7 SEASCAPE, LANDSCAPE AND VISUAL RESOURCES

Introduction

7.1.1 This chapter of the EIA Report (EIAR) sets out the approach to the assessment of the effects of the Project upon landscape and seascape resources and visual receptors.

7.1.2 This chapter describes and addresses the existing landscape, seascape and visual resources within the Project site and the surrounding study area. This includes identification of the character and features of the landscape and seascape and consideration of the changes that would result as a consequence of the Project. In addition, it considers the potential visual effects arising as a result of the Project. The chapter reports on studies (including a combination of field surveys and desktop research) to describe, classify and evaluate the existing resources to form a basis for the assessment of the likely effects of the Project.

7.1.3 The principal objectives of the assessment are:

- to describe, classify and evaluate the existing landscape and seascape likely to be affected by the Project during its construction and operational phases;
- to identify visual receptors with views of the Project; and
- to identify effects on landscape, seascape and views and assess their significance, taking into account measures proposed to reduce or avoid any effects identified.

Assessment Methodology

Planning Policy Context

7.1.4 This section identifies the key policy documents relevant to the Project.

National Planning Policy

- The National Planning Framework (NPF) for Scotland (Scottish Government, 2014a);
- The National Planning Framework 3 (NPF3) for Scotland (Scottish Government, 2014);
- The Draft National Planning Framework 4 (NPF4) for Scotland (Scottish Government, 2021c)
- Scottish Planning Policy (SPP) (Scottish Governemt, 2014b).

Local Planning Policy

7.1.5 For the XLCC Hunterston project the policy framework is:

- North Ayrshire Local Development Plan 2 (LDP2): Adopted Plan (North Ayrshire Council, 2019); and
- The Hunterston PARC Development Framework – adopted December 2021.

North Ayrshire Local Development Plan 2

7.1.6 The Local Development Plan for North Ayrshire was adopted in 2019. North Ayrshire Council have identified the importance of Hunterston as a deep water sea port facility and its national potential as an energy hub. The council recognises the need for major regeneration of the location within the context of a beautiful coastline and islands. The following policies are of relevance to this study.

Strategic Policy 1: Spatial Strategy

7.1.7 The Coast Objective recognises the North Ayrshire coast as a primary economic asset and the Council support development of infrastructure and businesses.

Strategic Policy 2: Placemaking

7.1.8 This policy seeks to enhance environmental quality. Proposals should be distinctive and 'draw upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces, scales, streets, and building forms and materials to create places with a sense of identity'.

Strategic Policy 3: Strategic Development Areas

7.1.9 Proposals must demonstrate that there would be no adverse impact on environmental assets including landscape. Hunterston is identified as an *'important energy hub and deep water port'*.

Policy 11: Historic Gardens and Designed Landscapes

7.1.10 The policy states that 'We will only support development proposals affecting Historic Gardens and Designed Landscapes and their setting when they are in line with Landscape Management Plans or otherwise preserves and enhances their importance. Development proposals should also seek to preserve important vistas to, from or within the Historic Garden and Designed Landscape'.

7.1.11 Kelburn Castle and estate is located north of the Project Site between Fairlie and Largs and lies within the proposed ZTV.

Policy 14: Green and Blue Infrastructure

7.1.12 The policy states that 'All proposals should seek to protect, create, enhance and/or enlarge our natural features and habitats which make up our green and blue infrastructure (including open space), ensuring no unacceptable adverse environmental impacts occur'.

7.1.13 The Council seek to 'support proposals that are in accordance with the vision and outcomes of the Central Scotland Green Network as well as those of the Garnock Connections Project'.

7.1.14 Appropriate measures could include green roofs, gardens and grounds, SUDS, footpaths/cycleways, green links and water corridors.

Policy 15: Landscape and Seascape

7.1.15 The policy states that 'We will support development that protects and/ or enhances our landscape/seascape character, avoiding unacceptable adverse impacts on our designated and non-designated landscape areas and features. In particular, we will consider the following:

- *National Scenic Areas - North Arran*
- *Special Landscape Areas - We will only support development which affects Special Landscape Areas where it would not have an unacceptable impact on their special character, qualities and setting.*
- *Wild Land*
- *Local Landscape Features – ii) settlement setting, including approaches to settlements; iv) the setting of green network corridors, such as important transport routes and the cycle and footpath network; v) historic, natural and recreational features of interest, skylines and hill features, including important views to, from and within them'*.

7.1.16 The Council also state that 'For all development with the potential to have an impact on either Landscape Character or Landscape features (including their setting), appropriate mitigation measures should be considered as part of any planning application. Where there is potential for

development to result in significant adverse landscape/visual impact, a landscape and visual impact assessment (LVIA) will be required'.

Policy 17: Clyde Muirshiel Regional Park

7.1.17 The policy states that 'Proposals that affect Clyde Muirshiel Regional Park must have regard to the Park's statutory purpose of providing recreational access to the countryside'.

Policy 18: Forestry, Woodland, Trees and Hedgerows

7.1.18 The policy states that 'Development proposals will only be supported when it would not result in the loss or deterioration of an ancient or long-established plantation or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss of the woodland habitat'.

Policy 29: Energy Infrastructure Development

7.1.19 The Council state that 'We will support development proposals for energy infrastructure development, including wind, solar, tidal, cropping and other renewable sources, where they will contribute positively to our transition to a low carbon economy and have no unacceptable adverse environmental impacts, taking into consideration (including cumulatively) the following:

- *Environmental - Communities and individual dwellings – including visual impact, residential amenity, noise and shadow flicker;*
- *Landscape – including avoiding unacceptable adverse impacts on our landscape designations'*.

Designations

7.1.20 Planning designations relevant to this assessment are shown on Figure 7.1

Relevant Guidance

7.1.21 The Seascape, Landscape and Visual Impact Assessment (SLVIA) reported within this chapter has been undertaken with reference to published assessment guidance including:

- An Approach to Landscape Character Assessment, Natural England (2014);
- Coastal Character Assessment Guidance Note Version 1a, SNH (2018);
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), published by the Landscape Institute and Institute of Environmental Management and Assessment (2013);
- Guide to Best Practice in Seascape Assessment, Maritime Ireland/Wales INTERREG Report No. 5. Published by Countryside Council for Wales, Brady Shipman and Martin, University College Dublin (2001);
- Landscape Character Assessment: Guidance for England and Scotland, published by Scottish Natural Heritage and the Countryside Agency (2002);
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (September 2019);
- Seascape/Landscape Assessment of the Firth of Clyde, Firth of Clyde Forum, (2013);
- Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, Landscape Institute (2021);
- The European Landscape Convention, Council of Europe, ETS No. 176 (2000, ratified 2006); and

- The Siting and Design of Aquaculture in the Landscape: Landscape and Visual Considerations (SNH) (2011).

Study Area

7.1.22 In order to determine available views, a computer-generated Zone of Theoretical Visibility (ZTV) model was run and mapped. The ZTV can be defined as the theoretical area from which part of the Project would potentially be visible and broadly defines the study area for both the landscape/seascape character and visual assessment. The ZTV is illustrated on Figures 7.2 and 7.3. This identifies the theoretical visual envelope for the maximum parameters of the proposed extrusion tower (185 m) and buildings (up to 45 m).

7.1.23 A 50 km radius study area around the Project site had been used for this assessment based on the height of the proposed tower. It is anticipated that any potentially significant effects would occur well within this radius. Following desktop study, production of the ZTV, consultation and site work, representative viewpoints have been selected and agreed with North Ayrshire Council and NatureScot.

Baseline Methodology

7.1.24 This SLVIA has been based on the methodology in GLVIA3. In order to undertake a complete assessment, several clear stages were identified and addressed with reference to the guidance in GLVIA3. In summary, the stages were as follows:

- establishment of the study area;
- desk studies;
- field surveys undertaken in November and December 2021 and January 2022;
- consultation;
- iterative design; and
- assessment of impacts and evaluation of the likely significance of effects.

Consultation

7.1.25 RPS provided candidate viewpoint locations to North Ayrshire Council and NatureScot on 27th October 2021 and comment was received back on 29th October and the 5th November respectively. A summary of consultation undertaken is provided in Table 7.1 below.

Table: 7.1: Consultation Responses Regarding Seascape, Landscape and Visual Resources

Date	Consultee and Issues Raised	How/ Where Addressed
Date	Consultee and Issues Raised	How/ Where Addressed
27th October 2021	Pre-application email was sent to North Ayrshire Council with ZTV and 17no. Candidate Viewpoints selected.	A response was received on the 29th October 2021 – and is detailed below.
29th October 2021	Planning Officer at NAC considered vp's generally appropriate. Also asked to consider Millport conservation area, Waterhead Moor – Muirshiel Wild Land Area, Corrie conservation area and Sannox to Lochranza coastal path on Arran, Toward Point and Mount Stuart on Isle of Bute.	
27th October 2021	Pre-application email sent to NatureScot with ZTV and 17no. Candidate Viewpoints selected and	A response was received on the 5th November 2021 – and is detailed below.

Date	Consultee and Issues Raised	How/ Where Addressed
	subsequent email outlining location and nature of development proposal.	
5th November 2021	Strathclyde and Ayrshire Area Officer for NatureScot advised: In addition to the identified vp's, asked to consider/explore viewpoints from nationally important landscapes including Waterhead Moor – Muirshiel Wild Land Area and NSA's, Kyles of Bute NSA vp on A8003, North Arran NSA Millstone Point on Arran Coastal Way, water-based routes. Consideration should be given to aviation lighting and any visible plume.	
17th December 2021	Largs Community Council requested that they should be consulted regarding reference viewpoints.	NatureScot and NAC have been consulted. Five viewpoints within and around Largs have been identified and included within the baseline and assessment sections of this Chapter of the ES, including photomontages.
17th December 2021	Fairlie Community Council requested further information and assessment of the visual impact of the operations and infrastructure at the jetty including ships	A viewpoint at Fairlie has been identified and included within the baseline and assessment sections of this Chapter of the ES, including photomontages. Further viewpoints within this Chapter include the settlement of Fairlie and represent its relationship with the proposed development.
13th December 2021	NatureScot Strathclyde and Ayrshire Area Officer. General pre-application and scoping advice for onshore wind farms, specifically Annex 1 and 2 which requires effects of night time lighting to be considered, night time photography and night time photomontages. Guidance documents for the assessment of effects on the special landscape qualities of WLA's and NSA's referenced. Representative viewpoints previously recommended in 5th November email reiterated.	A Special Landscape Qualities Impact Assessment has been undertaken, based on NatureScot recommended guidance documents, for NSA's and WLA's during construction and operation and has been incorporated into the SLVIA. Night time photography has been undertaken at three repesentation viewpoint locations to inform the night time assessment of effects on landscape, seacape anbd visual receptors. All recommended viewpoints have been included in the SLVIA except the viewpoint at Kyles of Bute NSA. Potential visibility is likely to be highly constrained. Effects are likely to be no more than negligible, based on other photography and assessment within the SLVIA and therefore has been scoped out of the assessment.
13th January 2022	NatureScot Strathclyde and Ayrshire Area Officer. A summary of the application and assessment progress was presented followed by samples of SLVIA and photomontage illustrative information. Points of discussion included; 1. Share illustrative information with NatureScot Landscape Officer. 2. Contact National Park Authority separately. 3. Define future baseline/cumulative situation at Hunterston PARC. 4. Reference to Natural Capital Assessment by Hunterston PARC.	Draft photomontages have been issued to NatureScot to inform the consultation process. NatureScot consider that due to the separation distance with the National Park significant effects will be unlikely. Direct contact with the NPA will be made.

Date	Consultee and Issues Raised	How/ Where Addressed
	5. Site investigation to inform remediation plan. 6. Potential effects on marine features associated with jetty 7. BNG potential	

Assessment Criteria and Assignment of Significance

Distinction Between Landscape and Visual Effects

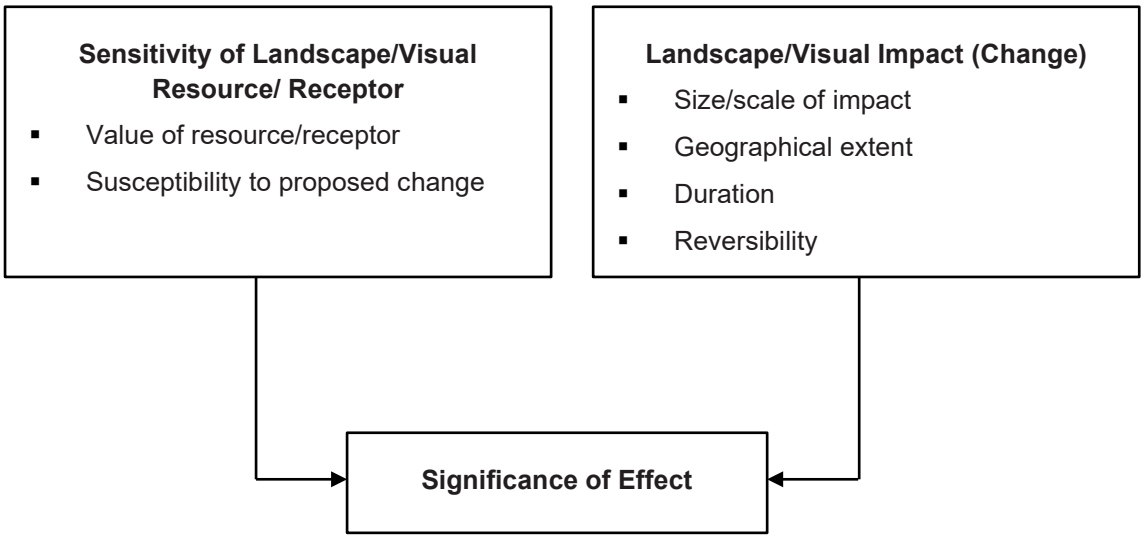
7.1.26 As set out in GLVIA3, landscape and visual effects are assessed separately, although the procedure for assessing each is closely linked. A clear distinction has been drawn between landscape and visual effects as described below.

- Landscape effects relate to the effects of the Project on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc) and on the visual amenity experienced by those people.

Assessment Criteria and Assignment of Significance of Effects

7.1.27 GLVIA3 sets out broad guidelines rather than detailed prescriptive methodologies. The methodologies tailored for the assessment of this Project is based on GLVIA3 guidance, which recommends that an LVIA *"concentrates on principles and process"* and *"does not provide a detailed or formulaic recipe"* to assess effects, it being the *"responsibility of the professional to ensure that the approach and methodology are appropriate to the task in hand"* (preface to GLVIA3). The effects on the landscape resources or visual receptors (people) are assessed by considering the proposed change in the baseline conditions (the impact of the proposal) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor). The methodology is set out in detail below and summarised in Diagram 7.1. These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

Diagram 7.1: Assessment Process Summary



Receptor Sensitivity

Sensitivity of Landscape Receptors

7.1.28 The sensitivity of a landscape receptor is a combination of *"judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape"* GLVIA3, para 5.39). For the purpose of this assessment, susceptibility and value of landscape receptors are defined as follows:

- Landscape susceptibility: "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*" (GLVIA, para 5.40).
- Value of the landscape receptor: "*The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors*" (GLVIA3, para 5.44).

7.1.29 Descriptions of landscape susceptibility and value are set out in Table 7.2 below.

7.1.30 The value of certain landscapes is nationally recognised and designated, e.g. National Park or National Scenic Area. Some landscapes are locally designated e.g. Regional Park or Area of Panoramic Quality.

7.1.31 Other landscapes are undesignated but valued locally for specific reasons or specific elements/features or perceptual qualities. The value of an area of landscape is expressed both through designation and also other criteria, such as tranquillity, remoteness, wildness, scenic beauty, cultural associations, conservation interests, public attitudes and amenity/tourism uses. (GLVIA3 Box 5.1)

Table: 7.2: Definitions of Landscape Sensitivity

Sensitivity	Typical Descriptors	
	Landscape Resource/Receptor Susceptibility	Landscape Resource/Receptor Value
Very High	Exceptional landscape quality, no or limited potential for substitution. Key elements or features well known to the wider public.	Nationally/internationally designated/valued landscape, or key elements or features of nationally/internationally designated landscapes.
High	Strong/distinctive landscape character; absence of landscape detractors.	Regionally/nationally designated/valued countryside and landscape features.
Medium	Some distinctive landscape characteristics; few landscape detractors.	Locally/regionally designated/valued countryside and landscape features.
Low	Absence of distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features.
Negligible	Absence of positive landscape characteristics. Significant presence of landscape detractors.	Undesignated countryside and landscape features.

Sensitivity of Visual Receptors

7.1.32 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) "*should be assessed in terms of both their susceptibility to change and in views and visual amenity and also the value attached to particular views*" (GLVIA, para 6.31). For the purpose of this assessment, susceptibility and value of visual receptors are defined as follows:

- Visual susceptibility: "*The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and, the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations*" (GLVIA, para 6.32).
- Value of views: Judgements made about the value of views should take account of: "*recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art…"* (GLVIA3, para 6.37).

7.1.33 GLVIA3 notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change "*is not black and white and in reality, there will be a gradation in susceptibility to change*" (GLVIA3, para 6.35). Table 7.3 below defines the broad criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the proposed development. In all cases, the sensitivity has been informed by professional judgement.

Table: 7.3: Definitions of Visual Sensitivity

Sensitivity	Typical Descriptors	
	Visual Receptor Susceptibility	Value of View
Very High	Observers, drawn to a particular view, including those who have travelled from around Britain and overseas to experience the views.	See paragraph 7.18 and 7.19, above.
High	Observers enjoying the countryside from their homes or pursuing quiet outdoor recreation are more sensitive to visual change.	See paragraph 7.18 and 7.19, above.
Medium	Observers enjoying the countryside from vehicles on quiet/promoted routes or pedestrians on less scenic rights of way are moderately sensitive to visual change.	See paragraph 7.18 and 7.19, above.
Low	Observers in vehicles or people involved in outdoor activities where attention is not focused on landscape are less sensitive to visual change.	See paragraph 7.18 and 7.19, above.
Negligible	Observers in vehicles or people involved in frequent or frequently repeated activities are less sensitive to visual change.	See paragraph 7.18 and 7.19, above.

Magnitude of Impact

Magnitude of Impact on Landscape Resources and Receptors

7.1.34 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: "*The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape…; the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones…"* and, "*whether the effect* [impact] *changes the key characteristics of the landscape, which are critical to its distinctive character*" (GLVIA3, para 5.49).
- Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLVIA3 notes that *"in general effects* [impacts] *may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas*."
- Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA3 explains that as there are no standard lengths of time within these categories, the appraisal must state what these are and why these have been chosen (GLVIA3, para 5.51). Reversibility is described as "*a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation*" (GLVIA3, para 5.52). Projects can be considered to be permanent (irreversible), partially reversible or fully reversible. For the purposes of this assessment the Project is considered to be permanent.

7.1.35 For the purpose of this assessment the magnitude of impact has been considered during the construction period and at completion.

Magnitude of Impact on Visual Receptors

7.1.36 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: Judgements need to take account of: "*the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development; the degree of contrast or integration of any new features or changes in the landscape with existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses*" (GLVIA3, para 6.39).
- Geographical extent: This will vary from viewpoint to viewpoint and will reflect: "*the angle [orientation] of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development; and, the extent of the area over which the changes* [impacts] *would be visible*" (GLVIA3, para 6.40).

7.1.37 For the purpose of this assessment the magnitude of impact has been considered during the construction period and at completion.

7.1.38 Duration and reversibility of visual effects: As with landscape impacts, duration has been categorised as short, medium or long-term and permanent (irreversible), partially reversible or fully reversible (GLVIA, para 6.41). For the purposes of this assessment the impacts on views of the Project are considered to be permanent.

7.1.39 The magnitude of the predicted impact has been described taking into account the criteria outlined above and classified on a five-point scale (no change, negligible, small, medium, and large). The definitions of terms relating to the magnitude of impact are set out in Table 7.4.

Table: 7.4: Example Definitions of Magnitude of Impact

Magnitude	Typical Descriptors	
	Landscape Resource	Visual Resource
Large	Total loss or addition or/very substantial loss or addition of key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of dominant, uncharacteristic elements with the attributes of the receiving landscape.	Complete or very substantial change in view, dominant involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements.
Medium	Partial loss or addition of or moderate alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that may be prominent but may not necessarily be substantially uncharacteristic with the attributes of the receiving landscape.	Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline i.e., pre-development view through the introduction of new elements or removal of existing elements. Change may be prominent but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the views would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant.
Small	Minor loss or addition of or alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that may not be uncharacteristic with the surrounding landscape.	Minor change in baseline i.e., pre-development view – change would be distinguishable from the surroundings whilst composition and character would be similar to the pre-change circumstances.
Negligible	Very minor loss or addition of or alteration to one or more key elements/features/patterns of the baseline i.e., pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape approximating to a 'no-change' situation.	Very slight change in baseline i.e., pre-development view – change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.
No change	No loss, alteration, or addition to the receiving landscape resource.	No alteration to the existing view.

Significance of Effects

7.1.40 It is recognised that new development will lead to some landscape and visual effects. However, it should be stressed that not all landscape and visual effects arising will be significant.

7.1.41 GLVIA3 explains, at paragraph 5.55, that a staged approach can be adopted when assessing landscape significance *"susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance."*

7.1.42 Within this assessment, the assessment of significance has taken the following into account (as appropriate):

- regulations or standards;
- best practice guidance;

- policy objectives;
- criteria, for example designations or protection status;
- outcomes of consultation to date; and
- professional judgement based on local / regional / specialist experience.

7.1.43 Significance varies depending on the receptor's sensitivity and the magnitude of impact of the Project. The distance to the Project can be a major factor in determining the magnitude of the impact. Those resources or receptors closer to the Project are generally likely to experience effects of greater significance than those further away.

7.1.44 The significance of effects for temporary changes, i.e. those during construction, is likely to be lower due to the transitory nature. The significance of an effect can vary depending on individual circumstances and the baseline situation, for example the presence of landscape designations and/or visual detractors. This is particularly true of the effects on landscape resources for instance in assessing whether (or not) a project would:

- give rise to a new landscape character type in its own right where the Project would be the defining landscape characteristic; and/or
- give rise to a new landscape sub-type in which the Project would be a major contributory element in defining character.

7.1.45 In the first case the resulting effect would normally be significant. In the second case the assessor must use professional judgement to determine if the effect is significant or not.

7.1.46 A significant effect would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects of any proposal are transparently assessed and understood in order that the determining authority can bring a balanced and well-informed judgement to bear when making any decision. This judgement should be based upon weighing up the benefits of the Project against the anticipated effects, both positive and negative.

7.1.47 The following matrix at Table 7.5, has been used to guide the assessment of effects. Where the matrix provides a choice of level of effects, e.g. minor or moderate, the assessor has exercised professional judgement in determining which of the levels is more appropriate.

Table: 7.5: Assessment Matrix

Sensitivity	Magnitude of Impact				
	No Change	Negligible	Small	Medium	Large
Negligible	No change	Negligible	Negligible or Minor	Negligible or Minor	Minor
Low	No change	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate
Medium	No change	Negligible or Minor	Minor	Moderate	Moderate or Major
High	No change	Minor	Minor or Moderate	Moderate or Major	Major or Substantial
Very high	No change	Minor	Moderate or Major	Major or Substantial	Substantial

7.1.48 The significance of effect on landscape, views and visual amenity has been described according to the six-point scale shown in the above matrix (substantial, major, moderate, minor, negligible or no change). A description of these terms is provided in Table 7.6, below.

Table 7.6: Definitions of Significance Criteria

Significance	Typical Descriptors	
	Landscape Resource	Visual Resource
Substantial	Where proposed changes would be uncharacteristic and/or would significantly alter a landscape of exceptional landscape quality (e.g., internationally designated landscapes), or key elements known to the wider public of nationally designated landscapes (where there is no or limited potential for substitution nationally).	Where proposed changes would be uncharacteristic and/or would significantly alter a view of remarkable scenic quality, within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public.
Major	Where proposed changes would be uncharacteristic and/or would significantly alter a valued aspect of (or a high quality) landscape.	Where proposed changes would be uncharacteristic and/or would significantly alter a valued view or a view of high scenic quality.
Moderate	Where proposed changes would be noticeably out of scale or at odds with the character of an area.	Where proposed changes to views would be noticeably out of scale or at odds with the existing view.
Minor	Where proposed changes would be at slight variance with the character of an area.	Where proposed changes to views, although discernible, would only be at slight variance with the existing view.
Negligible	Where proposed changes would have an indiscernible effect on the character of an area.	Where proposed changes would have a barely noticeable effect on views/visual amenity.
No Change	Where proposals would not alter the landscape character of the area.	Where proposals would retain existing views.

7.1.49 For the purposes of this assessment, those effects of moderate adverse and below are not considered to be significant. Those effects of major and substantial adverse are considered to be significant.

Limitations of the Assessment

7.1.50 The visual assessment is based on analysis of OS mapping and aerial photography of the site and surrounding area, and on field survey and analysis of views towards the Project site from publicly accessible viewpoints in sensitive locations and locations from which the Project would be most visible. As is usual practice, representative locations have been selected and not all public viewpoints from which the Project would potentially be seen have necessarily been included in the assessment. Where impacts to residential and other private views (e.g. commercial occupiers) are noted, these have necessarily been estimated.

7.1.51 The fieldwork and visual assessment were undertaken during autumn/winter 2021/2022 when deciduous trees were without leaf. The winter photography has allowed an accurate projection of the 'worst case' scenario, i.e. the most visible conditions. However, visibility on winter days can be more limited due to weather conditions, day length and angle of sun.

7.1.52 The information provided in this assessment is considered sufficient to allow a robust assessment of the likely landscape, seascape and visual effects of the Project to be made.

Baseline Environment: Landscape and Seascape

7.1.53 This section sets out the context of the Project site within the surrounding landscape and seascape, with reference to the published national and local landscape and seascape character assessments. The Project site location and context are shown at Figure 7.4.

Landscape Character

7.1.54 In 1997 there was a significant change in government attitudes towards landscape conservation. Prior to this, landscape conservation efforts focussed on designated and protected areas, such as National Parks and locally designated sites, e.g. Regional Parks. The new approach recognises that landscape character exists everywhere and that all areas deserve consideration.

7.1.55 The European Landscape Convention (Council of Europe, ratified 2006) (ELC) requires that each party (member state*) "establish and implement landscape policies aimed at landscape protection, management and planning…"* through the adoption of specific measures (Article 5). Landscape Protection is defined in Article 1d as *"actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity."* The specific measures set out at Article 6 require, amongst other matters, each party to undertake an analysis of the characteristics and the forces and pressures on its landscapes (Article 6C, 1a (ii)) and *"to assess the landscapes identified taking into account the specific values assigned to them by the interested parties and the population concerned"* (Article 6C, 1b).

National Character Assessment

7.1.56 At a national scale NatureScot undertook to republish, in 2019, Landscape Character Types (LCT) identified by SNH in regional studies undertaken in the 1980 and 1990's. The site is located in LCT 59: Raised Beach Coast and Cliffs within Ayrshire. The proposed ZTV coincides, to a greater or lesser degree, with nine further LCT's within the study area. These ten key LCT's will form the focus for landscape character assessment within the LSVIA.

Raised Beach Coast and Cliffs LCT 59

Context

7.1.57 The Raised Beach Coast and Cliffs Landscape Character Type occurs in seven areas in Ayrshire, focused on thin strips of land on the western coastal edge of the mainland, facing towards the Firth of Clyde, and around the north-western and north-eastern coastal edge of the isle of Arran.

7.1.58 Key Characteristics

- *'Raised beach, visible as a level shelf backed by a steep, sometimes craggy escarpment representing the former cliff line, above which lies more gently rising alnd.*
- *Rocky coastline, sometimes with cliffs, with narrow sand and shingle beaches, and mud flats in estuarine locations.*
- *Varied land uses but mainly farmed; the raised beaches also provide a level terrace for settlement and communication.*
- *Large parts of the former cliff line are also characterised by dense, often wind sheared broadleaf woodland.*
- *A number of hillforts, promontory forts, mottes and castles reflecting the strategic importance of this coastal landscape.*
- *Small, historic settlements sit comfortably against the steep former cliff line and use building materials which reflect the local geology.*
- *Some modern growth has taken the form of ribbon development and includes caravan parks and holiday development; tall structures such as masts are relatively few.*
- *Landscape of visual drama and contrast with a strong sense of seclusion, and where less accessible a strong sense of remoteness.*
- *Views tend to be longer distance and focussed seaward'*.

7.1.59 Despite the elevated nature of the raised cliff-line, tall structures such as masts are relatively few. The principal exception is at Hunterston where structures associated with the coal terminal, and the pylons serving the power station, can be prominent features. Extensive screen bunding means that the local influence of the coal terminal is very limited.

Perception

7.1.60 This is a narrow landscape where the cliffs and headlands can appear higher than they are. This emphasised vertical scale creates a sense of visual drama. Well settled sections of the coast contrast with secluded and dramatic sections of headlands and cliffs. The rocky, rugged coastline and semi-natural vegetation reinforce the sense of naturalness. This is a highly visible landscape around the coastal edge, with the coastal headlands (e.g. the Heads of Ayr) forming highly visible prominent landmark features in views along the coast and from the sea. The abrupt upper edge of the raised beach creates a very prominent skyline when viewed from much of the coastal road. Views tend to be long distance and focused out to sea and the landmark islands of Arran and Ailsa Craig often form the focus of the view. From Arran, views back towards the mainland, islands and peninsulas around the Firth of Clyde form the focus of views.

Rugged Moorland Hills and Valleys LCT80

Context

7.1.61 The Rugged Moorland Hills and Valleys Landscape Character Type occurs in two places in Ayrshire. It is located to the far north, focused around the North Ayrshire Hills, which lie immediately to the east of the development site, and in the south of Arran. Both parts of this Landscape Character Type comprise large areas. These areas cover Haupland Moor, the Crosbie Hills, the Loch Thom area, Duchal Moor, Queenside Muir, Waterhead Moor and Mistylaw Muir.

7.1.62 Key Characteristics

- *'Series of rounded hills and moors rising to form a dissected plateau.*
- *Combination of comparatively gentle hills/ shallow slopes and steeper craggy escarpments.*
- *Exposed Red Sandstone dykes, sills and intrusions give the moorlands a degree of ruggedness.*
- *Land cover dominated by moorland vegetation, grading from heather and grass moorland, through rough grazing and abandoned pastures to improved pastures on the lower slopes.*
- *Higher moorlands have very extensive areas of coniferous forest.*
- *Field boundaries are marked by drystone dykes, post and wire fences and some hedges on lower slopes.*
- *Field boundaries are marked by drystone dykes, post and wire fences and some mark the boundary of Garnock Valley.*
- *Modern development is generally scarce, comprising little more than a scatter of farmsteads.*
- *Tall structures (masts, pylons and turbines) are beginning to erode some of the characteristics of remoteness from certain areas.*
- *Where woodland does not foreshorten views they tend to be long distance and panoramic, focused towards the islands and peninsulas in the Firth of Clyde and Kilbrannan Sound'*.

Perception

7.1.63 Large scale, remote, open and exposed upland areas, although largely undeveloped, tall structures are beginning to erode some of the characteristics of remoteness from certain areas. Views tend to be long distance and panoramic. From the western facing slopes and summits the

islands and peninsulas in the Firth of Clyde are the focus of seaward views. On Arran, where woodland does not foreshorten views, panoramas over the Firth of Clyde and Kilbrannan Sound can be obtainable. The area can also inform scenic skylines from the surrounding coastal edge of Arran and a setting in views from and to Lamlash. On the mainland peripheral hills, such as Kain Hill, provide the backdrop and setting to the raised beach coast and the wide Forth of Clyde, even though they are small and well defined.

Coastal Fringe with Agriculture LCT 61

Context

7.1.64 The Coastal Fringe with Agriculture Landscape Character Type occurs along the southern coasts of Arran, from Brodick around to Blackwaterfoot, and covering the full extent of Great and Little Cumbrae Islands, immediately west of the development site. Great Cumbrae is formed by small, rounded hills and gently rolling landform; Little Cumbrae is more rugged. On Arran this coastal fringe forms settled and farmed seaward-facing slopes, including the settled lower valleys of eastern Machrie Moor basin, Sliddery Water and Glen Rosa.

7.1.65 Key Characteristics

- *'Low lying coastal fringes.*
- *Varied geology with a variety of sedimentary, igneous and metamorphic rocks.*
- *Agricultural land use with improved pasture and mixed farmland all evident.*
- *Patterns of broadleaf woodland in this landscape closely reflecting the interplay of topography and exposure, together with human land uses.*
- *Contrasting settlement patterns on different islands. Larger settlements within these areas have experienced considerable growth recently with suburban housing developments pushing along the coast and uphill.*
- *Small scale rural character with a fine landscape grain. However, due to their coastal location they are quite exposed and strongly influenced by changing weather conditions.*
- *Views tend to be open, longer distance and focused out to sea towards the mainland and surrounding peninsulas'*.

Perception

7.1.66 These areas have a small scale rural character with a fine landscape grain. However, due to their coastal location they are quite exposed and strongly influenced by changing weather conditions. There is also a strong contrast between the larger coastal settlements and less densely populated costal edges. The highly scenic coastal and sea views tend to be open, longer distance and focused out to sea towards the mainland and surrounding peninsulas around the Firth of Clyde, Sound of Bute and Kilbrannan Sound. On Arran the landscape is strongly contained inland by the steep hill slopes of the Rugged Moorland Hills and Valleys.

Stepped Rocky Coastlines LCT 50

7.1.67 This is a small character type which forms an outcrop on the southern tip of the island of Bute, visible to the west of the development site across the Firth of Clyde between the islands of Cumbrae, where the underlying basalt originated from volcanic eruptions on the Isle of Arran.

Coastal Plain - Argyll LCT 52

7.1.68 The Coastal Plain - Argyll LCT forms a narrow linear coastal strip on the part of the west coast of Kintyre sheltered by the offshore island of Gigha and stretches along the west coast and southern

end of Bute, visible to the west of the development site across the Firth of Clyde between the islands of Cumbrae.

Rolling Farmland and Estates – Argyll LCT 46

7.1.69 The Rolling Farmland and Estates – Argyll LCT occurs in four separate areas within Argyll and Bute. The proposed ZTV coincides with a small area of the LCT north-west of the development site across the Firth of Clyde and over the southern tip of Great Cumbrae Island.

Rugged Upland - Ayrshire LCT 83

7.1.70 The Rugged Upland - Ayrshire LCT occurs in two parts of Ayrshire. The area relevant to this study is the northern part of Arran, where a vast granite intrusion has created one of the most dramatic mountain landscapes in the country. The north Arran Mountains are among the most spectacular mountains in Scotland, providing a remarkable skyline when viewed from the mainland, from Kintyre, or from vessels travelling through the Firth of Clyde. They are widely appreciated and visited, partly reflecting their proximity to centres of population on the mainland. They are popular for walking and cycling, and provide respite from nearby more developed landscapes.

Coastal Headlands LCT 62

7.1.71 The Coastal Headlands LCT occurs in two areas in Ayrshire, and can be found along the mainland coast to the south of Ayr, overlooking the Firth of Clyde and Ayr, and on the north-eastern part of Arran. This is an exposed, open and highly visible landscape, with panoramic views over the coastal edge and Firth of Clyde.

Steep Ridges and Mountains LCT 34

7.1.72 The Steep Ridges and Mountains LCT occurs in the Cowal area and at the head of Loch Fyne. The Loch Lomond and the Trossachs National Park borders this part of Argyll and Bute. This upland landscape comprises steep-sided, craggy topped mountains and sharp ridges deeply cut by the long narrow sea lochs of Cowal. The underlying Dalradian rocks are of the Southern Highland Group.

Steep Ridges and Hills LCT 250

7.1.73 The Steep Ridges and Hills Landscape Character Type covers the western uplands of the Loch Lomond and The Trossachs National Park and extends into Argyll. Very small, fragmented areas of the ZTV coincide with this LCT. Steep-sided hills, with pronounced summits, rise dramatically from narrow sea lochs and deep glens at Stronchullin Hill and Creachan Mor, north of Dunoon. The hills of this character type are often seen in conjunction with the mountains at the head of Loch Long, known locally as the Arrochar Alps, where they form a dramatic backdrop to the Firth of Clyde and the sea lochs.

Regional Landscape Character

7.1.74 SNH appointed Land Use Consultants to undertake a landscape characterisation of Ayrshire. The *Ayrshire Landscape Character Assessment: No 111* was published in 1998. The Proposed Development site is located within the Inner Firth of Clyde landscape character area. This is a semi-sheltered stretch of water with steeply rising shorelines, often backed by wooded slopes. Many of the coastal fringes are settled and pleasure craft and commercial shipping are a typical feature. The industrial past of the Hunterston ore terminal is a prominent feature.

7.1.75 The Argyll and the Firth of Clyde Landscape Character Assessment No. 78 was prepared by Environmental Resources Management and published in 1996. The study includes the Isle of Bute, Cowal Ridges and the Mull of Kintyre.

7.1.76 These regional character assessments have been superseded by the more recent work undertaken in 2019 by NatureScot.

Seascape Character

National Character Assessment

7.1.77 SNH also define 13 National Coastal Character Types. The site and immediate surroundings are located in Type 10: Outer Firth with Islands. The site lies at the centre of this area which extends roughly over the same area as the study area for the project, forming a continuity of coastal character.

Regional Character Assessment

7.1.78 At a Regional scale the Seascape/Landscape Assessment of the Firth of Clyde (March 2013) was carried out by the Firth of Clyde Forum. The study divided the National Coastal Character Type into 13 geographically specific seascape character areas, each of which was identified by its unique relationship to the sea and the influence of maritime qualities on the experience of the coast. The Development Site lies within the Upper Firth of Clyde coastal character area. The character area is focussed on the Cumbrae islands and the coastlines of the mainland to the east and the Isle of Bute to the west, extending north along the Firth of Clyde to Dunoon, which coincides with key areas of the study area.

Perception

7.1.79 The character area study states that ‘The long curvature of the mainland, the presence of substantial offshore islands and the varied degree of enclosure across the Firth promotes considerable visual intervisibility between coasts across varied stretches of water. Areas of sea are frequently ‘shared’ by two or more coastlines’.

7.1.80 The location of the development site within an area defined by a backdrop of uplands on the mainland and a series of smaller and larger offshore islands creates a complex seascape character. The study identifies that people experience ‘a huge variance in the scale of the sea when traveling through the sequence of open sea, sounds, straits and lochs that make up the inner channels. This is experienced both as constant changes in scale and enclosure, and in the way views are constantly revealed, unfolding in sequence’.

7.1.81 The study further defines visual perception and states that ‘The enclosure of the mainland and presence of islands contributes to the amount of inter-visibility. In addition, however, because of the broad south west/north east alignment of many of the sea channels, there is also a prevalence of long views ‘framed’ by land masses, either through enclosed sea lochs or along the wider channels of the more open reaches of the Firth. Looking north, the views tend to focus on high hills, while looking south, the views are often channelled to the mouths of lochs, and to wider stretches of sea, even to very distant land masses, such as the Northern Ireland coast’.

Maritime Activity

7.1.82 Shipping activity includes commercial container ships, ferries, fishing boats and MOD vessels. There is also a considerable amount of recreational boating, including yachts and motorboats. The Clyde also supports sea kayaking, jet skiing and recreational diving. The ferries offer an opportunity for everyone to experience a sea-based perspective of the Firth.

7.1.83 The development site is located on a stretch of raised beach which defines much of the mainland coast in this area. When viewed from the sea this feature can form an interim skyline and abrupt edge with a backdrop of rugged moorland hills seen in profile. The study states that *‘these skylines are sensitive to development which might impact on the views from the sea’*.

7.1.84 Long stretches of the coast are well settled and in some of these locations larger towns and villages merge to form an almost continuously settled coastline.

Industry

7.1.85 The deep waters of the Firth of Clyde have enabled access and encouraged development of the ore terminal and power station at Hunterston.

7.1.86 The construction and operation of these developments have involved considerable modification of the coast and the adoption of large infrastructure, including buildings, protected harbour areas and quays and cranes and other tall structures. The previously developed site has restricted access to the coast and sea. The study states that *'Within the context of the whole of the Firth, however, the influence of large industry is relatively modest'*.

7.1.87 The bare, post-industrial development site and its immediate surroundings contrast starkly with the rural and wild coastal seascape of the Outer Firth with Islands character type.

Heritage

7.1.88 There are numerous designed landscapes associated with large houses and castles built along the coast. The most famous of these is Culzean however, Kelburn, Knock Castle, Skelmorlie and Ardgowan located along the Ayrshire coast are also prominent estates and have limited the spread of settlements and industrial developments.

Future Development

7.1.89 The study identifies the following key issues for future development;

- *'Proposed new developments in the sea and on the coast should take into account the inter-visibility across the Firth, and, the diversity of the expanse of the sea across the Clyde, which contributes to the complexity of the seascape overall and to the diversity experienced when moving through the sea channels and around the coast.*
- *'Transition areas', 'thresholds' or 'gateways' occur between stretches of sea where there is a dramatic change in scale and a marked sense of arrival.*
- *The changing play of light that influences visibility*
- *It is important to take into account the experience from the sea.*
- *There are several areas of neglected or abandoned former industrial land, and, sympathetic and comprehensive redevelopment of these areas should be supported if opportunities arise.*
- *Lighting is important because the high amount of inter-visibility across the Firth ensures that lighting in one area can easily impinge upon the 'dark skies' experienced elsewhere.*
- *Archaeological sites...respect their wider setting and relationship to land form and geographic features, as well as any historic value they may have in their own right'*.

Description of the Project Site and Wider Study Area

7.1.90 The following section provides more detail on the character of the Project site and the wider study area and feeds into the determination of landscape/seascape sensitivity.

Location, Land Use and Development Context

7.1.91 The Project site is located immediately south of the coastal settlement of Fairlie and 2.7 km north of the EDF Hunterston Nuclear Power Station. The Project site is currently unused and consists of bare ground and rubble of the previous Hunterston Coal Yard and ore terminal. The decommissioned SSE National Offshore Wind Turbine Test Facility lies approximately 500 m to the west, extending out into the seascape. The gently shelving, reclaimed land of the intertidal

sandy coastline of the Firth of Clyde lies immediately to the west and the corridor of the A78 Irvine Road lies to the east. Dorothy's Lagoon lies to the north and is defined by a raised rail loop planted with trees. The lagoon forms part of the landscape mitigation measures created as part of the ore terminal and now forms a bird sanctuary.

Topography of the Project Site

7.1.92 The Project site comprises a relatively level platform of previously developed land lying at 5 m AOD on the edge of intertidal sand flats. The planted earth bund to the east of the site rises to approximately 10 m AOD.

Topography of the Surrounding Area

7.1.93 The land rises steeply to the east to over 400m AOD, comprising a series of undulating hills within the Clyde Muirshiel Regional Park. To the west lies the islands of Great Cumbrae and Little Cumbrae. These islands rise out of the Firth of Clyde up to approximately 100m AOD.

Hydrology and Drainage

7.1.94 Undulations within the bare ground of the site have resulted in surface water pools and flashes, particularly on the west side of the site. A rectangular drainage pond lies in the north-east corner of the site. Drainage ditches lie around the base of the earth bund to the west. The Firth of Clyde lies to the west and incorporate extensive areas of land reclaimed from the sea. A coastal lagoon has been engineered to the north of the site on the edge of Fairlie.

Vegetation of the Project Site

7.1.95 The Project site itself comprises a former coalfield in the first stages of succession with infrequent stands of vegetation dominated by sea buckthorn (*Hippophae rhamnoides*), with occasional birch (*Betula sp*), goat willow (*Salix caprea*) and some small butterfly bush (*Buddleja davidii*). To the east of the site lies a belt of semi-mature native woodland approximately 20m high on an earth bund. The vegetation comprises predominantly sycamore (*Acer pseudoplatanus*), with stands of birch and goat willow and is protected by a Tree Preservation Order. To the west, between the bare ground of the site and the coast, there is a thin strip of coastal scrub dominated by sea buckthorn with some gorse (*Ulex sp.*) and goat willow.

Vegetation of the Surrounding Area

7.1.96 A mosaic of open agricultural grassland, encroaching scrub and small blocks of coniferous plantation and mixed woodland constitutes the majority of the land to the east of the Project site. The woodland includes Allan Wood and The Glen approximately 200m to the east of the site, which are designated Ancient Woodland and Glenside Wood approximately 900m to the east. Further areas of Ancient Woodland are located within the estates of Kelburn Castle and Hunterston Castle, at Goldenberry Hill south of the Hunterston B Nuclear Power Station, at Southannan Mains and on Great Cumbrae.

Access and Infrastructure

7.1.97 There is currently no public access across the Project site. The Ayrshire Coastal Path long distance route lies to the east of the site within scrubby vegetation which separates the site from the A78 Irvine Road. There are a large number of core paths within the wider study area.

7.1.98 The closest major road to the Project site is the A78 Irvine Road which follows the west coast of Scotland linking Prestwick in the south to Greenock in the north. The Clydeport Road links the A78 to the pier within the Project Site.

Landscape Value

7.1.99 As part of the baseline description of the study area the value of the landscape that would be affected has been established. The NPF 3, 4 A natural resilient place states: “4.4 Scotland's landscapes are spectacular, contributing to our quality of life, our national identity and the visitor economy. Landscape quality is found across Scotland and all landscapes support place-making. National Scenic Areas and National Parks attract many visitors and reinforce our international image. We also want to continue our strong protection for our wildest landscapes - wild land is a nationally important asset. Closer to settlements landscapes have an important role to play in sustaining local distinctiveness and cultural identity, and in supporting health and well-being”.

7.1.100 GLVIA3 defines value as” the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons… A review of existing landscape designations is usually the starting point to understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows may also have value.” GLVIA3 Box 5.1, identifies a range of factors to consider when establishing value. These are also useful in identifying the particular qualities present within the Project site.

Designated Landscapes

7.1.101 The Project site is not located in an area of countryside designated for its landscape value or quality either at national or local level. However, within the study area there are a number of nationally and locally designated landscapes and sites. These are detailed below.

National Parks

7.1.102 The National Parks (Scotland) Act 2000 allowed for the creation of National Parks in Scotland. Of the two National Parks in Scotland the Loch Lomond and The Trossachs National Park lies in the northern part of the study area, approximately 30 km north of the Project Site. The aims of the National Park are to:

- conserve and enhance the natural and cultural heritage of the area;
- promote sustainable use of the natural resources of the area;
- promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- promote sustainable economic and social development of the areas' communities.

7.1.103 The area of the national park that is relevant to this study is the Argyll Forest which extends over the western part of the national park. SNH Commissioned Report No. 376 *‘The Special Landscape Qualities of the Loch Lomond and the Trossachs National Park 2010’*. The Special Qualities and assets valued by the local communities in this part of the national park are as follows:

- The scenery, historic associations and the piers and buildings associated with sea lochs and marine environment which are unique to this part of the National Park.
- Scenic and recreation qualities of inland lochs and sea lochs including Loch Eck and Loch Goil;
- Open upland hills.
- Forested glens, in particular the Atlantic Oak woodlands….
- The feeling of tranquillity and peacefulness;

- The large number of historic sites.
- Small areas of farmed strath floors and vernacular farm buildings.
- Designed landscapes.
- The scenic qualities of the combination of the mountains and sea creating a Norwegian Fjord effect.

National Scenic Areas

7.1.104 National Scenic Areas (NSAs) were first established in 1980, under planning legislation, by order of the Secretary of State. In December 2010, NSAs were designated under new legislation. Part 10 of the Planning etc. (Scotland) Act 2006 gave NSAs a statutory basis. The Town and Country Planning (National Scenic Areas) (Scotland) Designation Directions 2010 then brought this into force. The legislation defines NSAs as areas *"of outstanding scenic value in a national context"*, for which special protection measures are required.

7.1.105 Two NSA's are located within the study area at North Arran and Kyles of Bute.

7.1.106 Special Qualities of the North Arran NSA are as follows:

- *'A mountain presence that dominates the Firth of Clyde;*
- *The contrast between the wild highland interior and the populated coastal strip;*
- *The historical landscape in miniature;*
- *A dramatic, compact mountain area;*
- *A distinctive coastline with a rich variety of forms;*
- *One of the most important geological areas in Britain;*
- *An exceptional area for outdoor recreation.*
- *The experience of highland and island wildlife at close hand'*.

7.1.107 Special Qualities of the Kyles of Bute NSA are as follows:

- *'The drama of the Kyles;*
- *Verdant woodland on the enclosing hills;*
- *Rocky outcrops punctuating the wooded slopes;*
- *Small fields between the water and the woods;*
- *The juxtaposition of human settlement and a wider undeveloped landscape of sea and hills;*
- *A peaceful landscape of constant movement;*
- *The ever-changing vistas; and*
- *The gradual transition from land to sea in Loch Rue'*.

7.1.108 A third NSA at Loch Lomond lies within the study area, although does not coincide with the ZTV and will not be considered further within this study.

Wild Land Area

7.1.109 Wild Land Areas (WLAs) are the most extensive areas of high wildness. They are identified as nationally important in Scottish Planning Policy but are not a statutory designation. SNH identified 42 WLA's which lie chiefly in the north and west of Scotland. These areas have largely semi-natural landscapes that show minimal signs of human influence. These may be mountains and moorland, undeveloped coastline or peat bog. There are two WLA's within the study area. The closest lies approximately 6 km east of the Project Site at Waterhead Moor, Muirshiel. The second

coincides with the central part of the North Arran NSA approximately 20 km to the south-west of the Project Site.

7.1.110 Waterhead Moor – Muirshiel WLA is relatively small in extent, covering only 5015 ha and lies less than 30 km from the centre of Glasgow making is potentially the most accessible of the WLA. *'From outside of the WLA, the rolling plateau is widely visible from the settled lowlands that surround it, forming a simple backdrop that contrasts strongly with the urbanised landscape'*. *'Although there are few human artefacts within the WLA, various types of built development including wind farms outwith the WLA are visible from most parts of the area'*. Also mining infrastructure, river engineering, power lines, fences, Muirshiel Visitor Centre and car park, night time lighting distant views to Glasgow and settlements and specific mention of *'cranes at Hunterston ore terminal and shipping on the Firth beyond, visible to the south west'*. Key qualities:

- *A wild land area with a surprisingly strong sense of naturalness;*
- *Few human elements within the WLA, in contrast to the surrounding landscape; and*
- *An area where wild land qualities are restricted in extent, but which can be widley appreciated from the surrounding areas*.

7.1.111 'Although the rolling moorland is not generally arresting, from the hill tops there are some extensive and inspiring panoramas over the Firth of Clyde to the islands of Cumbrae, Bute and Arran and of Ben Lomond and the Arrochar Alps'.

7.1.112 North Arran WLA is also relatively small in extent, covering 11,751 ha of the mountainous interior of the island extending to within 4km of the coastline. Although Arran is readily accessible from the mainland, the sea crossing heightens the perception of remoteness and isolation. Buildings, wind turbines and forest plantations on the mainland have limited influence over the wild land qualities due to their distance and small extent. 'The distinctive profile of the mountains dominates the Firth of Clyde and they are visible from the North Ayrshire coast and many places inland'.

- *A readily accessible area, but with strong wild land attributes, especially within the remote interior;*
- *The contrast in experience between the rugged east and smoother and more remote mountain ranges;*
- *A landscape that is well defined, whose rugged qualities are widely experienced from the surrounding areas; and*
- *A strong sense of naturalness, with unmodified catchment systems and little intensive land use within the wild land area*.

Area of Panoramic Quality

7.1.113 Areas of Panoramic Quality are designated in the Argyll and Bute Local Development Plan and surround the Kyles of Bute NSA. The council aim to provide panoramically important landscapes in Argyll and Bute, with adequate protection against damaging development that would diminish their very high scenic value. The designated area is associated with the sea lochs of the mainland to the north of the Isle of Bute.

Regional Park

7.1.114 Local authorities designate regional parks, with support from NatureScot. The designation was created to enable the coordinated management of recreation and other land uses such as farming and forestry. Scotland has three Regional Parks, one of which at Clyde Muirshiel Regional Park lies approximately 150 m east of the Project Site. This is an upland landscape which extends north to Greenock. The majority of this area is also designated as an Area of Sensitive Landscape Character. This designation also contains the Waterhead Moor Muirshiel Wild Land Area located in the heart of the Regional Park

Gardens and Designed Landscapes

7.1.115 The Inventory of Gardens and Designed Landscapes in Scotland is a listing of properties of national artistic and/or historic significance in Scotland. The inventory includes over 300 properties and is maintained by Historic Environment Scotland. There is no statutory basis for the inventory however, inclusion of a site on the inventory is a material consideration in planning terms. The Kelburn Castle and Estate lies north of Fairlie and is the closest property on the inventory.

Special Landscape Areas

7.1.116 Four Special Landscape Areas (SLA) are located within North Ayrshire within the study area. They are:

- Great Cumbrae
- Little Cumbrae
- Mainland
- Isle of Arran

7.1.117 The small, low lying islands of Great and Little Cumbrae lie within the Firth of Clyde immediately west of the Project Site. The islands lie within the Coastal Fringe with Agriculture LCT and are predominantly rural in character with generally wild coastlines.

7.1.118 The SLA within Arran covers the northern half of the island defined as the Rugged Upland LCT and generally coincides with the NSA and WLA designations.

7.1.119 The SLA on the mainland covers the uplands north-east of the Project Site and are defined as the Rugged Moorland Hills and Valleys LCT. The area coincides generally with the Clyde Muirshiel Regional Park and the Waterhead – Muirshiel WLA.

Value of non-designated landscapes

7.1.120 The Application Site does not lie within a nationally or locally designated landscape. This does not mean that the Application Site has no value. The European Landscape Convention (Council of Europe, ratified 2006) (ELC) requires that each party (member state) "establish and implement landscape policies aimed at landscape protection, management and planning…" through the adoption of specific measures (Article 5). Landscape Protection is defined in Article 1d as "actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity." The specific measures set out at Article 6 require, amongst other matters, each party to undertake an analysis of the characteristics and the forces and pressures on its landscapes (Article 6C, 1a (ii)) and "to assess the landscapes identified taking into account the specific values assigned to them by the interested parties and the population concerned" (Article 6C, 1b).

7.1.121 As part of the baseline description of the study area, the value of the landscape that would be affected by the Project has been established. Scottish Government NPF 3 para 4.4 states that *'Scotland's landscapes are spectacular, contributing to our quality of life, our national identity and the visitor economy. Landscape quality is found across Scotland and all landscapes support place-making. National Scenic Areas and National Parks attract many visitors and reinforce our international image. We also want to continue our strong protection for our wildest landscapes - wild land is a nationally important asset. Closer to settlements landscapes have an important role to play in sustaining local distinctiveness and cultural identity, and in supporting health and well-being.'*

7.1.122 The Project Site is not located in an area of countryside designated for its landscape value or quality either at national or local level. GLVIA3 defines landscape value as *"the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons… A review of existing landscape designations*

is usually the starting point to understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows may also have value." GLVIA3 Box 5.1, identifies a range of factors to consider when establishing value together with the Landscape Institute Technical Guidance Note 02/21. These are also useful in identifying the particular qualities present within and adjacent to the Project site

Landscape Quality

7.1.123 Landscape quality, or condition, measures the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

7.1.124 The Project application site area occupies approximately 50.7ha of port land albeit that the factory plot only occupies approximately 28.5ha of predominantly disused and derelict land formerly part of the Hunterston Coal Yard. The Project site also includes the pier and causeway/raised structure for Clydeport Road which links to the northern part of the Development Site adjacent to buildings and infrastructure for Peel Port. The site and immediate surroundings have a long history of industrial and commercial uses. The industrial/commercial character of the locality extends to the Hunterston Nuclear Power Stations (both being decommissioned) and the marine construction yard most recently the site of the decommissioned SSE National Offshore Wind Turbine Test Facility, which are interspersed with the intertidal sands along a 3km stretch of the Raised Beach Coast and Cliffs LCT. The main site area of the Project Site and a large area of land immediately to the south is of poor quality and discordant within the wider coastal landscape.

7.1.125 There are no remnants of any pre-existing landscape pattern or features within the Project Site. A margin of scrub, grassland and ruderal habitats has established on a strip of land between the main disused industrial area and the coastal sands to the west. A broad belt of predominantly native scrub, woodland and ruderal habitats is located on an earth bund to the east between the site and the A78 Irvine Road. The vegetation comprises sycamore (Acer pseudoplatanus), mountain ash (Sorbus aucuparia), cherry (Prunus avium), wych elm (Ulmus glabra), scots pine (Pinus sylvestris) and Leyland cypress (xCupressocyparis leylandii) and forms a typical feature of the post-industrial/urban fringe landscape and has medium value. These features combine to form part of an evolving urban, costal landscape of previously developed land, existing industrial development and coastal fringes, set between the highly valued landscapes of the rugged uplands of the Waterhead Moor Muirshiel Wild Land Area located in the heart of the Regional Park and the offshore islands of the Firth of Clyde.

Scenic Quality

7.1.126 This measures the degree to which the landscape appeals primarily to the visual senses. The visual baseline is analysed in more detail below.

7.1.127 The area of post-industrial bare ground/hardstanding has a poor scenic quality and detracts from the surrounding landscape and coastline. The pier and road extend over 1 km into the Firth of Clyde, forming a prominent industrial feature in the seascape. The scrub, grassland and ruderal communities of the site and its fringes has a low scenic value. The lack of natural features considerably limits the scenic value of the Development Site. The large-scale buildings of the Hunterston Nuclear Power Station and the decommissioned SSE National Offshore Wind Turbine Test Facility are prominent in the immediate context of the Development Site.

7.1.128 The diversity of the coastline and expanse of the sea within this stretch of the Firth of Clyde contributes to the complexity of the seascape overall and the visual diversity experienced by people on land and at sea.

7.1.129 The coastal landscapes of the Firth of Clyde, which include NSA, and the inland uplands of the Muirshiel Regional Park have a considerably higher scenic value. The Development Site and its surroundings exert a negative influence over the scenic qualities of the wider study area.

Rarity and Representativeness

7.1.130 Rarity is concerned with the presence of rare features and elements in the landscape or the presence of a rare character type and representativeness. It concerns an analysis of the features or elements within the site and its surroundings which are considered particularly important examples, which are worthy of retention.

7.1.131 The bare, post-industrial land of the Project Site and scrubby vegetation is widespread within this coastal location and cannot be defined as rare or important features. The wild and dramatic coastline and islands include locally distinctive and highly valued features of the Firth of Clyde and form the immediate context for the Development site.

Conservation Interests

7.1.132 This considers the presence of features of wildlife, earth science, historical and cultural interest that can add value to a landscape.

7.1.133 The coastline of the mainland within the vicinity of the site is generally developed and considerably changed by a combination of industrial, commercial, residential and leisure uses. This landscape includes historic buildings, monuments and estates and ecologically diverse habitats, some of which have national importance. The wild and dramatic character of the offshore islands provide a contrast.

7.1.134 The Southannan Sands SSSI lies immediately to the west of the Project Site and extends over a large area of intertidal habitats.

7.1.135 Areas of Ancient Woodland are located on the western fringes of the Clyde Muirshiel Regional Park immediately east of the Project Site, within the estates of Kelburn Castle and Hunterston Castle, at Goldenberry Hill south of the Hunterston B Nuclear Power Station and on Great Cumbrae.

7.1.136 There are no designated heritage assets in or adjacent to the Project site. The Project site is not considered to contribute to the cultural significance of any designated heritage assets. Historic mapping demonstrates the Project site was farmland until its development as an ore terminal/coal yard in the 1970's. Listed buildings are located throughout the study area. In relatively close proximity to the Project Site listed buildings are clustered within the settlements of Fairlie and Largs, within the estates at Kelburn Castle and Hunterston Castle and the main settlement of Millport on Great Cumbrae Island. The proposals have the potential to further change the context of some of these listed buildings.

Recreational Value

7.1.137 This considers any evidence that the landscape is valued for recreational activity where experience of the landscape is important.

7.1.138 There is no public access to the Project site and therefore it has no direct recreational value. The wider study area within the ZTV is considered to have a value that ranges from local to national. The Ayrshire Coastal Path long distance route lies to the east of the site within woodland vegetation which separates the site from the A78 Irvine Road. The Clyde Muirshiel Regional Park includes the Fairlie Glen Circular Walk which rises up the upland landscape east of the Development Site. Public rights of way and core paths within NSA's have high recreational value. The coastline and seascape have greater potential for recreational activities including sailing and kayaking.

Perceptual Aspects

7.1.139 A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.

7.1.140 The large area of post-industrial bare ground/hardstanding forms a prominent feature within the coastal landscape and has very low levels of wildness and tranquillity. The site and immediate surroundings have an industrial and commercial focus with large scale infrastructure forming discordant features within the wider coastal landscape which influence the overall perception of tranquillity in this section of the Firth of Clyde. The perception of tranquillity within the islands and sea of the Firth of Clyde and the mainland away from the industrial character of the raised beach landscape is much greater.

Associations

7.1.141 This considers any evidence of artistic endeavours and historic events that contribute to the perceptions of the natural beauty of an area.

7.1.142 The Project Site does not have any special cultural, literary, or artistic associations that increase its value.

7.1.143 The wider landscapes and seascapes of the study area are focussed around over 40 islands with a diverse geology and geomorphology that have formed a popular destination for geologists. The Firth of Clyde has historically formed a focus for transport on the west coast of Scotland. Coal power paddle steamers transported cargo from Glasgow to the surrounding islands from the 1850's. From the late 18th century the 'Clyde Puffers' became famous for transporting Glaswegian tourists along the firth to various resorts including Largs and Troon. Ferries continue to ply the firth providing vital connections for island communities.

7.1.144 The deep waters of the sea lochs at the Faslane Naval Base provide a location for the Trident Nuclear Submarines. The dramatic scenery of the islands and sea lochs have provided inspiration for artists for centuries including Stanley Cursiter who became the director of the National Galleries of Scotland in the 1930's. Mount Stewart House forms a large estate designed and built by the architect Sir Robert Rowland Anderson for the Marquess of Bute in the Gothic Revival style in 1870.

Functional

7.1.145 This considers elements that contribute to the healthy functioning of the landscape or a strong physical or functional link with an adjacent designated landscape or its appreciation.

7.1.146 Disused, post-industrial land would be redeveloped to accommodate the Project, resulting in reuse of a previous industrial site within a wider area of industrial/commercial land uses, which has evolved in the last 100 years. The redevelopment of an urban site in this location would not be detrimental to the function of the wider rural landscape and seascape.

Summary of Landscape Value

7.1.147 The value of the urbanised landscape of the site is considered to be low. The large area of post-industrial bare ground, rubble and hardstanding which comprise the Project Site are typical of an evolving, historic industrial area and form part of a prominent element of the Raised Beach Coast and Cliffs LCT within Ayrshire. The site has no formal recreational value and includes no public access or footpaths. Due to the poor quality of the site the land, even when visible from publicly accessible locations, has a detrimental effect on visual amenity. The Project Site is not part of a wild landscape, it is not tranquil and has no cultural associations. The land makes no important contribution to the functioning of the surrounding industrial and commercial areas. Land immediately to the south of the Project Site shares the same poor quality.

7.1.148 The landscapes and seascape that surround the Project Site vary greatly in their quality and value. The extensive intertidal habitats of the Southannan Sands SSSI, immediately west of the site,

have high ecological value and a contrasting wild and scenic quality. The farmland and rugged moorland to the east which covers the uplands of the Clyde Muirshiel Regional Park including Wild Land Areas and the estate parkland at Hunterston Castle to the south have considerably higher value and provide a distinct contrast with the Project Site.

7.1.149 The land of the Project Site does not have any demonstrably special qualities. The landscape and seascape around the Project Site within North Ayrshire have local and regional value however, the Project sites contribution to its value is very low.

Baseline Environment: Visual

Zone of Theoretical Visibility (ZTV)

7.1.150 Areas from which views of the Project site would theoretically be possible were determined by means of the ZTV analysis. Selected visual receptors located within the ZTV and likely to experience visual change were identified through field work, and their sensitivity established in accordance with best practice guidance. Representative viewpoint locations have been agreed with NAC and NatureScot.

7.1.151 The ZTV, Figures 7.2 and 7.3 indicate that potential views of the Project would be experienced from areas in close proximity to the site and at various locations on higher ground within the study area. Views within the wider study area are more limited in the east. The ZTV takes into consideration significant blocks of woodland and built form but does not take into consideration the screening effect of all vegetation.

7.1.152 Table 7.7 lists each of the viewpoints included in the study and describes the existing view. It also details the distance from the Project site and the sensitivity of the receptor.

7.1.153 Winter day time photographs were taken in November and December 2021 and January 2022. Visibility ranged from excellent to adequate. Night time photos were taken in January 2022 from three representative viewpoint locations to provide an overview of existing night time conditions at locations more likely to be used at night. Viewpoint locations are shown on Figure 7.2 and 7.3, and Baseline Photographs in Figure 7.8 (daytime) and Figure 7.9 (night time).

Visual Receptor Groups

7.1.154 Visual receptors include the public and community at large, residents and visitors to the area. Representative viewpoints looking towards the Project have been selected and are described above. Other potential visual receptor groups are summarised below and are located on Figure 7.4.

Private Views from Residential Properties

7.1.155 Occupiers of residential properties would be of high sensitivity.

Biglies Farm

7.1.156 The front elevation of the farmhouse is orientated to the west. Occupiers of the house would gain filtered views through woodland planting in close proximity to the property. The elevated location and the open grazed fields beyond would allow some visibility of the woodland planting on the east side of the Project Site however, the derelict land within the site itself is likely to be screened. The tops of large industrial buildings would be visible. The backdrop of the view would be the Firth of Clyde and offshore islands.

Poteathbank Cottage

7.1.157 The front elevation of the house is orientated to the west. Due to the lack of garden vegetation, occupiers of the house would gain open views of the A78 corridor. The belt of woodland planting

on the east side of the Project Site would screen views into the site itself and form a backdrop to the view.

Glenside Cottage

7.1.158 The front elevation of the farmhouse is orientated to the north-west and is surrounded by gardens. Occupiers of the house and gardens would gain open, slightly elevated views across pasture and over the woodland belt on the eastern boundary of the Project Site. Parts of the derelict site are visible through trees, although the focus of the view is the attractive seascape of the Firth of Clyde and the backdrop of islands. The tops of large industrial buildings around the site would also be visible.

Fencefoot Farm Cottage

7.1.159 Mature trees located around this single storey property and the tree belt along the eastern edge of the Project Site would combine to screen views in the summer and heavily filter views in the winter.

Fencebay Farmhouse and farmshop

7.1.160 Mature trees located to the front of this two storey property and the tree belt along the eastern edge of the Project Site would combine to screen views in the summer and heavily filter views in the winter.

Southannan Mains (2 no. residential properties)

7.1.161 Mature trees along railway lines, the A78 and the woodland belt along the eastern edge of the Project Site would combine to screen views in the summer and heavily filter views in the winter from the western property. The eastern property is set in an open field and the intervening trees and woodland would screen lower level views whilst allowing glimpses of the higher land on offshore islands in the Firth and Clyde.

Southannan Estate (approx. 10 no. residential properties)

7.1.162 A cluster of approximately 10 properties are located within mature woodland and gardens north-east of the Project Site. Occupiers of properties and gardens would gain heavily filtered or screened views. The Project Site would not be visible.

Views from Industrial and Commercial Premises

7.1.163 Occupiers of commercial properties would be receptors of low sensitivity.

Fairlie Furniture/Fairlie Woodfuel

7.1.164 Mature trees and woodland located around the warehouse style buildings and external spaces would combine to screen views towards the Project Site in the summer and heavily filter views in the winter.

Peel Ports

7.1.165 Occupiers of commercial buildings on the northern edge of the Project Site would gain open views of the derelict and disused land within the Project Site, contained on two sides by mature vegetation. The wider view would include the attractive rising land of the Muirshiel Regional Park and the open seascape and offshore islands of the Firth of Clyde.

Sequential views from Core Paths and Long Distance Recreational Routes

7.1.166 Walkers using long distance paths would be receptors of high sensitivity.

Ayrshire Coastal Path

7.1.167 The Ayrshire Coastal Path follows the majority of the coastline of the mainland within the study area. Sections of the path which lie within the ZTV include Hunterston Nuclear Power Station to the woodland planting south of the Project Site represented by viewpoints 1 and 2, the developed coastline from Fairlie to Largs represented by viewpoints 5 and 12 and the Routenburn Road from Largs to north of Routenburn represented by viewpoint 17. Views can be gained towards the Project Site within journeys of approximately 2 km when walking north towards the Project Site and approximately 12 km when walking south towards the Project Site. Where the core path lies in close proximity to the eastern edge of the Project Site views are heavily filtered by the mature woodland on the earth bund on the eastern edge of the Project Site.

Isle of Bute Long Distance Recreational Route

7.1.168 The West Island Way extends along the length of the Isle of Bute, parts of which coincide with fragmented areas of the ZTV including the southern end of the island represented by viewpoints 19 and 20. Walkers are able to gain views across the seascape and between the islands of Great and Little Cumbrae towards the mainland in the vicinity of the Project Site within journeys of approximately 3 km. The backdrop of the Muirshiel rugged uplands would be prominent.

Isle of Arran Long Distance Recreational Route

7.1.169 The Arran Coastal Way forms a complete circuit around the island. Sections of the north and east sides of the island represented by viewpoints 25, 27 and 28 would provide opportunities for views from approximately 23 km of the path. Distant views across the seascape and beyond the island of Little and Great Cumbrae can be gained towards the mainland. The character of the views is wild seascape in the context of the Hunterston Nuclear Power Station and wind turbines on the Muirshiel rugged uplands.

Sequential Views from Transport Routes

7.1.170 Occupiers of vehicles and trains would be receptors of medium sensitivity.

Railway

7.1.171 The majority of the railway line in the vicinity of the Project Site is located at grade or on embankment. Mature vegetation is associated with large sections of this railway, limiting potential views out across the landscape. Glimpses of buildings around the site would be possible together with the Hunterston Nuclear Power Station. The rising land of the Muirshiel Regional Park and the open seascape and offshore islands of the Firth of Clyde would be glimpsed throughout journeys of approximately 5.5 km north or south between Fairlie and West Kilbride.

A78 Irvine Road

7.1.172 The A78 lies in close proximity to the east of the Project Site. When travelling along this section of the route the mature woodland belt on embankment between the road and the site would screen or heavily filter all views west. South of the site the road passes through a relatively open pastural landscape. When travelling north from West Kilbride occupiers of vehicles would gain a series of views across farmland towards a more wooded area around Hunterston Castle and vegetation around the Project Site boundary. The hills of the Muirshiel Regional Park would frame the right side of the view. A distant backdrop of hills and mountains around the Firth of Clyde would be available. These views would be gained from a 3.5 km section of the road.

7.1.173 When travelling south towards the Project Site on the A78, the road passes through a relatively open coastal landscape between the settlements of Largs and Fairlie and Fairlie and the site. In total, occupiers of vehicles would gain some open or filtered views for approximately 2 km within a

journey. Views would be focussed out to the attractive seascape of offshore islands, but would also include development at marinas, jetties and piers.

Views from the Sea

7.1.174 Marine based receptors would be of medium to high sensitivity.

7.1.175 Marinas are located at Largs and Fairlie and are likely to form the focus of pleasure craft using the Firth of Clyde within the study area. Occupiers of yachts, motor boats and kayaks and people using paddle boards and wind surf boards would all have the potential to gain near, open views from the sea of the Project Site within the context of the disused and derelict land use and nearby commercial, industrial development and the Hunterston Nuclear Power Station. The same marine based receptors would also be able to gain more distant views towards the Project Site from the wider seascape defined by the wilder and highly scenic character of the offshore islands.

Representative Viewpoints

7.1.176 The visual assessment includes an assessment of 29 representative viewpoints described in Table 7.7 and illustrated in the set of photos at Figures 7.8 and 7.9. Viewpoint locations are illustrated on the ZTV Figures 7.2 and 7.3. The selection of these viewpoints was carried out in consultation with North Ayrshire Council and NatureScot. Refer to Table: 7.1 for details.

Table 7.7: Description of Views from Representative Viewpoints

Viewpoint and Location	Distance	Receptor Sensitivity	Description
1: Power Station Road/Ayrshire Coastal Path	1.1 km	Walkers: High	This is a near view looking north-east across the coastal shallows of Hunterston Sands to the raised, tree and scrub fringed platform of land on which the Project Site is located. Large buildings and tall structures around the edge of the site are visible above intervening vegetation. The road to the deep water pier crosses the Clyde. A large vessel moored at the pier temporarily forms a large scale feature prominent on the left side of the view. Scrubby vegetation along Oil Rig Road on the edge of the Hunterston Sands frames the left side of the view. The settlement of Fairlie is visible on the coastline to the north. The landform beyond rises steeply to form the uplands of the Clyde Muirshiel Regional Park. Blocks and belts of plantation woodland gives way to rugged moorland, forming an attractive undulating horizon.
2: Power Station Road/ Ayrshire Coastal Path (includes night time photograph)	2.1 km	Walkers: High	This is a near view looking north-east across remnant grazing farmland towards the narrow sliver of vegetation which fringes the Project Site on the shallow coastline. Large buildings and tall structures around the edge of the site are visible above intervening vegetation. The platform of reclaimed land at the former turbine testing site is visible on the left side of the view in front of the vessel moored at the pier within the Project Site. The domed landform of Great Cumbrae lies beyond the Clyde to the left and buildings and security fences at the Hunterston B Nuclear Power Station frame the right side of the view. The settlement of Fairlie is distantly visible on the coastline to the north. The landform beyond rises steeply to form the uplands of the Clyde Muirshiel Regional Park. Blocks and belts of plantation woodland gives way to rugged moorland, forming an attractive undulating horizon.
			The night time view is dominated by the cluster of light sources on the vessel moored at the jetty and at Hunterston Nuclear Power Station. The coastal settlements of Fairlie and Largs are visible as linear strips of light beyond the landform at the former turbine testing facility. The remainder of the view is

Viewpoint and Location	Distance	Receptor Sensitivity	Description
			generally dark with isolated light sources at properties to the east of the Project Site. The outlines of landforms are visible against the sky.
3: Hunterston Castle and House	1.7 km	Residential and Recreational: High	This is a mid-distance, open view looking north from the access drive to Hunterston castle. The wooded estate landscape which surrounds the castle forms a dense swath across the view. Grassland merges with the wider sheep grazed fields to the right of the view. The land rises steeply to the right to form the uplands of the Clyde Muirshiel Regional Park. Blocks and belts of plantation woodland gives way to rugged moorland, forming an attractive undulating horizon. The Project Site and surrounding industrial uses are screened by mature woodland from this location.
4: Goldenberry Hill	2.9 km	Walkers: High	This is a mid-distance, elevated view looking north-east from an area of rough grazing land. The wooded estate surrounding Hunterston Castle is visible on the coastline at the base of the hill. The geometric platform of post-industrial land of the Project Site and adjoining land to the south form a contrasting, urban feature. Large scale infrastructure at the Hunterston Nuclear Power Station, moored vessel at the deep water pier, overhead power line pylon tower, industrial buildings around the site and the communications tower at Goldenberry Hill punctuate the coastal landscape. The platform of reclaimed land at the former turbine testing site is visible extending into the Clyde. The sinuous corridor of water of the Clyde extends into the distance on the left side of the view, around Great Cumbrae to Toward Point. Settlements are visible scattered along the mainlands west coast. The landform beyond rises steeply to form the uplands of the Clyde Muirshiel Regional Park and Wild Land Area. Blocks and belts of plantation woodland gives way to rugged moorland, forming an attractive undulating horizon. Wind turbines are prominent on the skyline on the right side of the view.
5: Fairlie viewpoint	0.8 km	Recreational/ public open space: High	This is a near view looking south from the area of public open space at Fairlie Viewpoint. Sandy mudflats and shallow seas occupy the foreground. Houses on the A78 with steeply rising fields and rugged moorland of the Clyde Muirshiel Regional Park beyond frame the left side of the view. The crescent shaped bund on which the rail link is located and which defines the lagoon beyond, extends across the centre of the view. A mature belt of coniferous trees and native scrub form a dense screen on the side of the bund. The deep water jetty emerges from behind the bund and extends out into the sea on the right side of the view. The landforms of Goldenberry Hill, and offshore islands frame views of the seascape beyond.
6: Black Hill Circular Walk, Clyde Muirshiel Regional Park	1.1 km	Walkers: High	This is a near, elevated view looking west from the edge of the Clyde Muirshiel Regional Park. The poor quality of the geometric platform of post-industrial land of the Project Site is prominent in this coastal view across the Firth of Clyde. Belts of mature highway planting associated with the A78 Irvine road define the edge of the site and merge with woodland at Hunterston Castle. The Project Site, including the pier, together with the geometric reclaimed land of the former turbine testing facility and the oval of Dorothy's Lagoon contrast with the wild coastal landscape beyond. Hunterston Nuclear Power Station forms a prominent cluster of buildings and infrastructure at the base of Goldenberry Hill on the left side of the view. The intricate shapes of the off-shore islands include the Cumbraes, Bute and Arran as a series of landforms set within the attractive seascape. Settlements are visible scattered around the coastline of the Clyde.

Viewpoint and Location	Distance	Receptor Sensitivity	Description
7: A78 Irvine Road	2.5 km	Occupiers of vehicles: Medium	This is a mid-distance open view looking north from the entrance to Hunterston Castle. Grazing land and parkland extend across the foreground of the view. Woodland within the parkland and to the south of the Project Site extend across the coastal plain and rise up the base of the landforms to the left and right. The top of the vessel moored at the pier is visible however the Project Site itself is screened. A cluster of farm buildings is prominent on the hillside to the left. The landform rises steeply to the right beyond the corridor of the A78 to form the uplands of the Clyde Muirshiel Regional Park. Blocks and belts of plantation woodland gives way to rugged moorland, forming an attractive undulating horizon. Distant glimpses of hills are visible above treetops.
8: Drummilling Hill, West Kilbride	3.4 km	Walkers: High	This is a mid-distance open view looking north from the edge of the settlement. A patchwork of farmland extends over the low lying coastal plain and spreads up the surrounding hills. Woodland within the parkland at Hunterston Castle and south of the Project Site link the base of the Clyde Muirshiel Regional Park on the right to Goldenberry Hill on the left. The sinuous curve of the Firth of Clyde wraps around Great Cumbrae. The vessel moored at the pier is visible however the Project Site itself is screened. Coastal settlements at Largs and Millport are visible. Several overhead power lines and rows of pylons towers are prominent crossing the landscape. Ranges of hills rising up steeply from the sea form an attractive backdrop to the view.
9: West Kilbride, Tarbert Hill	5.5 km	Walkers: High	This is a mid-distance open view looking north from the southern edge of the settlement. Rows of houses within the town are set at the base of a series of small hills which partly enclose the settlement. Agricultural land forms the setting and rises up the base of the Clyde Muirshiel Regional Park to the right. The rugged outline of hills and offshore islands form a series of attractive ridges that cross the view. A narrow sliver of open water at the Clyde lies at the heart of the view. The vessel moored at the pier is visible however the Project Site itself is screened. Goldenberry Hill rises to the left, partially screening views of Hunterston Power Station. Coastal settlements at Largs, Millport and Dunoon are visible. Uplands within the Loch Lomond and the Trossachs National Park are visible in the distance.
10: Kelburn Castle Estate, Clyde Muirshiel Regional Park	2.6 km	Visitors/ employees: High	This is a mid-distance, filtered view looking south-west from within the castle estate. Mature trees within the parkland contain most views out. Some glimpses of the Firth of Clyde and the outlines of islands are visible through the trees. The dramatic craggy mountains of Arran shrouded in cloud are visible in the distance. Views of the Project Site are screened from this location.
11: Largs Viewpoint, Clyde Muirshiel Regional Park	3.9 km	Walkers: High	This is a mid-distance open view looking south from an elevated location within the Clyde Muirshiel Regional Park. The rising uplands of the park frame the left side of the view, sweeping down to the coastal plain and the open expanse of sea. The intermittent strip of development along the coast defines this part of North Ayrshire. Settlements, marinas, piers, lagoons, the reclaimed land of the former turbine testing facility and the Hunterston Nuclear Power Station are prominent in the view. The unused platform of land at the Project Site is a clearly visible, post-industrial feature of this seascape. This contrasts with the broad expanse of sea surrounding the offshore islands, forming a dramatic and wild seascape of high

Viewpoint and Location	Distance	Receptor Sensitivity	Description
			scenic quality. In the distance, the distinctive conical form of Ailsa Craig is visible.
12: Largs Promenade	4.2 km	Public Open Space: High	This is a mid-distance open view looking south down the Firth of Clyde from the settlement. The broad expanse of pebble beach and open water occupy the majority of the view. The coastal plan rises up steeply on the left side of the view at Clyde Muirshiel Regional Park. Mixed woodland transitions to rugged moorland. The ribbon of settlements and marina developments fringes the coastline at Fairlie and Largs. Outdoor spaces and attractions are visible at Largs. The land from extends out into the sea at Goldenberry Hill, which forms a backdrop for Hunterston Power Station. The vessel at the pier within the Project Site rises up and breaks the skyline. Land within the main part of the site is not visible. Great Cumbrae and the distant profile of the Isle of Arran frame the right side of the view.
			The night time view is well lit by lighting and properties on the promenade at Largs which defines the left side of the view. The settlement lights diminish as they progress along the coast towards Fairlie. The centre of the view is dominated by the cluster of light sources on the vessel moored at the jetty and at Hunterston Nuclear Power Station beyond. The remainder of the view is generally dark with isolated light sources at properties to the east of the Project Site. The outlines of landforms are visible against the sky. The wider seascape to the right is dark with no light sources.
13: Great Cumbrae Island, Farland Point	1.8 km	Public Open Space: High	This is a near, open view looking east across the Firth of Clyde to the raised, tree and scrub fringed platform of land on which the Project Site is located. Large buildings and tall structures around the edge of the site are visible above intervening vegetation. The pier and a large vessel temporarily moored form a large scale feature prominent on the left side of the view. The settlement of Fairlie is partially visible beyond. The rounded landform of Goldenberry Hill extends out in the Clyde and forms a backdrop to the cluster of large buildings and infrastructure at the Hunterston Nuclear Power Station. The landform beyond the Project Site rises steeply to form the uplands of the Clyde Muirshiel Regional Park. Blocks and belts of plantation woodland gives way to rugged moorland, forming an attractive undulating horizon. Wind turbines are visible within the hills within the centre of the view.
			The night time view is dominated by the cluster of light sources on the vessel moored at the jetty and at Hunterston Nuclear Power Station. The coastal settlement of Fairlie is partially visible as a linear strip of light beyond the jetty. The remainder of the view is generally dark with isolated light sources at properties to the east of the Project Site. The outlines of landforms are visible against the sky.
14: Great Cumbrae Island, Portachur Point	3.7 km	Public Open Space: High	This is a near, open view looking east across the Firth of Clyde from the grassland on the headland. The row of houses at Millport are visible at the base of a wooded cliff on the left side of the view. The mainland forms an undulating range of uplands beyond the coastal plain. The tree and scrub fringed platform of land on which the Project Site is located is not immediately apparent in this view. Large buildings and tall structures around the edge of the site are barely discernible. The deep water pier is not visible. The backdrop of the Clyde Muirshiel Regional Park combines blocks and belts of plantation woodland with rugged moorland, forming an attractive horizon. Two wind farms are visible within the hills. The cluster of large buildings and infrastructure at the

Viewpoint and Location	Distance	Receptor Sensitivity	Description
			Hunterston Nuclear Power Station is partially visible through trees at the base of Goldenberry Hill.
15: Great Cumbrae Island, Millport town centre	3.2 km	Residential and Recreational: High	This is a near, open view looking south-east across the mouth of the harbour from the centre of Millport. The historic core of the village and the row of houses on the east side of the bay at the base of a wooded cliff are visible on the left side of the view. The stone harbour walls frame the right side of the view and several low islands, The Eileans, within the bay limit the view out to the wider Firth of Clyde seascape. The mainland forms an undulating range of uplands beyond. The tree and scrub fringed platform of land on which the Project Site is located is not visible in this view. The backdrop of the Clyde Muirshiel Regional Park combines blocks and belts of plantation woodland with rugged moorland of the Wild Land Area, forming an attractive horizon. Two wind farms are visible within the hills. The cluster of large buildings and infrastructure at the Hunterston Nuclear Power Station is visible at the base of Goldenberry Hill.
16: Largs to Great Cumbrae Ferry	3.8 km	Passengers and crew: High to Low	This is a mid-distance, transient view looking south down the Firth of Clyde from the ferry. The open expanse of sea is contained by the combined land masses of the mainland extending from the rugged moorland of the Clyde Muirshiel Regional Park to Goldenberry Hill, which visually overlaps with Great Cumbrae. The vessel moored at the pier within the Project Site is prominent in this seascape. Further vessels at Fairlie and the marinas define the narrow coastal edge. The base of the hills that rise beyond are wooded forming an attractive backdrop to the view. The main part of the Project Site is not visible, screened by the pier and access road. Hunterston Nuclear Power Station is visible against a wooded backdrop.
17: Routenburn Road below Knock Castle, Clyde Muirshiel Regional Park	7.2 km	Occupiers of vehicles: Medium	This is a mid-distance, narrow framed view looking south from the coast road within the Regional Park. Pasture fields and belts of woodland are arranged over a landform which slopes down to the sea. A gap in the woodland enables a narrow view of the coastline towards the mouth of the Firth of Clyde. The undulating ridgeline of the rugged uplands of the park define the left side of the view and wrap around to the headland of Goldenberry Hill. The Hunterston Nuclear Power Station, vessel at the deep water jetty and settlement edge of Fairlie are visible in the view.
18: Waterhead Moor Muirshiel Wild Land Area	8.8 km	Walkers: Very High	This is a mid-distance, panoramic view looking south-west from the edge of the Wild Land Area which lies at the heart of the Regional Park within this plateau of rugged moorland. The relatively featureless moorland dissected by many small stream valleys occupies the majority of the view. However, the focus of the view is the complex seascape of the Firth of Clyde and the islands of Cumbrae, Bute and Arran which form a dramatic backdrop and define the character of the location. Development in the immediate context of the Project Site includes the vessel moored at the deep water jetty, the former wind turbine testing facility and the Hunterston Nuclear Power Station which small but distinctive elements in an otherwise wild landscape. The cluster of wind turbines on the edge of the plateau on the left of the view are more prominent against the skyline. In the distance, the distinctive conical form of Ailsa Craig is visible on the horizon beyond the Project Site.
19: Isle of Bute, West Island Way, Area of	8.0 km	Walkers: Very High	This is a mid-distance, panoramic view across the attractive and wild seascape of the Firth of Clyde. The rocky coastline and the expanse of sea extend across the foreground. The craggy forms of the Cumbrae islands lie within the seascape

Viewpoint and Location	Distance	Receptor Sensitivity	Description
Panoramic Quality			and frame a view directly towards the Project Site of the mainland. Development at Millport, the Hunterston Nuclear Power Station and the vessel at the deep water jetty form the focus of development within the view. The undulating uplands of the Clyde Muirshiel Regional Park form an attractive backdrop to the view. Wind turbines on the tops of the hills are visible in the centre of the view.
20: Isle of Bute, Kilchattan Bay, Area of Panoramic Quality	9.4 km	Beach/public open space: Very High	This is a mid-distance, panoramic view looking east across the Firth of Clyde. The curving form of the gently shelving sandy bay occupies the majority of the view. Grassy headlands frame the view to the left and the settlement of Kilchattan at the base of the cliffs frames the view to the right. The craggy forms of the Cumbrae islands lie within the seascape and frame a view directly towards the Project Site on the mainland. Development at Millport, the Nuclear Power Station and the vessel at the deep water jetty form the focus of development within the view. The undulating uplands of the Clyde Muirshiel Regional Park form an attractive backdrop to the view. Wind turbines on the tops of the hills are visible in the centre of the view.
21: Mount Stuart estate	9.5 km	Beach, visitors to the estate: High	This is a mid-distance, panoramic view looking east across the Firth of Clyde from the beach at the estate. The rocky coastline, slipway, pier and the expanse of sea extend across the foreground. The craggy forms of the Cumbrae islands lie within the right side of the seascape view and obscure views of the Project Site on the mainland. Development at Largs is partially visible beyond Great Cumbrae. The undulating uplands of the Clyde Muirshiel Regional Park form an attractive backdrop to the view. Wind turbines on the tops of the hills are visible in the centre of the view.
22: Toward Point	13.5 km	Settlement: High	This is a mid-distance, panoramic view south across the attractive and wild seascape of the Firth of Clyde. The rocky coastline and the expanse of sea extend across the foreground with the chapel prominent to the right. The undulating ridge of uplands at the Clyde Muirshiel Regional Park extend across the left side of the view, culminating at Goldenberry Hill. The settlements of Skelmorlie and Largs are visible hugging the coastline. A series of headlands on the Isle of Bute frame the right side of the seascape. The landforms of the mainland and islands frame a narrow stretch of sea which forms the focus of views south. The low mounded form of Great Cumbrae lies in the centre of the view in front of the Project Site.
23: Dunoon Viewpoint, Firth of Clyde	21.4 km	Settlement: High	This is distant, panoramic view south across the attractive seascape of the Firth of Clyde. The expanse of sea and sea channels extend across the view with the lighthouse on The Gantocks to the left. The undulating ridge of uplands at the Clyde Muirshiel Regional Park extend across the left side of the view, leading the eye into the distance. The low mounded form of Great Cumbrae lies in the centre of the view, visually overlapping with the mainland at Goldenberry Hill beyond. The settlements which are scattered along coastlines of the mainland are visible either side. A series of wooded headlands and fringes of settlement at Dunoon frame the right side of the seascape, with the Isle of Bute beyond. The landforms of the mainland and islands frame the coastline in the vicinity of the Project Site, which is apparent due to the vertical form of the vessel moored at the deep water jetty.
24: Ardrossan to Isle of Arran Ferry	19.1 km	Passengers and crew: High to Low	This is a mid-distance, transient view looking north-east across the Firth of Clyde from the ferry. The open expanse of sea is backed by the combined land masses of the mainland extending from the rugged moorland of the Clyde Muirshiel Regional Park, which visually overlaps with the islands of Great

Viewpoint and Location	Distance	Receptor Sensitivity	Description
			and Little Cumbrae and Bute. Settlements and development at Fairlie and West Kilbride define the narrow coastal edge and wind turbines are visible against the skyline. The Project Site is not clearly visible, although its general location is. Hunterston Nuclear Power Station is visible as pale shapes against a wooded backdrop.
25: Isle of Arran, Brodick, National Scenic Area	24.8 km	Settlement/ beach: High	This is a distant, open view looking north-east across the Firth of Clyde from the settlement. The curving sandy bay and open water occupy the majority of the view. The islands topography rises up steeply on the left side of the view beyond wooded slopes to the rugged snow topped peak of Goat Fell. The settlement and development at the harbour frames the right side of the view. The undulating outline of the Clyde Muirshiel Regional Park forms a distant backdrop to the view with the offshore islands set against this. Development on the mainland is barely discernible except the pale shapes of the Hunterston Nuclear Power Station which stand out against a coastal landform in the shade.
26: Goat Fell, Isle of Arran National Scenic Area/ Wild Land Area	23.6 km	Walkers: Very High	This is a distant, panoramic view looking north-east across the Firth of Clyde from the snow capped peak of the Isle of Arran. The wild and dramatic location and the far reaching views over the seascape of the Firth of Clyde are revealed from Goat Fell. The sinuous outline of the mainland coast and the offshore islands can be understood from this elevated vantage point. Coastal settlements are visible as a series of developments stretching along the coast of the mainland and scattered along the edges of the islands. Wind turbines are visible on the hills set back from the coast. The Project Site is not clearly visible, although its general location is. Hunterston Nuclear Power Station is visible as pale shapes against a wooded backdrop. The large vessel moored at the jetty is also visible in the Firth of Clyde.
27: Corrie, Isle of Arran National Scenic Area	19.7 km	Settlement/ beach: Very High	This is a distant, open view looking north-east across the Firth of Clyde from the settlement. The harbour wall, sea defences, rocky shoreline and open water occupy the majority of the view. The undulating outline of the Clyde Muirshiel Regional Park forms a distant backdrop to the view with the offshore islands set against this. Development on the mainland is barely discernible except the pale shapes of the Hunterston Nuclear Power Station which stand out against a coastal landform in the shade. Wind turbines are visible against the skyline.
28: Millstone Point on the Arran Coastal Way, National Scenic Area	20.8 km	Walkers: Very High	This is a distant, open view looking east across the Firth of Clyde from the coastal footpath. A rocky coastline and rough sea occupy the majority of the view. The undulating outline of the Clyde Muirshiel Regional Park forms a distant backdrop to the view with the offshore islands set against this. Development on the mainland is not visible from this wild and exposed location. Wind turbines are likely to be visible against the skyline in clear conditions.
29: Stronchullin Hill in the Loch Lomond and the Trossachs National Park	31.3 km	Walkers: Very High	This is a distant, panoramic view looking south towards the mouth of the Firth of Clyde from the wild and dramatic hills of the national park. The curving sea channel extends left towards the urban masses of Greenock and Glasgow and south within the centre of the view towards the open sea. The series of hills and mountain ridges extend into the distance on the right side of the view. The combination of mainland coast and the offshore islands can be understood from this elevated vantage point. Coastal settlements are visible. The Project Site is not clearly visible at this distance although the distant forms of the islands of Cumbrae and Goldenberry Hill are just discernible.

Viewpoint and Location	Distance	Receptor Sensitivity	Description
			The large vessel moored at the jetty is also visible in the Firth of Clyde.

Future Baseline Conditions

7.1.177 The Hunterston PARC Development Framework adopted by the North Ayrshire Council in December 2021 sets out parameters for future development at Hunterston, including the XLCC Hunterston project. A range of developments, infrastructure and environmental mitigation will be incorporated within Hunterston PARC however, details of these are not currently available and are therefore not included in illustrative photomontages of the Project at Figure 7.10.

7.1.178 Taking into account the information identified in the baseline sections above, any future climatic changes are unlikely to change the landscape and visual assessment for the Project. If appropriate landscape management in the form of additional or alternative planting and further management of the areas within the immediate local context of the Project site are implemented, any landscape and visual effects are likely to be marginally less than the levels reported in this chapter.

7.1.179 The proposed mitigation adopted as part of the Project, illustrated on the Indicative Masterplan (Figure 2.2a) utilises site appropriate species and would incorporate climate change considerations, such as drought tolerance, in the species selection for the design.

Mitigation Measures Adopted as Part of the Project

7.1.180 Environmental considerations have been taken into account during the development of the Project to avoid and reduce potential impacts on the surrounding landscape, seascape and visual receptors. Details of the design development process are contained within the Design and Access Statement prepared by Pick Everard. The XLCC Hunterston project is the lead project within the Hunterston PARC Development Framework adopted by the North Ayrshire Council in December 2021 and the design concept will form an integral part of this.

7.1.181 The development parameters of the Project are defined by the operational processes that are being accommodated by the factory. The 185m high extrusion tower would be a concrete structure rising out of a cluster of lower level, largely steel framed buildings between 20 and 45 m high. The building design will use cladding in an innovative way to visually break up the scale and mass of the built forms and reflect the various colours, textures and forms within the surrounding landscape and seascape of the Firth of Clyde.

7.1.182 This approach to mitigation has led to a range of measures and landscape proposals being embedded within the Project design and these are illustrated on the Indicative Masterplan (see Figure 2.2a). Measures that would avoid or reduce potential landscape, seascape and visual effects include the following.

- The design would retain the existing native scrub and grassland located along the western site boundary, adjacent to the coastline. This vegetation, together with the mature tree and scrub planting on the earth bund east of the Project site would be protected during the construction works. Remedial works will be carried out as necessary to promote the health and longevity of on site woody vegetation.
- Landscape planting proposals would be focused within the Entrance Zone around offices and car parking and the Staff Zone around welfare facilities, facilities mainatenance and car parking. Trees, shrubs, groundcover and grassland would be established to integrate with the smaller scale built form and open areas of the Project to provide an environment that relates to the human scale of employees and visitors to the site.

- These planted zones would also link with road access planting.
- Areas of ecological wildflower planting would be incorporated in open areas of the site to promote species diversity.
- Locally native species would be selected and specified to incorporate target species, promote biodiversity and integration.
- Colour pallet recomendations would be made for the buildings elevations and roofs in consultation with the local planning authority. Suitable colours that would reflect those found in the local landscape/seascape will be used.
- A landscape and ecology management plan would be agreed with the local planning authority in order to maintain the proposed landscape and ecological planting.

7.1.183 The details of the proposed building design, materials and landscape proposals will ultimately be controlled via further planning applications such as the determination of matters specified in conditions.

Assessment of Construction Effects

7.1.184 The following activities and elements associated with the Project construction are anticipated to result in temporary short-term impacts on landscape and seascape character and visual amenity.

- The introduction of material stock piles, construction compounds, fencing, signage, temporary lighting and plant which would include: excavators, graders, crushers, haulage vehicles, mobile and tower cranes, heavy and light goods vehicles.
- Existing tree and shrub vegetation around the perimeter of the site will be retained. Arboricultural works would include remedial tree works.
- Cut and fill earthworks across the site including drainage and infrastructure to create suitable development platform.
- The construction of an internal port road, access and circulation roads.
- The erection of steel framed rectangular buildings.
- Construction of a cable extrusion tower up to 30m x 65m x 185m AGL.
- Construction of external plant comprising switchgear, transformers, carousels, conveyors.
- Erection of security fencing, CCTV and external lighting for night-time safety and security, task based post mounted lights and some floodlights for working during the hours of darkness.
- Activities associasted with groundworks, landscape and ecology planting and seeding.

7.1.185 The duration of the construction period is anticipated to be approximately 24 months. All of the above activities would temporarily change the perception of the site and local landscape and seascape character however, due to the existing poor condition of the disused site, there would be minimal adverse impacts on the site itself during the construction phase. The large scale and generally discordant nature of the construction activities would influence the character of the surrounding landscape and seascape and visual amenity.

Landscape Character Effects

Project Site

7.1.186 The large area of post-industrial bare ground, rubble and hardstanding which comprise the Project Site are typical of an evolving, historic industrial area. The sensitivity of the urbanised landscape of the site is considered to be low. The construction site and activities for this large-scale industrial

development would result in localised direct effects on a large part of the disused land at Peel Ports. The regrading of the landform to accommodate the platform for the buildings and external infrastructure and the erection of the steel framed buildings and concrete tower, including the use of high level cranes, would form the most prominent elements of the construction phase.

7.1.187 The existing earth bunds and mature trees and shrub planting to the east of the Project Site would provide a buffer to the wider landscape to the east. The relatively open aspect to the west of the Project Site and the transition to Southannan Sands and the seascape of the Firth of Clyde would allow for a greater potential to adversely influence the character of the landscape and seascape to the west.

7.1.188 The construction activities within the post-industrial site would temporarily form a discordant addition to a large part of the developed and previously developed coastal landscape where it transitions from rural, upland moorland in the east to a seascape of offshore islands to the west. Whilst the change in character of a disused site to a construction site would not result in the loss of any important features or characteristics, the scale of the activities would be large and prominent in a partly developed and industrial coastal context.

7.1.189 Construction activities would occur within the whole of the Project site and would cause direct short-term impacts to the character of the site. The low sensitivity site and large magnitude of impact would temporarily result in a **Moderate** adverse effect at the site level, during the daytime, which is not significant.

7.1.190 Temporary lighting at night during some winter months within the Project Site, which currently contains no lighting although is located adjacent to road lighting and buildings at Peel Port, would exert some influence over the surrounding landscape. Activities at the site would introduce temporary lighting resulting in a **Moderate** adverse effect, which is not significant. When no lighting is required, the site would be dark and there would be no change in night-time views.

Effects on Landscape Character

National Character Assessment

7.1.191 The Project site is located in the Raised Beach Coast and Cliffs LCT. The character type occurs in seven areas in Ayrshire, focused on thin strips of land on the western coastal edge of the mainland, facing towards the Firth of Clyde, and around the north-western and north-eastern coastal edge of the isle of Arran. Whilst the nature of the construction site and activities is more discordant in the landscape/seascape than the completed scheme, this would be balanced by the short-term nature of effects. Due to the large scale of the construction site and activities within a previously developed site, on the coastal edge, the temporary change in character of the wider landscape character type would be medium on a character area of medium sensitivity. The direct effect on the Raised Beach Coast and Cliffs LCT in the vicinity of the site would be **Moderate** adverse during the day, which would not be significant. Due to the scale of the activities, the effects would extend to more distant parts of the LCT however, effects would not be significant.

7.1.192 Indirect impacts on the character of the wider study area during construction operations would relate to the coastal landscapes of the mainland and the offshore island, all set around the seascape of the Firth of Clyde.

7.1.193 The Rugged Moorland Hills and Valleys LCT extends over the uplands of the Clyde Muirshiel Regional Park to the east and the Coastal Fringe with Agriculture LCT coincides with the Cumbrae islands to the west. These two character types would be located relatively close to the construction site and activities. The construction activities, including at high level and the presence of tall plant and cranes would temporarily form a discordant feature. The influence over nearby landscapes of high sensitivity would result in a medium magnitude of change and a **Moderate** adverse level of effect, which is not significant.

7.1.194 The Stepped Rocky Coastlines LCT and the Coastal Plain - Argyll LCT lie on the southern end of the Isle of Bute. The Rolling Farmland and Estates – Argyll LCT forms the central section of the Isle of Bute. The Rugged Upland - Ayrshire LCT and the Coastal Headlands LCT extend over the core and north end of the Isle of Arran and the Steep Ridges and Hills LCT an area of upland on the southern fringes of the Loch Lomond and the Trossachs National Park. These character types would be located at mid to long distances (approximately 10 to 30km) from the construction site and activities. The construction activities, particularly those at high level associated with the tower, would temporarily form a discordant, distant feature within the backdrop of wider views. The influence over distant landscapes of high to very high sensitivity would result in a small or negligible magnitude of change and a **Minor** adverse level of effect, which is not significant.

7.1.195 The Steep Ridges and Mountains LCT forms an upland peninsula of the mainland to the north. The construction activities, particularly those at high level associated with the tower, would temporarily form a discordant, distant feature within the backdrop of narrow views along the Firth of Clyde. The influence over a distant, upland landscape of high sensitivity would result in a negligible magnitude of change and a **Negligible** adverse level of effect, which is not significant.

Seascape Character Effects

7.1.196 The Project site is located in the Outer Firth with Islands coastal character type which extends over a large part of the seascape and coastal landscapes within the study area which coincide with the ZTV. The seascape character area has a national scale, encompassing all of the landscape character types previously assessed and therefore forms an overview of how these different areas connect and combine to form a part of Scotland that can be experienced together in only one location.

7.1.197 The large scale construction site would be located within an area of complex seascape character defined by a backdrop of uplands on the mainland and a series of smaller and larger offshore islands. The height of the buildings and infrastructure under construction and the presence of high level cranes would temporarily form a discordant feature within this location that would influence, to a greater of lesser extent, the surrounding seascape character of the study area. The construction activities would form a prominent new element that interrupts views of sensitive skylines and offshore islands and forms a focal point within framed views along channels and sea lochs as people travel through a sequence of changing scales of sea channels and landmasses.

7.1.198 Direct effects on the low sensitivity disused/derelict land of the Project Site as a result of the construction phase are considered to be **Moderate** adverse, as described above for the Raised Beach Coast and Cliffs LCT.

7.1.199 The character of the Project site, immediate surroundings and parts of the nearby coastline are generally uncharacteristic of the wider seascape due to the presence of industry, energy infrastructure, disused land and coastal development. When considered at a national seascape scale the Outer Firth with Islands coastal character type includes nationally designated landscapes of recognised scenic quality which elevates areas to a high and very high sensitivity. Overall, when considered as a single seascape unit the magnitude of change would be medium, resulting in a **Major** adverse level of effect in the short term, which is significant.

Effects on Designated Landscapes

Waterhead Moor – Muirshiel Wild Land Area

7.1.200 The Waterhead Moor – Muirshiel Wild Land Area coincides with the core of the Rugged Moorland Hills and Valleys LCT on the hill tops to the east of the Project Site. This designated landscape is located more than 6 km from the site and would have limited influence over the remote area of upland. The uppermost parts of the high level construction activities, including tall plant and cranes, would temporarily form a discordant feature for the western fringes of the Wild Land Area.

The influence over this distant landscape of high sensitivity would result in a negligible to small magnitude of change and a **Negligible to Minor** adverse level of effect, which is not significant.

North Arran Wild Land Area

7.1.201 The North Arran Wild Land Area coincides with the mountainous core of the Rugged Upland Ayrshire LCT in the northern half of the Isle of Arran to the west of the Project Site. This designated landscape is located more than 20 km from the site and would have limited influence over the remote area of upland. The construction activities, particularly those at high level associated with the tower, would temporarily form a discordant, distant feature within the backdrop of wider views for the eastern flanks of mountains and hills. The influence over distant landscapes of high to very high sensitivity would result in a negligible to medium magnitude of change and a **Negligible to Moderate** adverse level of effect, which is not significant. Table 7.8 below provides an assessment of construction phase effects on the special qualities of Wild Land Areas.

Table 7.8: Assessment of Effects on the Special Qualities of Wild Land Areas

Special Quality	Assessment of Effect
Waterhead Moor – Muirshiel WLA	
A wild land area with a surprisingly strong sense of naturalness	The physical attributes of rugged moorland would not be directly affected by the construction of the proposed development. There would be **No Change** to this special quality.
Few human elements within the WLA, in contrast to the surrounding landscape	The construction site and activities would temporarily be present in the context of existing developments in the surrounding areas including settlements, wind farms, power lines, transport infrastructure and coastal industrial infrastructure. These human elements form a contrast to the natural and wild qualities of the WLA and would be intensified during the construction phase. There would be **No Change** to this special quality.
An area where wild land qualities are restricted in extent, but which can be widely appreciated from the surrounding areas	The western fringes of the plateau form a rugged backdrop to many views from the seascape and offshore islands of the Firth of Clyde. Very limited parts of the visible landscape lie within the WLA. The construction site and in particular the high level construction activities and cranes would be visible on the coastal platform, in front of this backdrop, creating some degree of disruption to the shape and form of the landscape and character of views towards the WLA. The perceptual response to the wild qualities of the landscape from surrounding areas would be diminished to varying degrees as a result of the discordant addition to the landscape. The intrinsic sensitivity of the special quality of the WLA to change is high. The magnitude of change would depend on the extent of existing development in views of the settled coast and wind farms ranging from negligible to small. The temporary level of effect would range from **Negligible to Minor** adverse, which is not significant.
North Arran WLA	
A readily accessible area, but with strong wild land attributes, especially within the remote interior	The physical attributes of rugged, isolated mountains and foothills would not be directly affected by the construction of the proposed development. The accessibility and naturalness of the WLA would be unchanged by the activities. There would be **No Change** to these special qualities.
The contrast in experience between the rugged east and smoother and more remote mountain ranges	
A strong sense of naturalness, with unmodified catchment systems and little intensive land use within the wild land area	
A landscape that is well defined, whose rugged qualities are widely	The large scale and distinctive profile of the rugged mountainous interior of the northern parts of the Island of Arran form a focus within the Firth of Clyde and a dominant feature when in close proximity. The high level

Special Quality	Assessment of Effect
experienced from the surrounding areas	construction activities and cranes in particular would be visible on the coast of the mainland, in the foreground of views out to sea, creating some degree of disruption to the landforms and sea channels of the seascape and character of views towards the WLA. The perceptual response of people to the wild qualities of the islands' mountainous interior would be altered in some views, mainly from the west facing slopes of the Clyde Muirshiel Regional Park and fringes of the Waterhead Moor – Muirshiel WLA. The intrinsic sensitivity of the special quality of the WLA to change is high. The magnitude of change would depend on the extent of existing development in views of the settled coast ranging from negligible to medium. The temporary level of effect would range from **Negligible to Moderate** adverse, which is not significant.

North Arran National Scenic Area

7.1.202 The North Arran National Scenic Area coincides with the northern half of the island and its seascape fringe, including the mountainous core of the Rugged Upland - Ayrshire LCT and the Coastal Headlands LCT. This designated landscape and seascape is located approximately 17 km from the construction site. The activities, due mainly to the distance, would have limited influence over the remote area of upland and coastal seascape. The construction activities would temporarily form a discordant, distant feature within the backdrop of wider views for the eastern flanks of mountains and hills within Arran. The influence over distant landscapes and seascapes of high to very high sensitivity would result in a negligible to medium magnitude of change and a **Negligible to Moderate** adverse level of effect, which is not significant. Table 7.9 below provides an assessment of construction phase effects on the special qualities of National Scenic Areas.

Table 7.9: Assessment of Effects on the Special Qualities of the National Scenic Area

Special Quality	Assessment of Effect
North Arran NSA	
A mountain presence that dominates the Firth of Clyde	The large scale and distinctive profile of the rugged mountains and coastline of the northern parts of the Island of Arran form a focus within the Firth of Clyde and a dominant feature when in close proximity. The high level construction activities and cranes in particular would be visible on the coast of the mainland, in the foreground of views out to sea, creating some degree of disruption to the landforms and sea channels of the seascape and character of views towards the NSA. The perceptual response of people to the scenic qualities of the island would be altered in some views, mainly from the west facing slopes of the Clyde Muirshiel Regional Park and SLA and fringes of the Waterhead Moor – Muirshiel WLA. The intrinsic sensitivity of the special quality of the NSA to change is high. The magnitude of change would depend on the extent of existing development in views of the settled coast ranging from negligible to medium. The temporary level of effect would range from **Negligible to Moderate** adverse, which is not significant.
The contrast between the wild highland interior and the populated coastal strip	The physical attributes of wild highlands and distinctive coastline which are geologically, historically and ecologically important and form a valued recreational resource would not be directly affected by the construction phase of the proposed development. There would be **No Change** to these special qualities.
The historical landscape in miniature	
A dramatic, compact mountain area	
A distinctive coastline with a rich variety of forms	
One of the most important geological areas in Britain	

Special Quality	Assessment of Effect
An exceptional area for outdoor recreation	
The experience of highland and island wildlife at close hand	
Kyles of Bute NSA	
The drama of the Kyles	The physical attributes of the dramatic landscape/seascape comprising woodland, rocky outcrops, small fields, and settlement would not be directly affected by the construction phase of the proposed development. There would be **No Change** to these special qualities.
Verdant woodland on the enclosing hills	
Rocky outcrops punctuating the wooded slopes	
Small fields between the water and the woods	
The juxtaposition of human settlement and a wider undeveloped landscape of sea and hills	
The gradual transition from land to sea in Loch Rue	
A peaceful landscape of constant movement	The upland hills above the linear sea lochs within the NSA form a distant, backdrop to some views from the coastal landscapes and seascape of the Firth of Clyde. The high level construction activities and cranes in particular would be visible on the coastal platform, in front of this backdrop, creating some degree of disruption to the shape and form of the landscape and character of views towards the NSA. The perception of these scenic qualities would be barely altered through the temporary addition of the construction activities to views north-west between the Isle of Bute and the mainland at Toward. The intrinsic sensitivity of the special quality of the NSA to change in this context is medium due to the very limited visibility either to or from the NSA. However, the magnitude of change would depend on the relative scale and importance to views of the hills and sea lochs and the extent of existing development in views of the settled coast which would be negligible. The temporary level of effect would be **Negligible** adverse, which is not significant.
The ever-changing vistas	

Loch Lomond and the Trossachs National Park

7.1.203 The Loch Lomond and the Trossachs National Park coincides with the hills, mountains, lochs and sea lochs of the Steep Ridges and Hills LCT within the northern part of the study area that coincides with the ZTV. This designated landscape is located more than 26 km from the construction site. The activities, due mainly to the distance, would have limited influence over the remote area of upland. The construction activities, particularly those at high level associated with the tower, would temporarily form a discordant, very distant feature within the backdrop of wider views for several hill tops. The influence over distant landscapes of high to very high sensitivity would result in a negligible to small magnitude of change and a **Negligible to Minor** adverse level of effect, which is not significant. Table 7.10 below provides an assessment of construction phase effects on the special qualities of National Parks.

Table 7.10: Assessment of Effects on the Special Qualities of National Parks

Special Quality	Assessment of Effect
Loch Lomond and the Trossachs National Park	
The scenery, historic associations and the piers and buildings associated with sea lochs and marine environment which are	The physical attributes of sea lochs, forested glens, farmed strath floors, designed landscapes and vernacular buildings would not be directly

Special Quality	Assessment of Effect
unique to this part of the National Park	affected by the construction phase of the proposed development. There would be **No Change** to these special qualities.
Forested glens, in particular the Atlantic Oak woodlands	
The large number of historic sites	
Small areas of farmed strath floors and vernacular farm buildings	
Designed landscapes	
Scenic and recreation qualities of inland lochs and sea lochs including Loch Eck and Loch Goil	
Open upland hills	The upland hills and mountains within the National Park form a distant, large scale and distinctive backdrop to some views from the coastal landscapes and seascape of the Firth of Clyde. High level construction activities and cranes in particular would be visible on the coastal platform, in front of this backdrop, creating some degree of disruption to the shape and form of the landscape and character of views towards the National Park. The perception of these scenic qualities would be altered to some extent through the temporary addition of the construction activities to views north to the inner Firth. The intrinsic sensitivity of the special quality of the National Park to change is high. However, the magnitude of change would depend on the relative scale and importance to views of the hills and mountains and the extent of existing development in views of the settled coast ranging from negligible to small. The level of temporary effect would range from **Negligible to Minor** adverse, which is not significant.
The scenic qualities of the combination of the mountains and sea creating a Norwegian Fjord effect	
The feeling of tranquillity and peacefulness	The perception of tranquillity and peacefulness experienced within the National Park would not be changed as a result of the distant construction activities at the Project Site. Distant views to the backdrop of the uplands and mountains of the National Park contribute to the scneic quality of the Firth of Clyde and the perception of tranquillity and peacefulness however, the change to this perceptual response as a result of the additon of the construction activities to views would be in the context existing coastal developments. There would be an intensification of development/activities and a slight decrease in the perceptual quality. The intrinsic sensitivity of the special quality of the National Park to change in this context is medium. The magnitude of change would depend on the contributon that the distant hills make to the overall feeling of tranquillity, considered to range from negligible to small. The temporary level of effect would be **Negligible** adverse, which is not significant.

Special Landscape Areas

7.1.204 The Mainland SLA north-east of the Project Site coincides with the Waterhead Moor – Muirshiel WLA and the Clyde Muirshiel Regional Park within the Rugged Moorland Hills and Valleys LCT. This designated landscape is located approximately 200 m from the site and would form a large part of the context of the construction site. The construction activities, including tall plant and cranes, would temporarily form a discordant feature for the west facing flanks of the SLA, affecting the setting of this landscape. The influence over this nearby locally designated landscape of high sensitivity would result in a medium magnitude of change and a **Moderate** adverse level of effect, which is not significant.

7.1.205 The Arran SLA coincides with the North Arran NSA and the North Arran WLA within the northern half of the islands mountainous core and Rugged Upland - Ayrshire LCT and the Coastal Headlands LCT. This designated landscape would be located more than 20 km from the construction site. The activities, due mainly to the distance, would have limited influence over the

remote area of upland. The construction activities would temporarily form a discordant, distant feature within the backdrop of wider views for the eastern flanks of mountains and hills within Arran. The influence over distant landscapes of high to very high sensitivity would result in a negligible to medium magnitude of change and a **Negligible to Moderate** adverse level of effect, which is not significant.

7.1.206 The Great and Little Cumbrae SLA's west of the Project Site coincide with part of the Coastal Fringe with Agriculture LCT. The islands are located approximately 1.2 and 4.2 km from the site and would form a large part of the context of the construction site. The construction activities, including tall plant and cranes, would temporarily form a discordant feature for the east and north-east facing flanks of the islands, affecting the setting of these landscape designations. The influence over these nearby locally designated island landscapes of medium sensitivity would result in a medium magnitude of change and a **Moderate** adverse level of effect, which is not significant.

Visual Effects

Private Views from Residential Properties

Biglies Farm

7.1.207 The construction site and activities would form a minor, temporary addition to filtered views towards the coastline beyond a belt of trees. The character of the predominantly rural, coastal view in the context of energy infrastructure at Hunterston Nuclear Power Station and overhead power lines would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, prominent feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.208 Occupiers of Biglies Farmhouse are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Poteathbank Cottage

7.1.209 The construction site and activities are likely to be screened by the mature woodland belt and earth bund in the foreground of this view. Some filtered and glimpsed views through trees of high level activities and cranes may be possible, more so in the winter.

7.1.210 Occupiers of Poteathbank Cottage are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Glenside Cottage

7.1.211 The construction site and activities would replace views of part of the area of disused/derelict land at Hunterston, forming a prominent, temporary addition to the view. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station and the former wind turbine testing facility would be altered. The scale and discordant nature of the activities would form a new focus in the centre of the view. Tall structures under construction and high level cranes would disrupt views to the Firth of Clyde seascape and offshore islands beyond.

7.1.212 Occupiers of Glenside Cottage are receptors of high sensitivity to a large magnitude of change in view, temporarily resulting in a **Major** adverse level of effect in the day and at night, which is significant.

Fencefoot Farm Cottage and Farmhouse

7.1.213 The construction site and activities are likely to be screened by the mature woodland belt and earth bund in the foreground of this view. Some filtered and glimpsed views through trees of high level activities and cranes may be possible, more so in the winter.

7.1.214 Occupiers of Fencefoot Farmhouse and Cottage are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Southannan Mains (2 no. residential properties)

7.1.215 The construction site and activities would form a prominent, temporary addition to filtered views towards the coastline beyond belts of trees and railway embankment from the eastern property. The character of the predominantly rural, coastal views in the context of transport corridors and some coastal development would be altered and the scale and discordant nature of the activities would form an additional, prominent feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.216 Occupiers of the eastern property at Southannan Mains Cottage are receptors of high sensitivity to a large magnitude of change in view, temporarily resulting in a **Major** adverse level of effect in the day and at night, which is significant.

7.1.217 Mature trees along railway lines, the A78 and the woodland belt along the eastern edge of the Project Site would combine to screen views in the summer and heavily filter views in the winter from the western property. The eastern property is set in an open field and the intervening trees and woodland would screen lower level views whilst allowing glimpses of the higher land on offshore islands in the Firth and Clyde.

7.1.218 The construction site and activities are likely to be screened by the mature woodland belt and earth embankment in the foreground of this view from the western property. Some filtered and glimpsed views through trees of high level activities and cranes may be possible, more so in the winter.

7.1.219 Occupiers of the western property at Southannan Mains are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Southannan Estate (approx. 10 no. residential properties)

7.1.220 The construction site and activities are likely to be screened by the mature woodland which surrounds these properties. Some filtered and glimpsed views through trees of high level activities and cranes may be possible, more so in the winter.

7.1.221 Occupiers of the cluster of approximately 10 properties are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Views from Industrial and Commercial Premises

Fairlie Furniture/Fairlie Woodfuel

7.1.222 The construction site and activities are likely to be screened by the mature woodland which surrounds these properties. Some filtered and glimpsed views through trees of high level activities and cranes may be possible from within the warehouses and from external spaces, more so in the winter.

7.1.223 Occupiers of the commercial properties are receptors of low sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Peel Ports

7.1.224 The construction site and activities would replace views of the area of disused/derelict land at Hunterston, forming a dominant, temporary addition to the view. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station and the former wind turbine testing facility would be altered. The scale and discordant nature of the activities would form a dominant element in the view. The activities would obscure the majority of views south, although oblique views to the Firth of Clyde seascape would be retained.

7.1.225 Occupiers of the commercial properties are receptors of low sensitivity to a large magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Sequential Views from Core Paths and Long Distance Recreational Routes

Ayrshire Coastal Path

7.1.226 The Ayrshire Coastal Path follows the majority of the coastline of the mainland within the study area. Sections of the path which lie within the ZTV include Hunterston Nuclear Power Station to the woodland planting south of the Project Site represented by viewpoints 1 and 2, the developed coastline from Fairlie to Largs represented by viewpoints 5 and 12 and the Routenburn Road from Largs to north of Routenburn represented by viewpoint 17. The construction site and activities on the tree and scrub fringed platform of land would form a prominent, temporary addition to the view. The character of the coastal views would be partially altered and the scale and discordant nature of the activities would form a new focus of views gained within journeys of approximately 2 km when walking north towards the Project Site and approximately 12 km when walking south towards the Project Site. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond. Where the core path lies in close proximity to the eastern edge of the Project Site views of the construction site and activities are likely to be heavily filtered by the mature woodland on the earth bund on the eastern edge of the Project Site. People walking on the path are receptors of high sensitivity to a small to medium magnitude of change in transient views, temporarily resulting in a **Minor to Moderate** adverse level of effect in the day and at night, which as a sequence of views experienced over an entire journey is significant.

Isle of Bute Long Distance Recreational Route

7.1.227 The West Island Way extends along the length of the Isle of Bute, parts of which coincide with fragmented areas of the ZTV including the southern end of the island represented by viewpoints 19 and 20. The construction activities would form a minor, temporary addition to the view across the seascape and between the islands of Great and Little Cumbrae towards the mainland. The character of the wild seascape views would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, recognisable feature in the centre of the views gained within journeys of approximately 3 km. Tall structures under construction and high level cranes would be visible against a backdrop of the Muirshiel rugged uplands. Walkers using the West Island Way are receptors of very high sensitivity to a negligible to small magnitude of change in view, temporarily resulting in a **Negligible to Minor** adverse level of effect in the day and at night, which as a sequence of views experienced over an entire journey is not significant.

Isle of Arran Long Distance Recreational Route

7.1.228 The Arran Coastal Way forms a complete circuit around the island. Sections of the north and east sides of the island represented by viewpoints 25, 27 and 28 would provide opportunities for views

from approximately 23 km of the path. The tops of tall structures and high level cranes would form the only visible element of the construction activities, forming a minor, temporary addition to the view across the seascape and beyond the island of Little and Great Cumbrae towards the mainland. The character of the wild seascape views in the context of the Hunterston Nuclear Power Station and wind turbines would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, barely discernible feature in the sequence of view. Tall structures under construction and high level cranes would be visible against a backdrop of the Muirshiel rugged uplands. Walkers using the Arran Coastal Way are receptors of very high sensitivity to a negligible to small magnitude of change in view, temporarily resulting in a **Negligible to Minor** adverse level of effect in the day and at night, which as a sequence of views experienced over an entire journey is not significant

Sequential Views from Transport Routes

Railway

7.1.229 Where the railway lies in close proximity to the eastern edge of the Project Site views of the construction site and activities are likely to be heavily filtered by vegetation beside the railway and mature woodland on the earth bund on the eastern edge of the Project Site.

7.1.230 Where the railway crosses more open areas of the landscape north and south of the Project Site the vegetation on railway embankments would filter views of the construction activities, although these would be more visible. The construction site and activities would form a prominent, discordant temporary addition to filtered views towards the coastline. The character of the predominantly rural, coastal views in the context of energy infrastructure at Hunterston Nuclear Power Station would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, prominent feature in views. Tall structures under construction and high level cranes would be visible against a backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.231 Occupiers of trains travelling on a 5.5 km section of the railway within the study area are receptors of medium sensitivity to a negligible to medium magnitude of change in transient views, temporarily resulting in a **Negligible to Minor** adverse level of effect in the day and at night, which is not significant.

A78 Irvine Road

7.1.232 Where the road lies in close proximity to the eastern edge of the Project Site views of the construction site and activities would be heavily filtered by mature woodland on the earth bund on the eastern edge of the Project Site.

7.1.233 Between West Kilbride and the site, a 3.5 km section of the road passes through a relatively open pastural landscape. When travelling north occupiers of vehicles would gain views across farmland towards the construction site and activities which would form a prominent, discordant temporary addition to views, visible above woodland around Hunterston Castle. The high level activities and cranes would disrupt views towards hills and mountains around the coastline.

7.1.234 When travelling south towards the Project Site on the A78, a 2 km section of the road passes through a relatively open coastal landscape between the settlements of Largs and Fairlie and Fairlie and the site. The large scale construction site and activities would form a prominent, discordant temporary addition to views in the context of marinas, jetties and piers. Oblique views to the attractive seascape of offshore islands would be retained.

7.1.235 Occupiers of vehicles travelling on a 5.5 km section of the road within the study area are receptors of medium sensitivity to a negligible to medium magnitude of change in transient views, temporarily resulting in a **Negligible to Minor** adverse level of effect in the day and at night, which is not significant.

Views from the Sea

7.1.236 Occupiers of yachts, motor boats and kayaks and people using paddle boards and wind surf boards would all have the potential to gain near, open views towards the Project Site. The construction site and activities would replace views of the area of disused/derelict land at Hunterston, forming a dominant, temporary addition to transient views. The character of the marine based views in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station and the former wind turbine testing facility would be altered. The scale and discordant nature of the activities would form a dominant element in the view. The activities would obscure the majority of views towards the mainland.

7.1.237 The same group of marine based receptors would also be able to gain more distant views towards the construction activities from the wilder and highly scenic character of areas around the offshore islands within the wider seascape.

7.1.238 Marine based receptors are of medium to high sensitivity to a negligible to large magnitude of change in transient views, temporarily resulting in a **Negligible** adverse level of effect for medium to low sensitivity receptors with mid to long distance views, which is not significant to **Major** adverse level of effect in the day and at night for high sensitivity receptors with close or mid-distance views, which is significant.

Effects on Receptors at Representative Viewpoints

7.1.239 Detailed below are descriptions of the change in view and visual amenity impacts associated with construction activities on receptors at the 29 viewpoint locations.

Viewpoint 1: Power Station Road/Ayrshire Coastal Path

7.1.240 The construction site and activities on the raised, tree and scrub fringed platform of land would form a prominent, temporary addition to the view. The character of the coastal view would be partially altered and the scale and discordant nature of the activities would form a new focus of the view. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.241 Walkers using the Ayrshire Coastal Path are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 2: Power Station Road/Ayrshire Coastal Path

7.1.242 The construction site and activities would form a prominent, temporary addition to the view beyond the disused platform of the former wind turbine test site. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station would be partially altered and the scale and discordant nature of the activities would form an additional focus in the centre of the view. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.243 Walkers using the Ayrshire Coastal Path are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 3: Hunterston Castle and House

7.1.244 The tops of tall structures and high level cranes would form the only visible element of the construction activities. These features would be visible above intervening trees at Hunterston Castle as a prominent and discordant addition to the rural view. The overall character of the view would not be changed. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.245 Residents accessing the castle on foot are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 4: Goldenberry Hill

7.1.246 The construction site and activities would replace a large part of the area of disused/derelict land at Hunterston, forming a prominent, temporary addition to the view. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station, the communications tower and wind turbines would be partially altered. The scale and discordant nature of the activities would form a similar focus in the centre of the view. Tall structures under construction and high level cranes would sit below the skyline of the Muirshiel rugged uplands beyond.

7.1.247 Walkers at Goldenberry Hill are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 5: Fairlie Viewpoint

7.1.248 The tops of tall structures and high level cranes would form the main visible element of the construction activities. These features would be visible above intervening trees on the bund of the lagoon wall as a prominent and discordant addition to the coastal view. Oblique views of the construction activities at the jetty would also be visible although would be less prominent in nature and extent. The overall character of the view would not be changed. Tall structures under construction and high level cranes would be visible against the sky.

7.1.249 People using the public open space are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 6: Black Hill Circular Walk, Clyde Muirshiel Regional Park

7.1.250 The construction site and activities would replace a large part of the area of disused/derelict land at Hunterston, forming a prominent, temporary addition to the view. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station and the former wind turbine testing facility would be partially altered. The scale and discordant nature of the activities would form a new focus in the centre of the view. Tall structures under construction and high level cranes would disrupt views to the Firth of Clyde seascape and offshore islands beyond.

7.1.251 Walkers using the Black Hill Circular Walk within the Regional Park are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 7: A78 Irvine Road

7.1.252 The tops of tall structures and high level cranes would form the only visible element of the construction activities. These features would be visible above intervening trees at Hunterston Castle as a noticeable addition to the rural view. The overall character of the view would not be changed. Tall structures under construction and high level cranes would be visible against a distant backdrop of hills and mountains around the Firth of Clyde.

7.1.253 Occupiers of vehicles travelling on the A78 Irvine Road are receptors of medium sensitivity to a small magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 8: Drummilling Hill, West Kilbride

7.1.254 The construction site and activities would form a minor, temporary addition to the view towards the coastline beyond a belt of trees. The character of the predominantly rural, coastal view in the context of energy infrastructure would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, recognisable feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a distant backdrop of hills and mountains around the Firth of Clyde.

7.1.255 Walkers at Drummilling Hill are receptors of high sensitivity to a small magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 9: Tarbert Hill, West Kilbride

7.1.256 The construction site and activities would be partially screened by intervening landform at Drummilling Hill and would form a minor, temporary addition to the view towards the coastline. The character of the coastal view of a settlement in a rural setting would be similar to the existing situation. The scale of the activities would be similar to the Hunterston Nuclear Power Station, forming an additional, recognisable feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a distant backdrop of hills and mountains around the seascape of the Firth of Clyde.

7.1.257 Walkers at Tarbert Hill are receptors of high sensitivity to a small magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 10: Kelburn Castle Estate, Clyde Muirshiel Regional Park

7.1.258 The tops of tall structures and high level cranes would form the only visible element of the construction activities. These features would be visible above intervening trees at Hunterston Castle as a noticeable and discordant addition to the rural view. The overall character of the view would not be changed. Tall structures under construction and high level cranes would break the skyline.

7.1.259 Visitors to the Kelburn Castle estate are receptors of high sensitivity to a small magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 11: Largs Viewpoint, Clyde Muirshiel Regional Park

7.1.260 The construction site and activities would replace a large part of the area of disused/derelict land at Hunterston, forming a prominent, temporary addition to the view. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station, settlements and marine development would be partially altered. The scale and discordant nature of the activities would form a new focus in the centre of the view. Tall structures under construction and high level cranes would be visible against a distant seascape and Ailsa Craig.

7.1.261 Walkers at Largs viewpoint within the Regional Park are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 12: Largs Promenade

7.1.262 The construction site and activities would form a prominent, temporary addition to the view beyond the coastline and lagoon walls. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station would be partially altered and the scale and discordant nature of the activities would form an additional focus in the centre of the

view. Tall structures under construction and high level cranes would be visible against the open sky.

7.1.263 People using the public space within the settlement are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 13: Great Cumbrae Island, Farland Point

7.1.264 The construction site and activities on the raised, tree and scrub fringed platform of land would form a prominent, temporary addition to the view across the Firth of Clyde. The character of the coastal view would be partially altered and the scale and discordant nature of the activities would form a new focus of the view in the wider context of the existing Hunterston Nuclear Power Station. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.265 Walkers at Farland Point are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 14: Great Cumbrae Island, Portachur Point

7.1.266 The construction site and activities on the raised, tree and scrub fringed platform of land would form a prominent, temporary addition to the view across Millport Bay. The character of the coastal view would be partially altered and the scale and discordant nature of the activities would form a new focus of the view in the wider context of the existing Hunterston Nuclear Power Station and settlement of Millport. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.267 Walkers at Portachur Point are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 15: Great Cumbrae Island, Millport town centre

7.1.268 The construction activities would form a prominent, temporary addition to the view across offshore islets in Millport Bay and headlands at Great Cumbrae. The character of the coastal view would be partially altered and the scale and discordant nature of the activities would form a new focus of the view in the wider context of the existing Hunterston Nuclear Power Station and settlement of Millport. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.269 People using the public open space within the settlement are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 16: Largs to Great Cumbrae Ferry

7.1.270 The construction site and activities would form a prominent, temporary addition to the transient view along the sea channel within the Firth of Clyde. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station would be partially altered and the scale and discordant nature of the activities would form an additional focus in the centre of the view. Tall structures under construction and high level cranes would be visible against the open sky.

7.1.271 Passengers on the ferry are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

7.1.272 Crew working on the ferry are receptors of low sensitivity to a medium magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 17: Routenburn Road, Clyde Muirshiel Regional Park

7.1.273 The construction site and activities would form a recognisable, temporary addition to the transient view along the sea channel within the Firth of Clyde. The character of the coastal view in the context of large scale energy infrastructure at the Hunterston Nuclear Power Station and moored vessels at the jetty would be partially altered and the scale and discordant nature of the activities would form an additional focus in the framed view. Tall structures under construction and high level cranes would be break the skyline of the rugged hills to the south.

7.1.274 Occupiers of vehicles travelling south on Routenburn Road within the Regional Park are receptors of medium sensitivity to a small magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 18: Waterhead Moor Muirshiel Wild Land Area

7.1.275 The tops of tall structures and high level cranes would form the only visible element of the construction activities. These features would be distantly visible above intervening landform as a minor, although recognisable addition to the rural view. The overall character of the view would not be changed. The tops of tall structures under construction and high level cranes would be visible against a backdrop of the seascape and islands of the Firth of Clyde.

7.1.276 Walkers within the Regional Park and Wild Land Area are receptors of very high sensitivity to a small magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 19: Isle of Bute, West Island Way, Area of Panoramic Quality

7.1.277 The construction activities would form a minor, temporary addition to the view across the seascape and between the islands of Great and Little Cumbrae towards the mainland. The character of the wild seascape view in the context of Millport, the moored vessel at the jetty and wind turbines would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, recognisable feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a backdrop of the Muirshiel rugged uplands.

7.1.278 Walkers using the West Island Way within an Area of Panoramic Quality are receptors of very high sensitivity to a small magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 20: Isle of Bute, Kilchattan Bay, Area of Panoramic Quality

7.1.279 The high level construction activities associated with the top of the tower would form a minor, temporary addition to the view across the seascape and between the islands of Great and Little Cumbrae towards the mainland. The character of the wild seascape view in the context of the rural settlement at Kilchattan Bay, Millport and the Hunterston Nuclear Power Station would be similar to the existing situation and the extent and nature of the activities would form an additional, recognisable feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a backdrop of the Muirshiel rugged uplands.

7.1.280 Walkers within an Area of Panoramic Quality are receptors of very high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 21: Mount Stuart estate

7.1.281 The tops of high level cranes would form the only visible element of the construction activities. These features would be seen above the intervening landform at Great Cumbrae as a barely discernible addition to the rural view. The overall character of the view would not be changed. The tops of high level cranes would be visible against a distant backdrop of the Muirshiel rugged uplands.

7.1.282 Walkers within an Area of Panoramic Quality are receptors of very high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 22: Toward Point

7.1.283 The tops of tall structures and high level cranes would form the only visible element of the construction activities. These features would be barely discernible in the distance above intervening landform at Great Cumbrae. The character of the wild seascape view in the context of the rural settlement at Toward would be very similar to the existing situation. The tops of tall structures under construction and high level cranes would be visible against a distant backdrop of the skyline of the Muirshiel rugged uplands beyond.

7.1.284 People using the public open space within the settlement are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 23: Dunoon Viewpoint, Firth of Clyde

7.1.285 The construction activities would form a barely discernible, temporary addition to the view along the sea channel between the hills of the mainland and Great Cumbrae. The character of the wild seascape view in the context of the settlement at Dunoon would be similar to the existing situation. The scale and discordant nature of the activities would form an additional, barely discernible feature in the centre of the view. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond.

7.1.286 People using the public open space within the settlement are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 24: Ardrossan to Isle of Arran Ferry

7.1.287 The tops of tall structures and high level cranes would form the only visible element of the construction activities in this transient view. These features would be barely discernible in the distance above intervening landform at Goldenberry Hill and immediately beyond the Hunterston Nuclear Power Station. The character of the wild seascape view in the context of the ferry would be very similar to the existing situation. The tops of tall structures under construction and high level cranes would be visible against a distant backdrop of the skyline of the Muirshiel rugged uplands beyond.

7.1.288 Passengers on the ferry are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

7.1.289 Crew working on the ferry are receptors of low sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 25: Isle of Arran, Brodick, National Scenic Area

7.1.290 The tops of tall structures and high level cranes would form the only visible element of the construction activities in this view. These features would be barely discernible in the distance above intervening landform at Goldenberry Hill and the Hunterston Nuclear Power Station. The character of the wild seascape view in the context of the coastal settlement would be the same as the existing situation. The tops of tall structures under construction and high level cranes would be barely discernible against a distant backdrop of the Clyde Muirshiel rugged uplands beyond.

7.1.291 People using the public open space within the settlement within a National Scenic Area are receptors of high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 26: Goat Fell, Isle of Arran National Scenic Area/ Wild Land Area

7.1.292 The construction site and activities would form a very minor although recognisable, temporary addition to this distant panoramic view. These features would be difficult to distinguish in the distance, on the coastline, beyond Little Cumbrae, in the context of development at the Nuclear Power Station, jetty, coastal settlements and wind farms. The composition and character of the wild mountain tops and the seascape would be the same as the existing situation. The construction activities would be barely discernible on the developed coastline, against a distant backdrop of the Muirshiel rugged uplands beyond.

7.1.293 Walkers within the mountains of the National Scenic Area/Wild Land Area are receptors of very high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 27: Corrie, Isle of Arran National Scenic Area

7.1.294 The construction activities would form a minor, temporary addition to the view across the seascape and beyond the island of Little Cumbrae towards the mainland. The character of the wild seascape view in the context of the Hunterston Nuclear Power Station and wind turbines would be similar to the existing situation and the scale and discordant nature of the activities would form an additional, barely discernible feature in the centre of the view. Tall structures under construction and high level cranes would be visible against a backdrop of the Muirshiel rugged uplands.

7.1.295 People using the public open space within the settlement within a National Scenic Area are receptors of very high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 28: Millstone Point on the Arran Coastal Way, National Scenic Area

7.1.296 The tops of tall structures and high level cranes would form the only visible element of the construction activities in this distant panoramic view. These features would be difficult to distinguish in the distance, on the coastline, beyond Little Cumbrae. The composition and character of the wild coastline and the seascape view would be the same as the existing situation. The tops of tall structures under construction and high level cranes would be barely discernible against a distant backdrop of the Clyde Muirshiel rugged uplands beyond.

7.1.297 Walkers using the Arran Coastal Path within the National Scenic Area are receptors of very high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 29: Stronchullin Hill in the Loch Lomond and the Trossachs National Park

7.1.298 The construction activities would form a barely discernible, temporary addition to the view along the sea channel between the hills of the mainland. These features would be difficult to distinguish

in the distance, on the coastline. The character of the wild hill tops and seascape beyond would be similar to the existing situation. Tall structures under construction and high level cranes would be barely discernible against the distant seascape beyond.

7.1.299 Walkers within the hills of the National Park are receptors of very high sensitivity to a negligible magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Assessment of Operational Effects

Landscape Effects

7.1.300 This section describes the effects of the operational phase of the Project, taking into account the proposed design, which is shown on Figure 2.2a. The assessment has been based on the maximum design parameters of the buildings required to accommodate the operational processes. This option is considered to lead to the worst-case effects in terms of landscape, seascape and visual impacts. The likely landscape effects that would result as a consequence of the Project are set out below.

Landscape Character

Site

7.1.301 The majority of the Project Site comprises a large area of post-industrial bare ground, rubble and hardstanding which remain following its previous use as the Hunterston Coal Yard and ore terminal. The deep water jetty for the mooring of vessels forms an extension of the Project Site into the Firth of Clyde and would be retained and improved as part of the proposed scheme. The level platform of land would be transformed through redevelopment as a cable factory. The existing earth bunds and mature tree and shrub planting to the east of the Project Site would not be affected by the development and would continue to provide a buffer to the transport corridors of the A78 and railway and the steeply rising landscape of the Clyde Muirshiel Regional Park to the east. The grassland and scrub which occupies a narrow strip of land on the western edge of the Project Site on the coastal fringes of the Southannan Sands would also be retained. The jetty would incorporate new gantry, lighting and roller-pathway infrastructure for the cable export system. Large vessels would continue to be moored, forming prominent elements in the seascape on a regular basis.

7.1.302 The Project would introduce large scale built development including a 185m high tower structure, access roads and hardstanding into the site, together with a scheme of landscape and ecological mitigation including planting. The elevations of buildings will incorporate a range of materials, finishes, textures and colours designed to break up the visual scale of the development and reference the various backdrops to views including the solidity of the rugged moorland and blocks of conifer plantations to the east and the more transient and changeable seascape of offshore islands and sea channels to the west. The proposals would include green and blue infrastructure to provide functioning external spaces within an industrial facility, connectivity with existing surrounding habitats and marine environments and outdoor spaces for people working within the facility.

7.1.303 The sensitivity of the urbanised landscape of the site is considered to be low. The large-scale industrial development would result in localised direct effects on a large part of the disused land at Peel Ports. However, the redevelopment of the Project Site would enable remediation of the existing poor site conditions and together with the use of appropriate architectural and landscape treatments, can deliver some beneficial effects that would partially offset any adverse effects of this large scale and prominent development.

7.1.304 The Project would occupy a large part of the previously developed coastal landscape where it transitions from rural, upland moorland in the east to a seascape of offshore islands to the west. The Project would also reuse the existing jetty for a cable export system. Whilst the change in character of a disused site to an industrial facility would not result in the loss of any important features or characteristics, the scale of the development would be large and prominent in a partly developed and industrial coastal context.

7.1.305 The operational phase of the Project would cause direct, long-term impacts to the character of the site. The low sensitivity site and large magnitude of adverse and some beneficial impacts would, on balance, result in a **Moderate** adverse effect at the site level, during the daytime, which is not significant.

7.1.306 Lighting within the Project Site and aviation safety lighting on the tower, would be introduced into a context of existing road lighting and buildings at Peel Port and would exert some adverse influence over the surrounding landscape and would potentially reflect in the sea. This would result in a **Moderate** adverse night time effect, which is not significant.

National Landscape

Raised Beach Coast and Cliffs LCT

7.1.307 The Project Site is located in the Raised Beach Coast and Cliffs LCT where it forms a thin strip of land on the western coastal edge of the mainland, facing towards the Firth of Clyde. Although much of the character type comprises farmland, the level terrace of land has provided an ideal location for settlements and communication corridors and in the vicinity of the Project Site, industrial land uses at Peel Port, deep water jetty and the former wind turbine testing facility and energy infrastructure at the Hunterston Nuclear Power Station and overhead power lines. Whilst the character study recognises that the extensive screen bunding and mature planting around the site currently screens the former coal terminal within the local community, the extent and height of the proposed development would represent a considerable increase in the scale of development that has historically existed in this location and therefore a greater influence over the surrounding area. The direct effects on the character of the Project Site are described above. The effects on the coastal character of the wider LCT are mainly as a result of the influence of a large scale industrial facility and the height and prominence of the tower structure which would set a new precedent within this coastal landscape. The redevelopment of the post-industrial site and the introduction of a group of large buildings of industrial character would intensify the urban character of this part of the North Ayrshire coastline. The tower, in particular, would form a new focus and landmark in the study area. The long term change in character of the wider landscape character type would be medium on a character type of medium sensitivity. The direct effect on the Raised Beach Coast and Cliffs LCT in the vicinity of the Project Site would be **Moderate** adverse during the day and at night, which would not be significant. Due to the scale of the development, the effects would extend to more distant parts of the LCT around the north-western and north-eastern coastal edge of the Isle of Arran however, effects on these parts of the LCT would be barely perceptible and no more than **Minor** adverse, which would not be significant.

Indirect Impacts on Landscape Character

7.1.308 Indirect impacts on the character of the wider study area during the operational phase of the Project would relate to the coastal landscapes of the mainland and the offshore island, all set around the seascape of the Firth of Clyde.

7.1.309 The Rugged Moorland Hills and Valleys LCT extends over the uplands of the Clyde Muirshiel Regional Park to the east and the Coastal Fringe with Agriculture LCT coincides with the Cumbrae islands to the west. These two character types would be located relatively close to the new development. Both LCT's are rural in character and the Rugged Moorland Hills and Valleys LCT includes an area designated as a Wild Land Area, although there is limited potential for influence

over this more highly valued part of the LCT due to the nature of the local topography. The group of large scale industrial buildings and associated infrastructure and the tall tower structure would form a prominent addition to the nearby, coastal landscape. There would be no loss of important features, elements or characteristics as a result of the proposed development in an adjoining character type. The improvement in the site conditions through redevelopment of a disused site would, to some extent, provide a beneficial impact for the two neighbouring LCT's. However, the influence that the scale and nature of the development is able to exert over the surrounding landscapes would lead to adverse effects on their rural character. The Rugged Moorland Hills and Valleys LCT and the Coastal Fringe with Agriculture LCT are landscapes of high sensitivity that would experience a medium magnitude of impacts resulting, on balance, in a **Moderate** adverse level of effect during the day and at night, which is not significant.

7.1.310 The Stepped Rocky Coastlines LCT and the Coastal Plain - Argyll LCT lie on the southern end of the Isle of Bute. The Rolling Farmland and Estates – Argyll LCT forms the central section of the Isle of Bute. The Rugged Upland - Ayrshire LCT and the Coastal Headlands LCT extend over the core and north end of the Isle of Arran and the Steep Ridges and Hills LCT forms an area of upland rising from sea lochs on the mainland to the north. The scenic qualities and wild character of several of these LCT's are recognised through national designations. The Rugged Upland - Ayrshire LCT, coincides with the North Arran Wild Land Area and the North Arran National Scenic Area. The Coastal Headlands LCT coincides with the North Arran National Scenic Area. The Steep Ridges and Hills LCT coincides with the Loch Lomond and the Trossachs National Park. These character types would be located at mid to long distances (approximately 10 to 30km) from the Project Site. The proposed development, particularly the high level tower structure, would form a distant industrial feature within the backdrop of wider views with a minimal ability to influence character or would form a prominent foreground feature within views towards these distant, attractive landscapes. The influence over distant landscapes of high to very high sensitivity would result in a small or negligible magnitude of change and a **Minor** adverse level of effect during the day or at night, which is not significant.

7.1.311 The Steep Ridges and Mountains LCT forms upland peninsulas which rise out of the sea and sea lochs of the inner Firth of Clyde to the north. The relationship between the proposed development and the LCT is restricted by the presence of the island of Great Cumbrae which lies within the sea between the Project and the receptor. The proposed development, particularly the high level tower structure, would form a distant industrial feature within the backdrop of narrow views along the Firth of Clyde with a limited potential to adversely influence character or would form a prominent foreground feature within views north towards the ridge tops of this distant landscape. The influence over distant landscapes of high sensitivity would result in a negligible magnitude of change and a **Minor** adverse level of effect during the day or at night, which is not significant.

Seascape Character

National Coastal Character Types

7.1.312 At a national scale, the Outer Firth with Islands Coastal Character Type is focused on the location of the Project Site and extends out west to the eastern shores of the islands of Arran and Bute and north to the mainland of mountains and sea lochs and south to Ayrshire coast. These areas coincide relatively closely with the extent of the ZTV and the limits of the study area for this assessment. The landscape of the islands of Arran and Bute include NSA's and a WLA, the core of the Clyde Muirshiel Regional Park is designated as a WLA and the mainland to the north forms the southern limits of the Loch Lomond and the Trossachs National Park. These are all upland landscapes of high or very high sensitivity that form a backdrop or focal points within the seascape character area and help to define it as a single unit at a national scale. The presence of this surrounding elevated landscape enables panoramic views across the seascape in all directions to be gained and allows much of the area to be experienced as a single unit defined by the geographical extent of the Firth of Clyde.

7.1.313 In terms of effects on the perceptual qualities of the seascape, living within this area or travelling through by land or sea, the seascape and coastal landscape can be experienced as a whole. The proposed development would regularly, although not constantly, form a recognisable, prominent or dominant new feature within the study area that has the ability to influence, to some extent, the seascape of the coastal character type as a whole. The industrial character of the proposal is not particularly different to the previous uses of the land within the Project Site over the previous 50 years however, the scale would make it the most prominent development in the region of the Firth of Clyde. The tower structure would form a new landmark apparent when moving through the complex series of sea channels, travelling on the coast road and railway and walking the core paths of the coastlines, hills and mountains. The vertical form of the tower would be visible breaking the skyline of the rugged uplands of the Clyde Muirshiel Regional Park and WLA or the horizontal forms of the offshore islands and sea channels of the Cumbraes, Bute and Arran, which include a WLA, NSA and SLA's.

7.1.314 The assessment of landscape character types within the study area undertaken earlier in this chapter comprises the individual, distinctive areas and elements of the landscape within and around the Firth of Clyde. Areas of landscape in close proximity to the Project Site generally experienced a Moderate adverse level of effect. Parts of the very highly valued North Arran NSA/WLA and Waterhead Moor – Muirshiel WLA would also experience moderate adverse effects due to potential effects on their Special Qualities relating to distant views and tranquillity. Other landscape character types within the study area were considered to experience Minor or Negligible adverse levels of effects. None of these effects are considered to be significant in isolation however, when considered collectively, they help to inform the assessment of the seascape as a whole.

7.1.315 Direct effects on the low sensitivity disused land of the Project Site as a result of the operational phase are considered to be **Moderate** adverse, as described above for the Raised Beach Coast and Cliffs LCT.

7.1.316 The character of the Project Site, immediate surroundings and parts of the nearby coastline are generally uncharacteristic of the wider seascape due to the presence of industry, energy infrastructure, disused land and coastal development. When considered at a national seascape scale the Outer Firth with Islands Coastal Character Type includes nationally designated landscapes of recognised scenic quality which elevates areas to a high and very high sensitivity. Overall, when considered as a single seascape unit, its sensitivity is medium to very high and the magnitude of change would be medium, resulting in a **Moderate to Major** adverse level of effect in the long term, which is significant.

Landscape/Seascape Designations

7.1.317 The following section describes the effects on the character of landscapes and seascapes which are designated either nationally or locally for their scenic quality and specifically the special qualities which they exhibit.

National Parks

7.1.318 The Loch Lomond and the Trossachs National Park lies approximately 26 km to the north of the Project Site. Assessment of the effects of the proposed development on the special qualities of the national park during operation are as follows in Table 7.11.

Table 7.11: Assessment of Effects on the Special Qualities of National Parks

Special Quality	Assessment of Effect
Loch Lomond and the Trossachs National Park	
The scenery, historic associations and the piers and buildings	The physical attributes of sea lochs, forested glens, farmed strath floors, designed landscapes and vernacular buildings would not be directly

Special Quality	Assessment of Effect
associated with sea lochs and marine environment which are unique to this part of the National Park	affected by the proposed development. There would be **No Change** to these special qualities.
Forested glens, in particular the Atlantic Oak woodlands	
The large number of historic sites	
Small areas of farmed strath floors and vernacular farm buildings	
Designed landscapes	
Scenic and recreation qualities of inland lochs and sea lochs including Loch Eck and Loch Goil	
Open upland hills	The upland hills and mountains within the National Park form a distant, large scale and distinctive backdrop to some views from the coastal landscapes and seascape of the Firth of Clyde. The tall tower structure in particular would be visible on the coastal platform, in front of this backdrop, creating some degree of disruption to the shape and form of the landscape and character of views towards the National Park. The perception of these scenic qualities would be altered to some extent through the addition of the tower structure to views north to the inner Firth. The proposals would represent a redevelopment of an existing disused site within an area of historic large scale industrial development. The intrinsic sensitivity of the special quality of the National Park to change is high. However, the magnitude of change would depend on the relative scale and importance of views of the hills and mountains and the extent of existing development in views of the settled coast ranging from negligible to small. The level of effect would range from **Negligible to Minor** adverse, which is not significant.
The scenic qualities of the combination of the mountains and sea creating a Norwegian Fjord effect	
The feeling of tranquillity and peacefulness	The perception of tranquillity and peacefulness experienced within the National Park would not be changed as a result of the distant development at the Project Site. Distant views to the backdrop of the uplands and mountains of the National Park contribute to the scneic quality of the Firth of Clyde and the perception of tranquillity and peacefulness however, the change to this perceptual response as a result of the additon of the proposed development to views would be in the context of other coastal developments. There would be an intensification of development and a slight decrease in the perceptual quality. The intrinsic sensitivity of the special quality of the National Park to change in this context is medium. The magnitude of change would depend on the contributon that the distant hills make to the overall feeling of tranquillity, considered to range from negligible to small. The level of effect would be **Negligible** adverse, which is not significant.

National Scenic Areas

7.1.319 The North Arran NSA lies approximately 17 km to the south-west of the Project Site. Assessment of the effects of the proposed development on the special qualities of the NSA during operation are as follows in Table 7.12.

Table 7.12: Assessment of Effects on the Special Qualities of National Scenic Areas

Special Quality	Assessment of Effect
North Arran NSA	
A mountain presence that dominates the Firth of Clyde	The large scale and distinctive profile of the rugged mountains and coastline of the northern parts of the Island of Arran form a focus within

Special Quality	Assessment of Effect
	the Firth of Clyde and a dominant feature when in close proximity. The tall tower structure in particular would be visible on the coast of the mainland, in the foreground of views out to sea, creating some degree of disruption to the landforms and sea channels of the seascape and character of views towards the NSA. The perceptual response of people to the scenic qualities of the island would be altered in some views, mainly from the west facing slopes of the Clyde Muirshiel Regional Park and fringes of the Waterhead Moor – Muirshiel WLA. However, many of these views are gained in the current context of disused, post-industrial land, which through redevelopment would provide beneficial effects that would, to some extent offset any adverse effects. The intrinsic sensitivity of the special quality of the NSA to change is high. The magnitude of change would depend on the extent of existing development in views of the settled coast ranging from negligible to medium. The level of effect would range from **Negligible to Moderate** adverse, which is not significant.
The contrast between the wild highland interior and the populated coastal strip	The physical attributes of wild highlands and distinctive coastline which are geologically, historically and ecologically important and form a valued recreational resource would not be directly affected by the proposed development. There would be **No Change** to these special qualities.
The historical landscape in miniature	
A dramatic, compact mountain area	
A distinctive coastline with a rich variety of forms	
One of the most important geological areas in Britain	
An exceptional area for outdoor recreation	
The experience of highland and island wildlife at close hand	
Kyles of Bute NSA	
The drama of the Kyles	The physical attributes of the dramatic landscape/seascape comprising woodland, rocky outcrops, small fields, and settlement would not be directly affected by the proposed development. There would be **No Change** to these special qualities.
Verdant woodland on the enclosing hills	
Rocky outcrops punctuating the wooded slopes	
Small fields between the water and the woods	
The juxtaposition of human settlement and a wider undeveloped landscape of sea and hills	
The gradual transition from land to sea in Loch Rue	
A peaceful landscape of constant movement	The upland hills above the linear sea lochs within the NSA form a distant, backdrop to some views from the coastal landscapes and seascape of the Firth of Clyde. The tall tower structure in particular would be visible on the coastal platform, in front of this backdrop, creating some degree of disruption to the shape and form of the landscape and character of views towards the NSA. The perception of these scenic qualities would be barely altered through the addition of the tower structure to views north-west between the Isle of Bute and the mainland at Toward. The proposals would represent a redevelopment of an existing disused site within an area of historic large scale industrial development. The intrinsic sensitivity of the special quality of the NSA to change in this context is medium due to the very limited visibility either to or from the NSA. However, the magnitude of change would depend on the relative scale and importance
The ever-changing vistas	

Special Quality	Assessment of Effect
	to views of the hills and sea lochs and the extent of existing development in views of the settled coast which would be negligible. The level of effect would be **Negligible** adverse, which is not significant.

Wild Land Areas

7.1.320 Waterhead Moor – Muirshiel WLA lies approximately 6 km to the north-east of the Project Site and the North Arran WLA lies approximately 20 km to the south-west of the Project Site. Assessment of special qualities of the WLA are as follows in Table 7.13.

Table 7.13: Assessment of Effects on the Special Qualities of Wild Land Areas

Special Quality	Assessment of Effect
Waterhead Moor – Muirshiel WLA	
A wild land area with a surprisingly strong sense of naturalness	The physical attributes of rugged moorland would not be directly affected by the proposed development. There would be **No Change** to this special quality.
Few human elements within the WLA, in contrast to the surrounding landscape	The proposed development would add to the collection of existing developments in the surrounding areas including settlements, wind farms, power lines, transport infrastructure and coastal industrial infrastructure. These human elements form a contrast to the natural and wild qualities of the WLA and would be intensified following development. There would be **No Change** to this special quality.
An area where wild land qualities are restricted in extent, but which can be widely appreciated from the surrounding areas	The western fringes of the plateau form a rugged backdrop to many views from the seascape and offshore islands of the Firth of Clyde. Very limited parts of the visible landscape lie within the WLA. The tall tower structure in particular would be visible on the coastal platform, in front of this backdrop, creating some degree of disruption to the shape and form of the landscape and character of views towards the WLA. The perceptual response to the wild qualities of the landscape from surrounding areas would be diminished to varying degrees as a result of the proposals. The intrinsic sensitivity of the special quality of the WLA to change is high. The magnitude of change would depend on the extent of existing development in views of the settled coast and wind farms ranging from negligible to small. The level of effect would range from **Negligible to Minor** adverse, which is not significant.
North Arran WLA	
A readily accessible area, but with strong wild land attributes, especially within the remote interior	The physical attributes of rugged, isolated mountains and foothills would not be directly affected by the proposed development. The accessibility and naturalness of the WLA would be unchanged by the proposed development. There would be **No Change** to these special qualities.
The contrast in experience between the rugged east and smoother and more remote mountain ranges	
A strong sense of naturalness, with unmodified catchment systems and little intensive land use within the wild land area	
A landscape that is well defined, whose rugged qualities are widely experienced from the surrounding areas	The large scale and distinctive profile of the rugged mountainous interior of the northern parts of the Island of Arran form a focus within the Firth of Clyde and a dominant feature when in close proximity. The tall tower structure in particular would be visible on the coast of the mainland, in the foreground of views out to sea, creating some degree of disruption to the landforms and sea channels of the seascape and character of views towards the WLA. The perceptual response of people to the wild qualities of the islands' mountainous interior would be altered in some views, mainly from the west facing slopes of the Clyde Muirshiel Regional Park and

Special Quality	Assessment of Effect
	fringes of the Waterhead Moor – Muirshiel WLA. However, many of these views are gained in the current context of disused, post industrial land, which through redevelopment would provide beneficial effects that would, to some extent offset any adverse effects. The intrinsic sensitivity of the special quality of the WLA to change is high. The magnitude of change would depend on the extent of existing development in views of the settled coast ranging from negligible to medium. The level of effect would range from **Negligible to Moderate** adverse, which is not significant.

Special Landscape Areas

7.1.321 The Mainland SLA north-east of the Project Site coincides with the Waterhead Moor – Muirshiel WLA and the Clyde Muirshiel Regional Park within the Rugged Moorland Hills and Valleys LCT. This designated landscape would form a large part of the context of the proposed development Indirect effects. The large scale industrial buildings and tall tower would exert an adverse influence over the rural character of the nearby upland landscape. The Project would form the most prominent industrial development in a partially developed coastal location that would affect the setting of the west facing flanks of the SLA. The influence over this nearby locally designated landscape of high sensitivity would result in a medium magnitude of change and a **Moderate** adverse level of effect, which is not significant.

7.1.322 The Arran SLA coincides with the North Arran NSA and the North Arran WLA within the northern half of the islands mountainous core and Rugged Upland - Ayrshire LCT and the Coastal Headlands LCT. This designated landscape would be located more than 20 km from the Project site. The development, even though large in scale and industrial in character would, mainly due to the separation distance, have limited influence over the attractive, wild character of the island. The cluster of industrial buildings and tall tower structure would form a recognisable although distant feature within the backdrop of wider views for the eastern flanks of mountains and hills within Arran. The influence over distant landscapes of high to very high sensitivity would result in a negligible to medium magnitude of change and a **Negligible to Moderate** adverse level of effect, which is not significant.

7.1.323 The Great and Little Cumbrae SLA's west of the Project Site coincide with part of the Coastal Fringe with Agriculture LCT. The islands are located approximately 1.2 and 4.2 km from the site and would form a large part of the landscape and seascape context of the proposed development. The large scale industrial buildings and tall tower would exert an adverse influence over the rural and wild coastal character of the nearby offshore islands. The Project would form the most prominent industrial development in a partially developed coastal location that would affect the setting of the east and north-east facing flanks of the islands, affecting the setting of these landscape designations. The influence over these nearby locally designated island landscapes of medium sensitivity would result in a medium magnitude of change and a **Moderate** adverse level of effect, which is not significant.

Visual Effects

Private Views from Residential Properties

Biglies Farm

7.1.324 People within rooms on the front elevation of this property would gain filtered views through young woodland towards the coastline. The cable factory would form a prominent addition and new focus to the view. The cluster of low to medium height buildings and the tall tower building would be large in scale and mass. The composition of the view would be altered and the character of the predominantly rural, coastal view in the context of energy infrastructure at Hunterston Nuclear

Power Station and overhead power lines would be partially changed. The tower structure would be visible as an industrial feature against an attractive backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.325 Occupiers of Biglies Farmhouse are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Major** adverse level of effect in the day and at night, which is significant.

7.1.326 Poteathbank Cottage

7.1.327 The cable factory is likely to be screened by the mature woodland belt and earth bund in the foreground of this view. Some filtered and glimpsed views through trees of the top of the tower structure may be possible, more so in the winter.

7.1.328 Occupiers of Poteathbank Cottage are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Glenside Cottage

7.1.329 The proposed development would replace views of part of the area of disused/derelict land at Hunterston, providing some beneficial effects. The cable factory would form a prominent addition and new focus to the view. The cluster of lower to medium height buildings and the tall tower building would be large in scale and mass. The composition of the view would be altered and the character of the predominantly rural, coastal view in the context of the disused turbine testing site and the deep water pier would be partially changed. The tower structure would be visible as an industrial feature against an attractive backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.330 Occupiers of Glenside Cottage are receptors of high sensitivity to a large magnitude of change in view, resulting in a **Major** adverse level of effect in the day and at night, which is significant.

Fencefoot Farmhouse and Cottage

7.1.331 The proposed development is likely to be screened by the mature woodland belt and earth bund in the foreground of this view. Some filtered and glimpsed views through trees of the top of the tower structure may be possible, more so in the winter.

7.1.332 Occupiers of Fencefoot Farmhouse and Cottage are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Southannan Mains (2 no. residential properties)

7.1.333 People within rooms on the front elevation of the eastern property would gain filtered views through trees towards the coastline. The proposed development would form a prominent addition and new focus to views beyond belts of trees and railway embankment. The tops of the cluster of medium height buildings and the tall tower building would be large in scale and mass. The character of the predominantly rural, coastal views in the context of transport corridors and some coastal development would be altered and the development would form a prominent industrial feature in the centre of the view. Development would be visible against an attractive backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.334 Occupiers of the eastern property at Southannan Mains Cottage are receptors of high sensitivity to a large magnitude of change in view, resulting in a **Major** adverse level of effect in the day and at night, which is significant.

7.1.335 People within rooms on the front elevation of the western property would gain heavily filtered views through trees along railway lines, the A78 and the woodland belt along the eastern edge of the Project Site. The proposed development is likely to be screened by the vegetation. Some filtered

and glimpsed views through trees of top of the tower structure may be possible, more so in the winter.

7.1.336 Occupiers of the western property at Southannan Mains are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Southannan Estate (approx. 10 no. residential properties)

7.1.337 The proposed development is likely to be screened by the mature woodland which surrounds these properties. Some filtered and glimpsed views through trees of the top of the tower structure may be possible, more so in the winter.

7.1.338 Occupiers of the cluster of approximately 10 properties are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Views from Industrial and Commercial Premises

Fairlie Furniture/Fairlie Woodfuel

7.1.339 The proposed development is likely to be screened by the mature woodland which surrounds these properties. Some filtered and glimpsed views through trees of the top of the tower structure may be possible from within the warehouses and from external spaces, more so in the winter.

7.1.340 Occupiers of the commercial properties are receptors of low sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Peel Ports

7.1.341 The proposed development would replace views of part of the area of disused/derelict land at Hunterston, providing some beneficial effects. The cable factory would form a dominant addition and new focus to the view. The cluster of lower to medium height buildings and the tall tower building would be large in scale and mass obscuring views beyond to the south. The composition of the view would be altered through the addition of a large scale industrial development and the character of the coastal view in the context of disused land would be considerably changed. Oblique views to the Firth of Clyde seascape would be retained.

7.1.342 Occupiers of the commercial properties are receptors of low sensitivity to a large magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Sequential Views from Core Paths and Long Distance Recreational Routes

Ayrshire Coastal Path

7.1.343 Walkers using the Ayrshire Coastal Path are able to travel along the majority of the coastline of the mainland within the study area. When walking north towards the Project Site between Hunterston Nuclear Power Station and the woodland planting south of the Project Site views from this 2 km section of path would be represented by viewpoints 1 and 2. When walking south towards the Project Site between Routenburn and Largs and Largs and Fairlie views from this 12 km section of path are represented by viewpoints 17, 12 and 5. The cluster of buildings at the new development would be visible within a fringe of well developed scrub and trees and in the context of Hunterston Nuclear Power Station and the settlements of Fairlie and Largs. The large scale of the buildings and in particular the height of the main tower structure would form a prominent, addition to the view. The character of the series of coastal views would be altered and the scale and nature of the development would form a new focus within a journey along the coast of the mainland. The

development would at times form the largest industrial feature in the landscape and the tower structure would break the skyline of the Clyde Muirshiel rugged uplands beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. People walking on the path are receptors of high sensitivity to a small to medium magnitude of change in transient views, resulting in a **Minor** adverse level of effect where views are mid-distance or the development is partially visible to **Major** adverse level of effect in the day and at night where views are near and/or the development is prominent, which as a sequence of views experienced over an entire journey is significant.

Isle of Bute Long Distance Recreational Route

7.1.344 Walkers using the West Island Way on the Isle of Bute would gain views towards the Project Site from short sections of the route within a 3 km journey in the southern half of the island, represented by viewpoints 19 and 20. The buildings and in particular the tower structure, would form a minor, although recognisable addition to a sequence of views across the seascape of the Firth of Clyde, between the islands of Great and Little Cumbrae. The character of the wild seascape views in the context of existing settlements and infrastructure would be similar to the existing situation and the scale and industrial character of the proposed development would form an additional feature in views. The Project would be visible against a backdrop of the Clyde Muirshiel rugged uplands. The proposed lighting would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. Walkers using the West Island Way are receptors of very high sensitivity to a negligible to small magnitude of change in view, resulting in a **Minor to Moderate** adverse level of effect in the day and at night, which as a sequence of views experienced over an entire journey is not significant.

Isle of Arran Long Distance Recreational Route

7.1.345 Walkers using the Arran Coastal Way on the north and east sides of the island are represented by viewpoints 25, 27 and 28 would provide opportunities for views from approximately 23 km of the path. The new built form would be barely discernible at this distance, forming a very slight intensification of development on the mainland. The top of the main tall tower of this industrial development would be visible in the context of the development at the Hunterston Nuclear Power Station against a backdrop of the rugged uplands at the Clyde Muirshiel Regional Park. The composition and character of the wild seascape views would be substantially unaltered. Aviation warning lights on the tower would be visible at a high level as very distant light sources. Walkers using the Arran Coastal Way are receptors of very high sensitivity to a negligible to small magnitude of change in view, resulting in a **Negligible to Minor** adverse level of effect in the day and at night, which as a sequence of views experienced over an entire journey is not significant.

Sequential Views from Transport Routes

Railway

7.1.346 Where the railway lies in close proximity to the eastern edge of the Project Site views of the lower to medium height buildings within the proposed development are likely to be screened by the vegetation beside the railway and mature woodland on the earth bund on the eastern edge of the Project Site. Views of the top of the tower structure are likely to be heavily filtered by layers of intervening vegetation.

7.1.347 Where the railway crosses more open areas of the landscape north and south of the Project Site the vegetation on railway embankments would filter views of the cluster of buildings and central tall tower structure. The proposed development would be large in scale and industrial in character, at times forming a prominent addition to filtered views towards the coastline, although the oblique nature of the views would limit the opportunity to gain clear views. The character of the predominantly rural, coastal views in the context of energy infrastructure at Hunterston Nuclear

Power Station and overhead power lines would be similar to the existing situation although the new buildings would form the focus of some views experienced over a short period of a journey. The development would be visible against an attractive backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.348 Occupiers of trains travelling on a 5.5 km section of the railway within the study area are receptors of medium sensitivity to a negligible to medium magnitude of change in transient views, resulting in a **Negligible adverse level of effect where views are mid-distance of largely obscured to Moderate** adverse level of effect in the day and at night where views are near and/or the development is prominent, which is not significant.

A78 Irvine Road

7.1.349 Where the road lies in close proximity to the eastern edge of the Project Site views of the low to medium height buildings within the proposed development are likely to be screened by the mature woodland on the earth bund on the eastern edge of the Project Site. Views of the top of the tower structure are likely to be heavily filtered by layers of intervening vegetation.

7.1.350 Where vehicles are travelling on a 3.5 km section of the road between West Kilbride and the site, the pastural landscape would allow a series of more open views. When travelling north occupiers of vehicles would gain views across farmland towards the cluster of buildings and central tall tower structure. The proposed development would be large in scale and industrial in character, rising above woodland planting at Hunterston Castle and forming a new focus and at times the most prominent element in views north along the Firth of Clyde. The character of the predominantly rural, coastal views in the context of energy infrastructure at Hunterston Nuclear Power Station and overhead power lines would be similar to the existing situation although the new buildings would change the composition of the views experienced over a short period of a journey. The development would be visible against an attractive backdrop of offshore islands and hills and mountains around the Firth of Clyde.

7.1.351 Vehicles travelling south towards the Project Site on a 2 km section of the A78 would pass through a relatively open coastal landscape between the settlements of Largs and Fairlie and Fairlie and the site. The large scale industrial development would form a prominent new focus for views south along the Firth of Clyde, visible in the context of marinas, jetties and piers. Oblique views to the attractive seascape of offshore islands would be retained.

7.1.352 Occupiers of vehicles travelling on a 5.5 km section of the road within the study area are receptors of medium sensitivity to a negligible to medium magnitude of change in transient views, temporarily resulting in a **Negligible** adverse level of effect where views are mid-distance or partially obscured to **Moderate** adverse level of effect in the day and at night where views are near and/or the development is prominent in the view. Due to the ability to gain a consistent sequence of relatively open views of the new development in the landscape the sequential visual effects on occupiers of vehicles would be significant, particularly for the section of road south of the Project Site.

Views from the Sea

7.1.353 Occupiers of yachts, motor boats and kayaks and people using paddle boards and wind surf boards would all have the potential to gain near, open views towards the Project Site. The proposed development would replace views of a large part of the area of disused/derelict land at Hunterston, providing some beneficial effects. The cable factory would form a prominent and at times dominant addition and new focus to the view. The cluster of low to medium height buildings and the tall tower building would be large in scale and mass obscuring views beyond, mainly towards the rugged uplands of the Clyde Muirshiel Regional Park. The composition of views would be altered through the addition of a large scale industrial development and the character of the coastal view in the context of disused land, Hunterston Nuclear Power Station and the former wind

turbine testing facility would be considerably changed. Oblique views north and south along the Firth of Clyde would, to some extent, be retained.

7.1.354 The same group of marine based receptors would also be able to gain more distant views towards the new development as a prominent addition to the coastal landscape from the wilder and highly scenic character of areas around the offshore islands within the wider seascape.

7.1.355 Marine based receptors are of medium to high sensitivity to a negligible to large magnitude of change in transient views, resulting in a **Negligible** adverse level of effect where receptors are of medium or low sensitivity with mid to long range views to **Major** adverse level of effect in the day and at night where receptors are high sensitivity or have near views of development, which is significant.

7.1.356 To illustrate the effects of the Project photomontages for each of the 29 viewpoint locations have been prepared at Figure 7.10. The Project has been illustrated within a single frame baseline photograph in two different formats. Firstly, as a basic mass model which represents realistically dimensioned building blocks and main infrastructure elements and secondly as maximum parameter forms for each main building block or element of infrastructure.

7.1.357 Detailed below are descriptions of the change in view and visual impacts associated with the completion of the Project and long-term effects during operation, including receptors at the 29 viewpoint locations.

Effects on Receptors at Representative Viewpoints

Viewpoint 1: Power Station Road/Ayrshire Coastal Path

7.1.358 The cluster of buildings at the new development would be visible on the raised platform of land which lies on the edge of the mainland. The existing fringe of well developed scrub and trees which lies around the coastline would screen the base of the development and low level infrastructure and help to merge it with the tree belts and green corridors of the surrounding locality. The large scale of the buildings and in particular the height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be altered and the scale and nature of the development would form a new focus of the view and the largest industrial feature in the landscape. The tower structure would break the attractive skyline of the Clyde Muirshiel rugged uplands beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.359 Walkers using the Ayrshire Coastal Path are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Major** adverse level of effect in the day and at night, which is significant.

Viewpoint 2: Power Station Road/Ayrshire Coastal Path

7.1.360 The cluster of buildings at the new development would be visible across remnant grazing farmland and the disused platform of the former wind turbine test site, which lies on the edge of the mainland. The limited extent of existing scrub around the coastline would provide minimal screening of the base of the development. The large scale of the buildings and in particular the height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of the more prominent Hunterston Nuclear Power Station, although the scale and nature of the development would form a new focus of this part of the view. The tower structure would break the attractive skyline of the Clyde Muirshiel rugged uplands beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.361 Walkers using the Ayrshire Coastal Path are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 3: Hunterston Castle and House

7.1.362 The tower structure would form the main visible element of the new development, together with part of the top of the tallest building within the scheme. These features would be visible above intervening trees at Hunterston Castle as a prominent and somewhat incongruous addition to the rural view where no other industrial infrastructure is visible. The overall character of the view would not be changed however, the focus of the view would. The tower would rise above the attractive backdrop of the rugged Clyde Muirshiel uplands beyond. The majority of proposed lighting associated with the scheme would be largely screened by vegetation however, the rows of aviation warning lights on the tower would be visible against a dark sky.

7.1.363 Residents accessing the castle on foot are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 4: Goldenberry Hill

7.1.364 The cable factory development would replace a large part of the visible area of disused/derelict land at Hunterston, providing some beneficial visual effects. The cluster of low and medium scale buildings and the central tall tower structure would be visible on the coastline beyond the wooded estate surrounding Hunterston Castle at the base of the hill. The large scale of the buildings and in particular the height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of the large scale infrastructure at the Hunterston Nuclear Power Station, moored vessel at the deep water pier, overhead power line pylon towers, industrial buildings around the Project Site and the communications tower at Goldenberry Hill, although the scale and nature of the development would form an additional focus within this view. The tower structure would sit below the level of the undulating skyline of the Clyde Muirshiel uplands beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark however, the wider context of settlements and the Nuclear Power Station would be well lit. The rows of aviation warning lights on the tower would extend lighting up to a higher level.

7.1.365 Walkers at Goldenberry Hill are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 5: Fairlie Viewpoint

7.1.366 The top of the tower structure would form the only visible element of the new development. This would be visible above intervening trees on the bund of the lagoon wall as a prominent and somewhat incongruous addition to the coastal. Oblique views of the jetty incorporating additional gantries would also be visible although would be less prominent in nature and extent. Vessels moored at the jetty would remain a prominent visible feature. The overall character of the view would not be changed however, the focus of the view would. The majority of proposed lighting associated with the scheme would be screened by vegetation however, the rows of aviation warning lights on the tower would be visible against a dark sky.

7.1.367 People using the public open space are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 6: Black Hill Circular Walk, Clyde Muirshiel Regional Park

7.1.368 The cable factory development would replace a large part of the visible area of poor quality, disused/derelict land at Hunterston, providing some beneficial visual effects in the daytime, although not relevant at night. The elevated location would enable a view of the roofscape of the low to medium height buildings to be gained. The tall tower structure rises out of this development, the top of which would be at the eye level of the viewer. The proposed development would be visible on the coastline beyond the belts of mature highway planting associated with the A78 Irvine Road. The extent of land covered by the buildings and the height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of the large scale infrastructure at the Hunterston Nuclear Power Station, moored vessel at the deep water pier, industrial buildings around the Project Site and the former turbine testing facility within the sea. However, the scale and nature of the development would form a new focus within this view. The tower structure would be visible against the attractive seascape of the Cumbraes, Bute and Arran. The tower would sit below the level of the horizon although the vertical form would conflict with the horizontal forms of the seascape. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark however, the wider context of settlements and the Nuclear Power Station would be well lit. The rows of aviation warning lights on the tower would be visible against the dark seascape.

7.1.369 Walkers at Black Hill are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day, which is not significant and **Major adverse** at night, which is significant.

Viewpoint 7: A78 Irvine Road

7.1.370 The tower structure would form the main visible element of the new development, together with the top of the tallest building within the scheme. These features would be visible above intervening trees within the rural landscape and at the base of the rising land at the Clyde Muirshiel Regional Park. The scale and nature of the development would form a prominent and somewhat incongruous addition to the rural view where no other industrial infrastructure is visible. The overall character of the view would not be changed however, the focus of the view would. The tower would rise above the attractive backdrop of the rugged Clyde Muirshiel uplands beyond and the wider context of attractive hills and mountains surrounding the Firth of Clyde. The majority of proposed lighting associated with the scheme would be largely screened by vegetation however, the rows of aviation warning lights on the tower would be visible against a dark sky.

7.1.371 Occupiers of vehicles travelling north on the A78 are receptors of medium sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 8: Drummilling Hill, West Kilbride

7.1.372 The tower structure would form the main visible element of the new development, although several other low and medium level buildings would also be visible. These features would be visible above intervening land form and trees within the rural landscape at the base of the rising land at the Clyde Muirshiel Regional Park. The scale and nature of the development would form a prominent addition to the largely rural view in the context of coastal settlements, Hunterston Nuclear Power Station, moored vessel at the deep water pier, overhead power lines and the former turbine testing facility within the sea. The overall character of the view would not be changed however, the focus of the view would. The tower would rise above the attractive seascape backdrop of the hills and mountains surrounding the Firth of Clyde. The majority of proposed lighting associated with the scheme would be largely screened by landform and vegetation however, the rows of aviation warning lights on the tower would be visible against a backdrop of dark sea and lit ribbons of coastal settlements.

7.1.373 Walkers at Tarbert Hill are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 9: West Kilbride, Tarbert Hill

7.1.374 The tower structure would form the main visible element of the new development, although the top of the tallest building would also be visible. These features would be visible above intervening land form and trees within the rural landscape at the base of the rising land at the Clyde Muirshiel Regional Park. The scale and nature of the development would form a prominent addition to the largely rural view largely due to its form rather than scale within the view. The change in view would be visible in the context of West Kilbride in the foreground, other coastal settlements, Hunterston Nuclear Power Station, moored vessel at the deep water pier and overhead power lines. The overall character of the view would not be changed and although the seascape of the Firth of Clyde would remain the focus of the view, the vertical form of the tower would contrast with this. The tower would rise above the attractive seascape backdrop of the hills and mountains surrounding the Firth of Clyde. The majority of proposed lighting associated with the scheme would be largely screened by landform and vegetation and the rows of aviation warning lights on the tower would be visible against a backdrop of dark sea and lit ribbons of coastal settlements.

7.1.375 Walkers at Tarbert Hill are receptors of high sensitivity to a small magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 10: Kelburn Castle Estate, Clyde Muirshiel Regional Park

7.1.376 The tower structure would form the only visible element of the new development. This feature would be visible above intervening trees at Kelburn Castle as a recognisable and somewhat incongruous addition to the parkland estate view where no other industrial infrastructure is visible. The overall character of the view would not be changed however, the tower would form a new focus. The majority of proposed lighting associated with the scheme would be largely screened by vegetation however, the rows of aviation warning lights on the tower would be visible against a dark sky.

7.1.377 Visitors to the Kelburn Castle estate are receptors of high sensitivity to a small magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 11: Largs Viewpoint, Clyde Muirshiel Regional Park

7.1.378 The cable factory development would replace a large part of the visible area of poor quality, disused/derelict land at Hunterston, providing some beneficial visual effects. The elevated viewpoint location would enable the full extent of the low to medium height buildings to be gained and their roofscape. The tall tower structure rises out of this development, the top of which would be at a similar level to the viewer. The proposed development would be visible within the intermittent strip of development which defines this part of the North Ayrshire coastline. The extent of the buildings and the height and profile of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of settlements, marinas, piers, lagoons, the reclaimed land of the former turbine testing facility and the Hunterston Nuclear Power Station. The scale of the development would be comparable with existing features however, the vertical form would provide a new focus within this view. The tower structure would be visible breaking the horizon of the seascape of the mouth of the Firth of Clyde in the same angle of view as the distant landmark of Ailsa Craig. Wider, attractive views to the seascape of the Cumbraes, Bute and Arran and the uplands of the Clyde Muirshiel Regional Park would remain available. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark however, the wider context of settlements and the Nuclear Power Station would be well lit. The rows of aviation warning lights on the tower would be visible against the dark seascape.

7.1.379 Walkers at Largs viewpoint within the Regional Park are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 12: Largs Promenade

7.1.380 The cluster of buildings at the new development would be visible across the seascape of the Firth of Clyde, on the edge of the mainland. The limited extent of existing scrub around the coastline would provide minimal screening of the base of the development. The cluster of the low and medium height buildings sit at or below the horizon line of the undulating ridge beyond and are not particularly prominent. However, the main tower structure is considerably taller and would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of the Hunterston Nuclear Power Station, although the height and nature of the development would form a new focus of this part of the view. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.381 People using the public space within the settlement are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 13: Great Cumbrae Island, Farland Point

7.1.382 Open views across the seascape of the Firth of Clyde would focus on the new development located on the raised, tree and scrub fringed platform of land. The low and medium height buildings would extend in linear form along the coastline. The tall tower structure rises up from this cluster forming a strong vertical feature, contrasting with the coastal platform. The limited fringe of scrub which lies around the coastline would provide some integration of the base of the development. The large scale of the buildings and in particular the height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be altered and the scale and nature of the development would form a new focus of the view and the largest industrial feature in the landscape. The tower structure would break the attractive skyline of the Clyde Muirshiel rugged uplands beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, also potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.383 Walkers at Farland Point are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Major** adverse level of effect in the day and at night, which is significant.

Viewpoint 14: Great Cumbrae Island, Portachur Point

7.1.384 Open views from the clifftop open space across the seascape of the Firth of Clyde would focus on the new development located on the raised, tree and scrub fringed platform of land. The low and medium height buildings would extend in linear form along the coastline. The tall tower structure rises up from this cluster forming a strong vertical feature, contrasting with the coastal platform. The large scale of the buildings and in particular the height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be altered and the scale and nature of the development would form a new focus of the view and the largest industrial feature in the landscape. The tower structure would sit just below the undulating skyline of the Clyde Muirshiel rugged uplands beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, also potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.385 Walkers at Portachur Point are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 15: Great Cumbrae Island, Millport town centre

7.1.386 Views towards the proposed development would be restricted by rocky islands within the bay at Millport. The low and medium height buildings would generally be screened. The tall tower structure would be visible rising up forming a strong vertical feature. The scale and height of the main tower structure would form a prominent, addition to the view. The character of the coastal view would be partially altered and the scale and nature of the development would form an additional focus within the view, although would be of similar scale to the Hunterston Nuclear Power Station to the right. The tower structure would break the attractive skyline of the Clyde Muirshiel rugged uplands beyond and contrast with the row of houses around the harbour. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.387 People using the public open space within the settlement are receptors of high sensitivity to a medium magnitude of change in view, temporarily resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 16: Largs to Great Cumbrae Ferry

7.1.388 The cluster of buildings at the new development would be visible across the seascape of the Firth of Clyde, on the edge of the mainland. The low and medium height buildings sit below the horizon line of the undulating ridge beyond and would not be particularly prominent. However, the main tower structure is considerably taller and would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of the Hunterston Nuclear Power Station and vessels moored at the deep water jetty, although the height and nature of the development would form an additional focus of this part of the view. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.389 Passengers on the ferry are receptors of high sensitivity to a medium magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

7.1.390 Crew working on the ferry are receptors of low sensitivity to a medium magnitude of change in view, temporarily resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 17: Routenburn Road below Knock Castle, Clyde Muirshiel Regional Park

7.1.391 The cluster of buildings at the new development would be visible in the framed view down the sea channel of the Firth of Clyde. The low and medium height buildings would sit below the horizon line of the undulating ridge beyond and would be clearly visible although not particularly prominent. However, the main tower structure is considerably taller and would form a prominent, addition to the view. The character of the coastal view would be partially altered in the context of the Hunterston Nuclear Power Station and vessels moored at the deep water jetty, although the height and nature of the development would form an additional focus of this part of the view. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.392 Occupiers of vehicles travelling south on Routenburn Road within the Regional Park are receptors of medium sensitivity to a small magnitude of change in view that would be transient in nature, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 18: Waterhead Moor Muirshiel Wild Land Area

7.1.393 Only the top of the tower structure would be visible in this mid-distance view from the rugged plateau edge of the WLA. The development would form a very minor addition to the rural view and the end of the jetty and moored vessels would remain visible. New development would be visible in the context of the Hunterston Nuclear Power Station against a backdrop of the seascape and islands of the Firth of Clyde.

7.1.394 Walkers within the Regional Park and Wild Land Area are receptors of very high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 19: Isle of Bute, West Island Way, Area of Panoramic Quality

7.1.395 The cluster of buildings at the new development would be visible across the seascape of the Firth of Clyde, on the edge of the mainland. The buildings and in particular the tower structure, would form a minor, although recognisable addition to the view between the islands of Great and Little Cumbrae. The character of the wild seascape view in the context of Millport, the moored vessel at the jetty and wind turbines would be similar to the existing situation and the scale and industrial character of the proposed development would form an additional feature in the centre of the view. The Project would be visible against a backdrop of the Clyde Muirshiel rugged uplands. The proposed lighting associated with the scheme would introduce a large number of new light sources into an area which is currently relatively dark, potentially reflecting in the sea. The rows of aviation warning lights on the tower would extend lighting up to a high level and would be visible in the context of aviation warning lights on turbines on the horizon.

7.1.396 Walkers using the West Island Way within an Area of Panoramic Quality are receptors of very high sensitivity to a small magnitude of change in view, resulting in a **Moderate** adverse level of effect in the day and at night, which is not significant.

Viewpoint 20: Isle of Bute, Kilchattan Bay, Area of Panoramic Quality

7.1.397 The top of the tower would form a minor, addition to the view across the seascape and between the islands of Great and Little Cumbrae towards the mainland. The character of the wild seascape view in the context of the rural settlement at Kilchattan Bay, Millport and the Hunterston Nuclear Power Station would be similar to the existing situation and the extent and nature of the proposed development would form an additional, recognisable feature in the centre of the view. The tower would be visible against a backdrop of the Clyde Muirshiel rugged uplands. Light sources within the main part of the proposed development would be obscured. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.398 Walkers within an Area of Panoramic Quality are receptors of very high sensitivity to a small magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and **Negligible** adverse at night, which is not significant.

Viewpoint 21: Mount Stuart estate

7.1.399 The top of the proposed tower structure would sit at the same level as the horizon of the island of Great Cumbrae. The change in view would be imperceptible during the day and at night, resulting in a **No Change** situation during the operational phase.

Viewpoint 22: Toward Point

7.1.400 The top of the tower structure would form the only visible element of the Project. This new feature would be barely discernible in the distance above intervening landform at Great Cumbrae. The character of the wild seascape view in the context of the rural settlement at Toward would be very similar to the existing situation. The top of the tower would be visible against a distant backdrop of the skyline of the Muirshiel rugged uplands beyond. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.401 People using the public open space within the settlement are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 23: Dunoon Viewpoint, Firth of Clyde

7.1.402 The cluster of medium and low level buildings within the Project are unlikely to be visible at this distance. The tall tower structure would form a very small, although recognisable addition to the view beside the moored vessel at the jetty, when seen along the sea channel between the hills of the mainland and the island of Great Cumbrae. The character of the wild seascape view in the context of the settlement at Dunoon would be very similar to the existing situation. The tower would break the skyline of the fringes of the Muirshiel rugged uplands beyond.

7.1.403 People using the public open space within the settlement are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 24: Ardrossan to Isle of Arran Ferry

7.1.404 The top of the tower structure would form the only visible element of the Project in this transient view. This feature would be barely discernible in the distance above intervening landform at Goldenberry Hill and immediately beyond the Hunterston Nuclear Power Station. The character of the wild seascape view in the context of the ferry would be very similar to the existing situation. The new tower would be visible against a distant backdrop of the skyline of the Clyde Muirshiel rugged uplands beyond. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.405 Passengers on the ferry are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

7.1.406 Crew working on the ferry are receptors of low sensitivity to a negligible magnitude of change in view, resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 25: Isle of Arran, Brodick, National Scenic Area

7.1.407 The top of the main tall tower structure would be visible above the larger blocks of development at the Hunterston Nuclear Power Station and the medium height buildings would be visible to the left of the power station. The new built form would be barely discernible at this distance and in the context of the power station, forming a very slight intensification of development on the mainland. The composition and character of the wild seascape view in the context of the coastal settlement would be substantially unaltered. Aviation warning lights on the tower would be visible at a high level as very distant light sources.

7.1.408 People using the public open space within the settlement within a National Scenic Area are receptors of high sensitivity to a negligible magnitude of change in view, resulting in a **Negligible** adverse level of effect in the day and at night, which is not significant.

Viewpoint 26: Goat Fell, Isle of Arran National Scenic Area/ Wild Land Area

7.1.409 The cluster of industrial buildings and the main tower structure would form a very minor, although recognisable, addition to this distant panorama of the seascape of the Firth of Clyde. The elevated nature of the mountain summit location would enable an 'aerial' view towards the mainland to be gained. Development on the coast on the mainland including the Nuclear Power Station, jetty, coastal settlements and wind farms would be slightly intensified through the addition of the Project. The character of the wild mountain top and seascape in this context would be similar to the existing situation and the composition would remain unchanged however, the Project would be slightly at odds with the scale of existing development and therefore somewhat uncharacteristic. At night lighting within the main part of the proposed development would be visible as a glow. The rows of aviation warning lights on the tower would extend lighting up to a high levelk.

7.1.410 Walkers within the mountains of the National Scenic Area/Wild Land Area are receptors of very high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 27: Corrie, Isle of Arran National Scenic Area

7.1.411 The top of the main tall tower structure would be visible beyond the rocky island of Little Cumbrae. The industrial development would be visible in the context of the pale blocks of development at the Hunterston Nuclear Power Station against a backdrop of the rugged uplands at the Clyde Muirshiel Regional Park. The new built form would be barely discernible at this distance, forming a very slight intensification of development on the mainland. The composition and character of the wild seascape view in the context of the coastal settlement would be substantially unaltered. Aviation warning lights on the tower would be visible at a high level as very distant and light sources.

7.1.412 People using the public open space within the settlement within a National Scenic Area are receptors of very high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 28: Millstone Point on the Arran Coastal Way, National Scenic Area

7.1.413 The top of the main tall tower structure would form the only visible element of the Project in the distance of this wild, panoramic seascape. This feature would be difficult to distinguish in the distance, on the coastline, beyond Little Cumbrae and the southern tip of the Isle of Bute. The composition and character of the seascape view would be the same as the existing situation. The Project would be barely discernible against a distant backdrop of the Clyde Muirshiel rugged uplands beyond. Aviation warning lights on the tower would be visible at a high level as very distant and light sources.

7.1.414 Walkers using the Arran Coastal Path within the National Scenic Area are receptors of very high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Viewpoint 29: Stronchullin Hill in the Loch Lomond and the Trossachs National Park

7.1.415 The cluster of industrial buildings would form a very minor, barely discernible, addition to this distant panorama of the seascape of the Firth of Clyde. The elevated nature of the hilltop location would enable far reaching views down the firth, framed by the rugged uplands of the mainland either side. Existing barely discernible development on the coast including the Nuclear Power Station, jetties, coastal settlements and wind farms would be slightly intensified through the addition of the Project. The overall nature and character of the rugged hills and seascape in this context would be the same as the existing situation and the composition would remain unchanged.

At night lighting within the main part of the proposed development would be visible as a glow. The rows of aviation warning lights on the tower would extend lighting up to a high level.

7.1.416 Walkers within the hills of the National Park are receptors of very high sensitivity to a negligible magnitude of change in view, resulting in a **Minor** adverse level of effect in the day and at night, which is not significant.

Further Mitigation

7.1.417 The Project incorporates an indicative landscape and ecological planting plan that is included as an integral part of the design and would be implemented as part of the Project. No additional mitigation requirement has been identified.

Future Monitoring

7.1.418 Landscape management would be required for a period of five years following completion of the Project to ensure that the newly planted and seeded areas become well established and meet their landscape potential. Management would include the replacement of dead, dying, or damaged stock or those that fail to establish satisfactorily. Pruning that would be beneficial for plant growth, form and plant health would be promoted. This would form part of the landscape and ecological management plan.

Accidents/Disasters

7.1.419 With respect to landscape and visual matters, potential accidents/disasters relevant to the Project are unlikely. There is a potential risk of introduced diseases affecting vegetation, for example Ash dieback. As a precautionary measure Ash would not be specified within proposed planting mixes.

Assessment of Cumulative Effects

7.1.420 The assessment of cumulative effects considers the impacts associated with the Project together with other proposed developments. The Hunterston PARC Development Framework sets out parameters for future development at Hunterston and will lie adjacent to or in close proximity to the Project. The range of developments, infrastructure and environmental mitigation associated with these proposals is not currently known and therefore is not included in the assessment of cumulative effects.

7.1.421 The significance of cumulative effects on the existing landscape and seascape character and visual resources of the Project with other proposed developments that are consented, in planning, in scoping or allocated cumulative developments within a 5 km radius of the proposed development has been assessed. The list of projects included in the cumulative assessment is set out in Table 7.14.

Table 7.14: Cumulative Developments considered in the Assessment of Effects on Landscape and Visual Resource

Ref and Status	Cumulative development	Distance from the site	Potential effects	Scope out of assessment
21/01135/PPM Pending Consideration	Installation of synchronous compensator and cable route with associated infrastructure	390m	Minimal potential for temporary adverse effects on landscape or visual receptors during construction	Yes
20/00942/PP Approved subject to Conditions	Installation of a synchronous compensator and ancillary infrastructure	460m	Small scale energy infrastructure on disused land at Hunterston. Minimal potential for adverse effects	No

Ref and Status	Cumulative development	Distance from the site	Potential effects	Scope out of assessment
			on landscape or visual receptors.	
21/01044/EIA Scoping Agreed	EIA screening request for proposed synchronous compensator plan		Small scale energy infrastructure on disused land at Hunterston. Minimal potential for adverse effects on landscape or visual receptors.	No
21/00480/EIA Scoping Agreed	EIA screening request for proposed synchronous compensator	400m	Small scale energy infrastructure on disused land at Hunterston. Minimal potential for adverse effects on landscape or visual receptors.	No
20/00652/EIA Scoping Agreed	Request for a screening opinion for installation of a synchronous compensator and ancillary infrastructure	510m	Small scale energy infrastructure on disused land at Hunterston. Minimal potential for adverse effects on landscape or visual receptors.	No
21/00107/EIA Pending Consideration	Request for EIA screening opinion for the renewal of planning permission 18/00132/PP for the erection of Caisson gates and removal of existing bund	750m	Engineering works at disused industrial site. Minimal potential for adverse effects on landscape or visual receptors.	No
20/00485/LUP Certificate issued	Demolition of existing structures and minor earth works at Hunterston B Nuclear Power Station	1.65km	Removal of energy infrastructure on northern edge of power station site. Minimal potential for beneficial effects on landscape or visual receptors.	Yes
21/00159/PP Approved	Erection of 132kV substation, including detailed siting, design, external appearance, landscaping and means of access	1.8km	Additional energy infrastructure within power station site. Minimal potential for adverse effects on landscape or visual receptors.	Yes
17/00740/PP Approved subject to conditions	Proposed replacement weather envelope cladding to reactor buildings and associated works (revised design to cladding approved under planning permission ref. N/01/00286/PP)	2.2km	Cladding of power station infrastructure. Minimal potential for beneficial effects on landscape or visual receptors.	Yes
19/00506/PP Approved subject to conditions	Application to vary Planning Condition number 4 of 18/00659/PP, to provide temporary shared-use path adjacent to plots 38, 39 & 46, in lieu of the permanent path proposed adjacent to plots 35, 36 & 37. Amendment to planning permission 17/00584/PPM for substitution of house types, providing an additional 2 dwelling houses overall, including the introduction of 1 no new house type (Residential development comprising 95 dwelling houses, formation of open space and associated infrastructure works)	1.2km	Small scale scheme in settlement. Potentially not intervisible with Project. Minimal potential for adverse effects on landscape or visual receptors.	Yes
19/00852/ALO Approved	Removal of Section 75 obligation attached to planning permission 15/00098/PP for erection of 16 no flats	4km	Small scale scheme in settlement. Potentially not intervisible with Project.	Yes

Ref and Status	Cumulative development	Distance from the site	Potential effects	Scope out of assessment
	including demolition of existing care home building		Minimal potential for adverse effects on landscape or visual receptors.	
21/00247/PP Approved subject to conditions	Erection of 30 dwelling flats with associated access and landscaping	3.9km	Small scale scheme in settlement. Potentially not intervisible with Project. Minimal potential for adverse effects on landscape or visual receptors.	Yes
20/00222/PP Approved subject to conditions	Application to vary planning permission in principle 18/00393/PPPM to remove condition 7. Planning permission in principle for residential development	4.8km	Small scale scheme in settlement. Potentially not intervisible with Project. Minimal potential for adverse effects on landscape or visual receptors.	Yes
21/00109/EIA Pending Consideration	Request for EIA Screening Opinion in relation to the replacement and enlargement of existing jetty at Hunterston Marine Yard.	630m	Potential for large scale redevelopment works at disused site. Minimal potential for adverse effects on landscape or visual receptors.	No
20/00427/LUP Certificate issued	Erection of 18 dwelling houses and associated roads, landscaping and parking	2.9km	Small scale scheme in settlement. Potentially not intervisible with Project. Minimal potential for adverse effects on landscape or visual receptors.	Yes
21/00622/EIA Scoping agreed	EIA Screening Request for a proposed 49.9MW cryogenic energy storage facility. Hunterston Construction Yard Fairlie Largs Ayrshire.	850m	Potential for large scale redevelopment works at disused site. Minimal potential for adverse effects on landscape or visual receptors.	No
ECU00002104 Approved	Non-EIA grid services development for energy storage facility at Campbeltown Farm, Beech Avenue, Hunterston	1.78km	Potential for large scale energy infrastructure in rural location. Potential for significant adverse effects on landscape and visual receptors.	No

Cumulative Baseline

7.1.422 Seventeen consented, in planning, in scoping or allocated cumulative developments have been identified within a 5 km radius of the Project site. Five of these are small scale residential developments set within settlements at Fairlie and West Kilbride which have minimal intervisibility with the Project and would have a very minimal potential to result in any adverse cumulative effects and therefore have been scoped out of the assessment. The small scale works associated with the installation of a synchronous compensator and cable route south of Power Station Road, south of the Project Site only has minimal potential to result in cumulative landscape and visual effects during construction and has therefore been scoped out of the assessment. Three schemes are proposed at the Hunterston Nuclear Power Station site. The demolition or recladding of existing structures as part of the power stations decommissioning works is likely to result in beneficial effects on landscape, seascape and visual receptors within the study area and the inclusion of a 132kV substation within the existing power station site would not change existing characteristics or be visible from surrounding areas. These three cumulative schemes have also been scoped out of the assessment.

7.1.423 Eight cumulative schemes have therefore been considered within the assessment.

Cumulative Landscape and Seascape Effects

7.1.424 All eight cumulative schemes are located in the same Raised Beach Coast and Cliffs LCT as the Project Site. This landscape forms a thin strip of farmland with coastal settlements, communication corridors, industrial land uses at Peel Port, deep water jetty and the former wind turbine testing facility and energy infrastructure at the Hunterston Nuclear Power Station and overhead power lines.

7.1.425 Four cumulative schemes are associated with the installation of energy infrastructure for a synchronous compensator on disused, previously developed land at Hunterston. The developments would be built at the southern end of the same post-industrial platform of land on which the Project Site is located, approximately 400 to 500 m to the south. The schemes would be clustered together and relatively small in scale representing a minor addition that would not be uncharacteristic of the post-industrial landscape or context of extensive energy infrastructure.

7.1.426 Three cumulative schemes are associated with the former wind turbine testing facility which extends out into the Firth of Clyde approximately 600 to 800 m west of the Project Site. The disused nature of this land has a similar character, quality, sensitivity and context to that of the Project Site. The replacement and enlargement of existing jetty at Hunterston Marine Yard and the erection of Caisson gates and removal of existing bund are likely to form relatively small scale and low key developments in the context of the large, disused site. Due to the lack of landscape features at the former wind turbine testing facility any development is unlikely to result in the loss of important character and is unlikely to significantly influence the character of the reclaimed platform of land. The 49.9MW cryogenic energy storage facility would be larger in scale and likely to be more conspicuous in this exposed situation, although would not result in the loss of any landscape features.

7.1.427 The grid services development for energy storage facility forms a cumulative scheme within pasture farmland at Campbeltown Farm, approximately 1.78 km to the south of the Project Site. The undeveloped nature of this rural location would potentially undergo significant change as a result of the development. The energy infrastructure is likely to be of modest height and extent, although this would need to be confirmed.

7.1.428 If these cumulative developments where to go ahead, they would, collectively very slightly intensify the level of industry-based development located in the Raised Beach Coast and Cliffs LCT within the study area. However, the overall character and sensitivity of the character type would be the same as the existing situation. The condition of the character type would be poor to good and the overall sensitivity would be low to medium. The construction or completion of eight cumulative developments, together with the influence of the Project, either during construction or when operational, would result in a medium magnitude of change, leading to a **Moderate** adverse level of direct cumulative landscape effect in the day and at night, which would not be significant. The Project would make a considerable contribution to this cumulative effect, due to its relative scale and nature.

7.1.429 All other cumulative effects on landscape character within the study area would be indirect in nature. Due to the relatively minimal change in the baseline conditions that would occur as a result of the development of the eight cumulative schemes within a neighbouring or distant character type, the baseline against which the assessment of the Project has been made would not be changed. The levels of effects on landscape character previously identified for the Project in isolation, would be the same as the levels of effects as a result of the Project in combination with the cumulative developments, none of which would be significant.

7.1.430 The eight cumulative developments would also result in a slightly intensified level of industry/energy infrastructure within the Outer Firth with Islands coastal character type, due to direct effects on this national scale seascape area. This unit of the seascape includes nationally

designated landscapes of recognised scenic quality which elevates areas to a high and very high sensitivity. The character types sensitivity would be medium to very high. The construction or completion of eight cumulative developments, together with the influence of the Project, either during construction or when operational, would result in a medium magnitude of change, leading to a **Moderate to Major** adverse level of direct cumulative seascape effect in the day and at night, which would be significant. The Project would make a considerable contribution to this cumulative effect, due to its relative scale and nature.

Cumulative Visual Effects

7.1.431 Due to the relatively small scale nature of the eight cumulative developments, only visual receptors near to the Project Site or with mid-distance views would be able to perceive any change in the baseline situation as a result of the addition of these schemes to views.

7.1.432 Walkers using the core path in the elevated location at Black Hill (VP6) would be able to gain panoramic views of all eight cumulative schemes within the context of the developed coastline and distant, attractive seascape. The cumulative schemes, when visible at this distance, would have a minimal influence on the character of the view. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Moderate** adverse level of cumulative effect in the day, which is not significant and **Major adverse** cumulative effect at night, which is significant.

7.1.433 Walkers using the Ayrshire Coastal Path (VP1) would be able to gain open views of the three cumulative schemes at the disused wind turbine testing facility within the context of the rugged moorland backdrop and Firth of Clyde seascape. The cumulative schemes would be clearly visible although would have a minimal influence on the overall character of the view. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Major adverse** cumulative effect during the day and at night, which is significant.

7.1.434 Walkers using the Ayrshire Coastal Path (VP2) and at Goldenberry Hill (VP4) would be able to gain open views of the three cumulative schemes at the disused wind turbine testing facility within the context of the developed coastline and backdrop of rugged moorland and Firth of Clyde seascape. The cumulative schemes would be clearly visible although would have a minimal influence on the overall character of the view. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Moderate** adverse level of cumulative effect in the day and at night, which is not significant.

7.1.435 People using the open space at Fairlie Viewpoint (VP5) would be able to gain filtered views of the three cumulative schemes at the disused wind turbine testing facility within the context of the deep water jetty of the Project Site and Firth of Clyde seascape. The cumulative schemes would be partially visible and would have a minimal influence on the overall character of the view. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Moderate** adverse level of cumulative effect in the day and at night, which is not significant.

7.1.436 Occupiers of vehicles travelling north on the A78 (VP8) and walkers at Drummilling Hill West Kilbride (VP9) would be able to gain open views of the battery storage facility within farmland at Campbeltown Farm. The cumulative scheme would be clearly visible. When considered in combination with the large scale industrial development of the Project, visual receptors of medium to high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Moderate** adverse level of cumulative effect in the day and at night, which is not significant.

7.1.437 Walkers at Targert Hill West Kilbride (VP10) would be able to gain open views of the battery storage facility within farmland at Campbelton Farm. The cumulative scheme would be recognisable in the landscape. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a small magnitude of change in view, mainly as a result of the Project, would result in a **Minor** adverse level of cumulative effect in the day and at night, which is not significant.

7.1.438 Walkers at Farland Point on Great Cumbrae (VP13) would be able to gain open views across the Firth of Clyde of the three cumulative schemes at the disused wind turbine testing facility within the context of the deep water jetty of the Project Site and rugged moorland beyond. The cumulative schemes would be partially visible and would have a minimal influence on the overall character of the view. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Major** adverse level of cumulative effect in the day and at night, which is significant.

7.1.439 Walkers at Portachur Point and Millport town centre on Great Cumbrae (VP's 15 and 16) would be able to gain open views across the Firth of Clyde of the three cumulative schemes at the disused wind turbine testing facility within the context of the rugged moorland beyond. The cumulative schemes would be barely perceptible and would have a minimal influence on the overall character of the view. When considered in combination with the large scale industrial development of the Project, visual receptors of high sensitivity to a medium magnitude of change in view, mainly as a result of the Project, would result in a **Moderate** adverse level of cumulative effect in the day and at night, which is significant.

Inter-relationships

7.1.440 There are inter-relationships between the assessment of landscape and visual effects and other topic chapters included within this EIA Report. These include synergies with ecology and nature conservation (Chapter 5), cultural heritage (Chapter 6) and with hydrology and flood risk (Chapter 8) that have influenced the design layout.

7.1.441 The proposed planting and grassland would provide some landscape integration and connectivity although limited visual screening within and from outside the site. The planting would be designed to have a dual function of providing visual interest and assimilation while providing wildlife corridors and continued nature conservation links with adjacent areas of ecological importance.

7.1.442 The provision of sustainable drainage features has also been considered as part of the scheme design in order to provide mitigation for surface water run-off and wetland ecology where possible within the Project.

7.1.443 Further details are provided in Chapters 5 (Ecology and Nature Conservation) and 8 (Hydrology and Flood Risk) of this EIA Report.

Summary of Effects

Summary of Landscape and Seascape Effects

Operational Effects

7.1.444 The Project would introduce a large scale industrial development, including a 185m high tower structure, access roads and hardstanding into a site which comprises a large area of post-industrial bare ground, rubble and hardstanding which remain following its previous use as the Hunterston Coal Yard and ore terminal. The deep water jetty for the mooring of vessels would be retained and improved as part of the Project. The existing earth bunds and mature tree and shrub planting to the east of the Project Site would be retained to provide a significant environmental

buffer to the transport corridors of the A78 and railway and provide a transition to the attractive agricultural, wooded and moorland landscape of the Clyde Muirshiel Regional Park and SLA to the east. The proposals would include green and blue infrastructure to provide functioning external spaces within an industrial facility. The elevations of buildings will incorporate a range of materials, finishes, textures and colours designed to break up the visual scale of the development and reference the context and various backdrops found within the wider dramatic landscape and seascape of the Firth of Clyde.

7.1.445 The sensitivity of the urbanised landscape of the site is considered to be low and remediation of existing site conditions through redevelopment can deliver some beneficial changes. The scale of the development would be large and prominent in a partly developed and industrial coastal context. However, the change in character of a disused site to an industrial facility would not result in the loss of any important features or characteristics and would not result in significant adverse effects on the character of the Project Site.

7.1.446 The Project would intensify the urban character of this part of the North Ayrshire coastline. The tower, in particular, would form a new focus and landmark in the wider 50 km radius study area. Ten landscape character types have been assessed within the study area. The long-term effects on these character types would generally range from **Minor to Moderate** adverse and are not considered individually to be significant.

7.1.447 Parts of the very highly valued North Arran NSA/WLA and Waterhead Moor – Muirshiel WLA would also experience **Moderate** adverse effects due to potential effects on their Special Qualities relating to distant views and tranquillity, which is not significant.

7.1.448 At a national seascape scale the Outer Firth with Islands Coastal Character Type is focused on the location of the Project Site and extends out to coincide relatively closely with the proposed ZTV and the limits of the study area for this assessment. The upland landscapes of the Isles of Arran and Bute, Clyde Muirshiel Regional Park and Loch Lomond and the Trossachs National Park are of high or very high sensitivity and form a backdrop or distinctive focal points within the seascape character area and help to define it as a single unit at a national scale. Panoramic views across the seascape allow much of the area to be experienced as a single unit defined by the geographical extent of the Firth of Clyde. The proposed development would form a recognisable, prominent or dominant new feature that has the ability to influence the seascape of the coastal character type as a whole. When considered at a national seascape scale the Outer Firth with Islands Coastal Character Type includes nationally designated landscapes of recognised scenic quality which elevates areas to a high and very high sensitivity. Overall, when considered as a single seascape unit, its sensitivity is medium to very high and the magnitude of change would be medium, resulting in a **Moderate to Major** adverse level of effect in the long term, which is significant.

Construction Effects

7.1.449 The duration of the construction period is anticipated to be approximately 24 months. The construction activities would temporarily change the perception of the site and local landscape and seascape character however, due to the existing poor condition of the disused site, there would be minimal adverse impacts on the site itself during the construction phase and effects would not be significant. The large scale and generally discordant nature of the construction activities including high level cranes and activities to construct the 185 m high tower would influence the character of the surrounding landscape and seascape within the 50 km radius study area.

7.1.450 The construction activities would form a new focus in the ten landscape character types within the wider study area. The temporary, short term effects on these character types would generally range from **Minor to Moderate** adverse and are not considered individually to be significant.

7.1.451 Parts of the very highly valued North Arran NSA/WLA and Waterhead Moor – Muirshiel WLA would also temporarily experience **Moderate** adverse effects due to potential effects on their Special Qualities relating to distant views and tranquillity, which is not significant.

7.1.452 The Project site is located in the Outer Firth with Islands coastal character type, which extends over a large part of the seascape and coastal landscapes within the study area, which coincide with the ZTV. The seascape character area has a national scale, encompassing all of the landscape character types assessed and forms an overview of how these different areas connect and combine to form a part of Scotland that can be experienced together in only one location. The large-scale construction site would be located within an area of complex seascape character defined by a backdrop of uplands on the mainland and a series of smaller and larger offshore islands. The height of the buildings and infrastructure under construction and the presence of high-level cranes would temporarily form a discordant feature that would influence the seascape character. The Outer Firth with Islands coastal character type includes nationally designated landscapes of recognised scenic quality which elevates areas to a high and very high sensitivity. Overall, when considered as a single seascape unit the magnitude of change would be medium, resulting in a **Major** adverse level of effect in the short term, which is significant.

Summary of Visual Effects

Operational Effects

7.1.453 Visual receptors in many locations in close proximity to the Project Site would gain views in a coastal location which includes agricultural land, settlements, large scale industrial and energy infrastructure and the wilder seascape of the Firth of Clyde. The cluster of buildings at the new development would be visible within a fringe of well developed scrub and trees or across the open expanse of water. The large scale of the buildings and in particular the height of the main tower structure would form a prominent and at times dominant addition to views. The character of the views would be altered and the scale and nature of the development would form a new focus. The development would at times form the largest visible industrial feature in the landscape and the tower structure would break the skyline of the Clyde Muirshiel rugged uplands or the islands within the firth beyond. The proposed lighting associated with the scheme would introduce a large number of new light sources in an area which is currently relatively dark, reflecting in the sea. People using footpaths, open spaces or the sea are receptors of high sensitivity to a small or medium magnitude of change in view, resulting in a **Minor to Major** adverse level of effect in the day and at night, which is significant in the day and at night for people using the Ayrshire Coast Path (Viewpoints 1, 2, 5, 12 and 17), for walkers at night using the Black Hill Circular Walk, Clyde Muirshiel Regional Park (Viewpoint 6) and at Great Cumbrae Island, Farland Point (Viewpoint 13). Effects on private views gained from residential properties at Glenside and Southannan Mains to the east of the Project Site would be significant and views gained by some marine based receptors within the Firth of Clyde.

7.1.454 Effects on visual receptors within other parts of the study area would not be significant. In some near views the cable factory development would replace a large part of the visible area of disused land at Hunterston, providing some beneficial visual effects which are able to partially offset any adverse effects. In other near views from the south, east and north the tower structure would form the only visible element of the new development above intervening woodland and tree belts. The Project would form a prominent and somewhat incongruous addition to some rural views where no other industrial infrastructure is visible. Other receptors within the wider study area would gain distant and mid-distance views towards the proposed development. The large scale of the buildings and in particular the height and vertical form of the main tower structure would form either a prominent, recognisable or barely perceptible addition to the view depending on the presence of intervening landscape and vegetation and the distance over which the view would be gained. The character of coastal views would be altered to some extent and the development would form a new focus in some views. The proposed lighting associated with the scheme would

introduce new light sources and rows of high level aviation warning lights on the tower. Views would be gained in a variety of contexts ranging from partially settled and developed coastline and wild and attractive seascape and islands. The long term effects of visual receptors in these locations, as a result of the Project, would range from **Negligible to Moderate** adverse, which is not significant.

Construction Effects

7.1.455 The construction activities would be short term in nature and would temporarily change views gained by visual receptors within the study area as a result of the large scale and generally discordant nature of the construction activities including high level cranes and activities. There would be no significant adverse effects on views at any of the individual representative viewpoint locations assessed.

7.1.456 There would be significant sequential effects on walkers using the Ayrshire Coastal Path which follows the majority of the coastline of the mainland within the study area. The construction site and activities on the tree and scrub fringed platform of land would form a prominent, temporary addition to views. The character of the coastal views would be partially altered and the scale and discordant nature of the activities would form a new focus of views gained within journeys of approximately 2 km when walking north towards the Project Site and approximately 12 km when walking south towards the Project Site. Tall structures under construction and high level cranes would break the skyline of the Muirshiel rugged uplands beyond. People walking on the path are receptors of high sensitivity to a small to medium magnitude of change in transient views, temporarily resulting in a **Minor to Moderate** adverse level of effect in the day and at night, which as a sequence of views experienced over an entire journey is significant.

7.1.457 Significant adverse effects would also be experienced by high sensitivity marine based recreational receptors using the sea west of the Project site in close proximity to the construction site and activities. The construction activities, particularly those at high level associated with the tower and high level cranes would be visible across the open expanse of water. The large scale and discordant nature of the activities would form a prominent and at times dominant addition to views. Temporary lighting would be visible in a relatively dark context, reflecting in the sea.

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Table 7.15 Summary of Likely Environmental Effects on Landscape and Seascape Character and Visual Receptors

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
Construction phase							
Landscape and Seascape Character							
Project site – landscape character (within Raised Beach Coast and Cliffs LCT 59)	Low	Direct effects on disused/derelict land of Project Site. Earth works/materials movement. Extensive construction activity including at high level, presence of tall plant including cranes.	Short term	Large	Moderate adverse	Not Significant	Temporary effects during construction phase
Raised Beach Coast and Cliffs LCT 59	Medium	Direct effects on Project Site within wider coastal character area. Construction activity including at high level, presence of tall plant including cranes. Influence over wider coastal landscape/townscape	Short term	Medium	Moderate adverse	Not Significant	
Rugged Moorland Hills and Valleys LCT80 (includes Waterhead Moor – Muirshiel Wild Land Area)	High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over nearby upland landscape.	Short term	Medium	Moderate adverse	Not Significant	
Coastal Fringe with Agriculture LCT 61	High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over nearby landscape of offshore islands.	Short term	Medium	Moderate adverse	Not Significant	
Stepped Rocky Coastlines LCT 50	High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over distant landscape of offshore islands.	Short term	Small	Minor adverse	Not Significant	
Coastal Plain - Argyll LCT 52	High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over distant landscape of offshore islands.	Short term	Small	Minor adverse	Not Significant	
Rolling Farmland and Estates – Argyll LCT 46	High	Indirect effects. Only construction activity at high level. Influence over distant landscape of offshore islands.	Short term	Small	Minor adverse	Not Significant	
Rugged Upland - Ayrshire LCT 83	High to Very High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over distant landscape of offshore islands.	Short term	Negligible	Minor adverse	Not Significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
(includes North Arran Wild Land Area and NSA)							
Coastal Headlands LCT 62 (includes North Arran Wild Land Area and NSA)	High to Very High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over distant landscape of offshore islands.	Short term	Negligible	Minor adverse	Not Significant	
Steep Ridges and Mountains LCT 34	High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over distant landscape of coastal mainland.	Short term	Negligible	Negligible adverse	Not Significant	
Steep Ridges and Hills LCT 250 (includes Loch Lomond and Trossachs NP)	High to Very High	Indirect effects. Construction activity including at high level, presence of tall plant including cranes. Influence over distant upland landscape of mainland.	Short term	Negligible	Minor adverse	Not Significant	
Seascape Character							
Outer Firth with Islands coastal character type	Low to Very High	Direct effects on disused land of Project Site – earth works/materials movement. Extensive construction activity including at high level, presence of tall plant including cranes. Influence over wider seascape context.	Short term	Large (within site) Medium to Negligible (wider character area)	Moderate adverse (within site) Major adverse (wider character area)	Significant	
Visual Amenity							
VP1 Power Station Road/Ayrshire Coastal Path	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP 2 Power Station Road/Ayrshire Coastal Path	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP 3 Hunterston Castle and House	High	High level construction activities only, temporarily visible.	Short term	Medium	Moderate adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
VP 4 Goldenberry Hill	High	Construction site and activities within derelict location, temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP 5 Fairlie Viewpoint	High	High level construction activities only, temporarily visible.	Short term	Medium	Moderate adverse	Not significant	
VP6 Black Hill Circular Walk, Clyde Muirshiel Regional Park	High	Construction site and activities within derelict location, temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP7 A78 Irvine Road	Medium	High level construction activities only, temporarily visible.	Short term	Small	Minor adverse	Not significant	
VP8 Drummilling Hill, West Kilbride	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Small	Moderate adverse	Not significant	
VP9 Kilbride, Tarbert Hill	High	High level construction activities only, temporarily visible.	Short term	Small	Minor adverse	Not significant	
VP10 Kelburn Castle Estate, Clyde Muirshiel Regional Park	High	High level construction activities only, temporarily visible.	Short term	Small	Minor adverse	Not significant	
VP11 Largs Viewpoint, Clyde Muirshiel Regional Park	High	Construction site and activities within derelict location, temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP12 Largs Promenade	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP13 Great Cumbrae Island, Farland Point	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP14 Great Cumbrae Island, Portachur Point	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
VP15 Great Cumbrae Island, Millport town centre	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
VP16 Largs to Great Cumbrae Ferry	High to Low	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate to Minor adverse	Not significant	
VP17 Routenburn Road below Knock Castle, Clyde Muirshiel Regional Park	Medium	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Small	Minor adverse	Not significant	
VP18 Waterhead Moor Muirshiel Wild Land Area	Very High	High level construction activities only, temporarily visible.	Short term	Small	Minor adverse	Not significant	
VP19 Isle of Bute, West Island Way, Area of Panoramic Quality	Very High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Small	Minor adverse	Not significant	
VP20 Isle of Bute, Kilchattan Bay, Area of Panoramic Quality	Very High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible	Negligible adverse	Not significant	
VP21 Mount Stuart estate	High	High level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
VP22 Toward Point	High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible	Negligible adverse	Not significant	
VP23 Dunoon Viewpoint, Firth of Clyde	High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible	Negligible adverse	Not significant	
VP24 Ardrossan to Isle of Arran Ferry	High to Low	High level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
VP25 Isle of Arran, Brodick, National Scenic Area	High	High level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
VP26 Goat Fell, Isle of Arran National Scenic Area/ Wild Land Area	Very High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible	Minor adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
VP27 Corrie, Isle of Arran National Scenic Area	Very High	High level construction activities only, temporarily visible.	Short term	Negligible	Minor adverse	Not significant	
VP28 Millstone Point on the Arran Coastal Way, National Scenic Area	Very High	High level construction activities only, temporarily visible.	Short term	Negligible	Minor adverse	Not significant	
VP29 Stronchullin Hill in the Loch Lomond and the Trossachs National Park	Very High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible	Minor adverse	Not significant	
Biglies Farm	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Medium	Moderate adverse	Not significant	
Poteathbank Cottage	High	Heavily filtered views of high level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
Glenside Cottage	High	Construction site and activities within derelict location, temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Large	Major adverse	Significant	
Fairlie Furniture/Fairlie Woodfuel	Low	Heavily filtered views of high level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
Fencefoot Farm Cottage	High	Heavily filtered views of high level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
Fencebay Farmhouse and farmshop	High to Low	Heavily filtered views of high level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
Southannan Mains (Eastern residential property)	High	Construction site and activities within derelict location, temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Large	Major adverse	Significant	
Southannan Mains (Western residential property)	High	Heavily filtered views of high level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
Peel Ports	Low	Construction site and activities within derelict location, temporarily visible as discordant, dominant	Short term	Large	Moderate adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
		addition to view. Presence of tall plant including cranes.					
Southannan Estate (approx. 10 no. residential properties)	High	Heavily filtered views of high level construction activities only, temporarily visible.	Short term	Negligible	Negligible adverse	Not significant	
Ayrshire Coastal Path (sequential views)	High	Construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Small to Medium	Minor to Moderate adverse	Significant	
Isle of Bute Long Distance Recreational Route (sequential views)	High to Very High	Construction activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible to Small	Negligible to Minor adverse	Not significant	
Isle of Arran Long Distance Recreational Route (sequential views)	High to Very High	High level construction activities only, temporarily visible.	Short term	Negligible to Small	Negligible to Minor adverse	Not significant	
Railway (sequential views)	Medium to Low	Sequence of glimpsed filtered and open transient views of construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible to Medium	Negligible to Minor adverse	Not significant	
A78 Irvine Road (sequential views)	Medium to Low	Sequence of glimpsed filtered and open transient views of construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible to Medium	Negligible to Minor adverse	Not significant	
Marine based receptors	Medium to high	Near open and more distant partially obscured transient views of construction site and activities temporarily visible as discordant addition to view. Presence of tall plant including cranes.	Short term	Negligible to Large	Negligible to Major adverse	Significant	
Operational phase							
Landscape and Seascape Character							
Project site – landscape character	Low	Direct effects on disused/derelict land of Application Site – Large scale industrial buildings and tall tower	Long term	Large	Moderate adverse	Not Significant	Beneficial effects of developing

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
(within Raised Beach Coast and Cliffs LCT 59)		prominent additions to coastal landscape/townscape. Landscape planting and earth shaping.					disused site partially offset adverse effects of large scale industrial development.
Raised Beach Coast and Cliffs LCT 59	Medium	Direct effects on Application Site within wider coastal character area. Large scale industrial buildings and tall tower prominent additions to coastal landscape/townscape. Landscape planting and earth shaping. Influence over wider character area.	Long term	Medium	Moderate adverse	Not Significant	Beneficial effects of developing disused site partially offset adverse effects of large scale industrial development.
Rugged Moorland Hills and Valleys LCT80	High	Indirect effects. Large scale industrial buildings and tall tower, landscape planting and earth shaping prominent and exert influence over nearby upland landscape.	Long term	Medium	Moderate adverse	Not Significant	
Coastal Fringe with Agriculture LCT 61	High	Indirect effects. Large scale industrial buildings and tall tower, landscape planting and earth shaping prominent and exert influence over nearby landscape of offshore islands.	Long term	Medium	Moderate adverse	Not Significant	
Stepped Rocky Coastlines LCT 50	High	Indirect effects. Large scale industrial buildings and tall tower, landscape planting and earth shaping prominent and exert influence over distant landscape of offshore islands.	Long term	Small	Minor adverse	Not Significant	
Coastal Plain - Argyll LCT 52	High	Indirect effects. Large scale industrial buildings and tall tower, landscape planting and earth shaping prominent and exert influence over distant landscape of offshore islands.	Long term	Small	Minor adverse	Not Significant	
Rolling Farmland and Estates – Argyll LCT 46	High	Indirect effects. Only top of tower would influence distant landscape of offshore islands.	Long term	Small	Minor adverse	Not Significant	
Rugged Upland - Ayrshire LCT 83	High to Very High	Indirect effects. Large scale industrial buildings and tall tower recognisable and exert influence over distant landscape of offshore islands.	Long term	Negligible	Minor adverse	Not Significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
Coastal Headlands LCT 62	High to Very High	Indirect effects. Large scale industrial buildings and tall tower recognisable and exert influence over distant landscape of offshore islands.	Long term	Negligible	Minor adverse	Not Significant	
Steep Ridges and Mountains LCT 34	High	Indirect effects. Large scale industrial buildings and tall tower recognisable and exert influence over distant landscape of coastal mainland.	Long term	Negligible	Negligible adverse	Not Significant	
Steep Ridges and Hills LCT 250	High to Very High	Indirect effects. Large scale industrial buildings and tall tower recognisable and exert influence over distant upland landscape of mainland.	Long term	Negligible	Minor adverse	Not Significant	
Seascape Character							
Outer Firth with Islands coastal character type	Low to Very High	Direct effects on disused land of Application Site – Large scale industrial buildings and tall tower prominent additions to coastal landscape/townscape. Landscape planting and earth shaping. Influence over wider seascape context. Large scale national seascape character sensitive to change.	Long term	Large (within site) Medium to Negligible (wider character area)	Moderate adverse (within site) Moderate to Major adverse (wider character area)	Significant	Beneficial effects of developing disused site partially offset adverse effects of large scale industrial development.
Visual Amenity							
VP1 Power Station Road/Ayrshire Coastal Path	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be uncharacteristic of this view.	term	Medium	Major adverse	Significant	
VP 2 Power Station Road/Ayrshire Coastal Path	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	
VP 3 Hunterston Castle and House	High	Top of tower visible above intervening trees. Majority of development screened in view.	Long term	Medium	Moderate adverse	Not significant	
VP 4 Goldenberry Hill	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	Beneficial effects of developing disused site partially offset adverse effects of large scale

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
							industrial development.
VP 5 Fairlie Viewpoint	High	Top of tower visible above intervening trees and improved roller-pathway on existing jetty. Majority of development screened in view.	Long term	Medium	Moderate adverse	Not significant	
VP6 Black Hill Circular Walk, Clyde Muirshiel Regional Park	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse (daytime) Major adverse (Night time)	Not significant Significant	Beneficial effects of developing disused site partially offset adverse effects of large scale industrial development in daytime. No beneficial effect at night.
VP7 A78 Irvine Road	Medium	Top of tower visible above intervening trees. Majority of development screened in view.	Long term	Medium	Moderate adverse	Not significant	
VP8 Drummilling Hill, West Kilbride	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	
VP9 West Kilbride, Tarbert Hill	High	Industrial development, including mainly tall tower, visible as discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view although not uncharacteristic.	Long term	Small	Minor adverse	Not significant	
VP10 Kelburn Castle Estate, Clyde Muirshiel Regional Park	High	Top of tower partially visible through intervening trees. Majority of development screened in view.	Long term	Small	Minor adverse	Not significant	
VP11 Largs Viewpoint, Clyde Muirshiel Regional Park	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	Beneficial effects of developing disused site partially offset adverse effects of large scale

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
							industrial development.
VP12 Largs Promenade	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	
VP13 Great Cumbrae Island, Farland Point	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Major adverse	Significant	
VP14 Great Cumbrae Island, Portachur Point	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Significant	
VP15 Great Cumbrae Island, Millport town centre	High	Industrial development, including mainly tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	
VP16 Largs to Great Cumbrae Ferry	High to Low	Industrial development, including mainly tall tower, visible as prominent addition to view. Proposals would be at odds with scale of elements in existing view although not uncharacteristic.	Long term	Medium	Moderate adverse	Not significant	
VP17 Routenburn Road below Knock Castle, Clyde Muirshiel Regional Park	Medium	Industrial development, including mainly tall tower, visible as discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view although not uncharacteristic.	Long term	Small	Minor adverse	Not significant	
VP18 Waterhead Moor Muirshiel Wild Land Area	Very High	Top of tower visible above intervening landform. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
VP19 Isle of Bute, West Island Way, Area of Panoramic Quality	Very High	Industrial development, including mainly tall tower, visible as discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view although not uncharacteristic.	Long term	Small	Moderate adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
VP20 Isle of Bute, Kilchattan Bay, Area of Panoramic Quality	Very High	Top of tall tower, visible as discernible addition to view. Proposals largely obscured and would not change character of view.	Long term	Small	Minor adverse (daytime) Negligible adverse (Night time)	Not significant	
VP21 Mount Stuart estate	High	Entire development screened in view by Great Cumbrae.	Long term	None	No Change		
VP22 Toward Point	High	Industrial development, including mainly tall tower, visible as discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Negligible	Negligible adverse	Not significant	
VP23 Dunoon Viewpoint, Firth of Clyde	High	Industrial development, including mainly tall tower, visible as discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Negligible	Negligible adverse	Not significant	
VP24 Ardrossan to Isle of Arran Ferry	High to Low	Top of tower visible above intervening landform as barely discernible addition to view. Majority of development screened in view.	Long term	Negligible	Negligible adverse	Not significant	
VP25 Isle of Arran, Brodick, National Scenic Area	High	Top of tower visible above intervening landform as barely discernible addition to view. Majority of development screened in view.	Long term	Negligible	Negligible adverse	Not significant	
VP26 Goat Fell, Isle of Arran National Scenic Area/ Wild Land Area	Very High	Industrial development, including mainly tall tower, visible as barely discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Negligible	Minor adverse	Not significant	
VP27 Corrie, Isle of Arran National Scenic Area	Very High	Industrial development, including mainly tall tower, visible as barely discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Negligible	Minor adverse	Not significant	
VP28 Millstone Point on the Arran Coastal Way, National Scenic Area	Very High	Top of tower visible above intervening landform as barely discernible addition to view. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
VP29 Stronchullin Hill in the Loch Lomond and the Trossachs National Park	Very High	Industrial development, including mainly tall tower, visible as barely discernible addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Negligible	Minor adverse	Not significant	
Biglies Farm	High	Industrial development, including mainly tall tower, visible as prominent addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Medium	Major adverse	Significant	
Poteathbank Cottage	High	Minimal potential for filtered views through trees of top of tower. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
Glenside Cottage	High	Industrial development, including mainly tall tower, visible as prominent addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Large	Major adverse	Significant	Beneficial effects of developing disused site partially offset adverse effects of large scale industrial development.
Fairlie Furniture/Fairlie Woodfuel	Low	Minimal potential for filtered views through trees of top of tower. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
Fencefoot Farm Cottage	High	Minimal potential for filtered views through trees of top of tower. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
Fencebay Farmhouse and farmshop	High to Low	Minimal potential for filtered views through trees of top of tower. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
Southannan Mains (eastern residential property)	High	Industrial development, including mainly tall tower, visible as prominent addition to view. Proposals would be slightly at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Large	Major adverse	Significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
Southannan Mains (western residential property)	High	Minimal potential for filtered views through trees of top of tower. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
Peel Ports	Low	Large scale industrial development visible as dominant addition to view. Proposals would be at odds with scale of elements in existing view.	Long term	Large	Moderate adverse	Not significant	Beneficial effects of developing disused site partially offset adverse effects of large scale industrial development.
Southannan Estate (approx. 10 no. residential properties)	High	Minimal potential for filtered views through trees of top of tower. Majority of development screened in view.	Long term	Negligible	Minor adverse	Not significant	
Ayrshire Coastal Path (sequential views)	High	Large scale industrial development, including tall tower, visible as prominent addition to view. Proposals would be uncharacteristic of these views.	Long term	Small to Medium	Minor to Major adverse	Significant	
Isle of Bute Long Distance Recreational Route (sequential views)	High to Very High	Industrial development, including mainly tall tower, visible as discernible addition to views. Proposals would be slightly at odds with scale of elements in existing views although not uncharacteristic.	Long term	Negligible to Small	Minor to Moderate adverse	Not significant	
Isle of Arran Long Distance Recreational Route (sequential views)	High to Very High	Industrial development, including mainly tall tower, visible as barely discernible addition to views. Proposals would be slightly at odds with scale of elements in existing views and somewhat uncharacteristic.	Long term	Negligible to Small	Negligible to Minor adverse	Not significant	
Railway (sequential views)	Medium to Low	Industrial development, including mainly tall tower, visible as prominent addition to views. Intermittent sequence of relatively open views of the new development.	Long term	Negligible to medium	Negligible to Moderate adverse	Not significant	
A78 Irvine Road (sequential views)	Medium to Low	Industrial development, including mainly tall tower, visible as prominent addition to views. Consistent sequence of relatively open views of the new development.	Long term	Negligible to medium	Negligible to Moderate adverse	Not significant	

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
Marine based receptors	Medium to High	Near open and more distant partially obscured transient views of large scale industrial development visible as prominent and at times dominant addition to view. Proposals would be at odds with scale of elements in existing view and somewhat uncharacteristic.	Long term	Negligible to large	Negligible to Major adverse	Significant	

FIGURES