

11. Schedule of Receptors, the Magnitude of Change and the Significance of Effects



Appendix 11 Schedule of Receptors, the Magnitude of Change and the Significance of Effects

Visual Amenity Table 1 – Visual Amenity Receptors located to the East

	Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E1	Craigmont Detached property fronting onto the B9152.	150m	High	Relatively open views of the a junction between the A9 and a minor road & vehicles travelling on the A9 in the foreground with the Monadhliath mountains in the distance.	A9 will be more prominent in the view as the minor road leading to the A9 will be stopped up. Views of vehicles will be slightly increased.	Low	Slight adverse	Views will still be obtained of the A9 but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral
E2	Suie Hotel Three storey detached B & B fronting onto the B9152.	190m	Medium	Elevated views of the A9 and embankment to the west of the A9 across gently rolling grassland from ground floor level are partially screened by mature trees in the foreground. Views more open during winter months and from upper floors. Relatively open views of vehicles are obtained as they pass certain sections of the A9.	Views of vehicles will be slightly increased. Views of new embankments will be more prominent from upper stores and more open during the winter.	Low	Slight adverse	Views will still be obtained but new embankments will be better integrated into the landscape and of the A9 will be a less prominent feature in the view.	Negligible	Neutral

	Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E3	Birchfield Cottage & House Single storey detached bungalow and two storey detached property fronting on to the B9152.	175-190m	High	Relatively open elevated views of certain sections of the A9 and vehicles travelling on the A9 in the middle ground set against the Monadhliath mountains in the distance.	Views of the vehicles will be slightly increased. Re-profiled embankments will be visible and the A9 will form a slightly more prominent feature.	Low	Slight adverse	Views will still be obtained of the A9 but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral
E4	Cairgorms Christian Centre Single storey Church and small hall adjacent to the B9152 and single-storey large hall to the rear.	200-240m	Medium	Open views from front of Church, small hall and its grounds across B9152 of amenity grassland in the foreground, embankment to the west of the A9 and passing traffic in the middle-ground and the Monadhliath mountains in the distance. No views of A9 from within the large hall which is set back from the road at a lower elevation.	Existing views of vehicles travelling on the A9 obtained from the Church and small hall will remain unchanged. No views will be obtained of the A9 itself and the large hall will continue to have its views restricted by topography and boundary vegetation	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E5 Manse Two storey house fronting onto the B9152.	225m	High	Tall boundary hedge limits views from this property to upper story windows and the drive-way. Views of the A9 and vehicles are partially obscured by undulating nature of the landform between the A9 and this receptor.	Views from upper story windows and the driveway of vehicles and some sections of the A9 will be slightly increased.	Low	Slight adverse	Elevated views of isolated sections of the A9 improvements will be fully mitigated by the earth works. Views will still be obtained of the A9 but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral
E6 Telephone exchange Single-storey building with single frosted window fronting on to B9152.	225m	Low	Open views from front of this building across B9152 to rolling pastoral grassland in the foreground. Views of the A9 and vehicles in the middle ground are largely obscured by the undulating topography	Views of vehicles will be largely unchanged.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E7 No. 1-6 the Knoll A bungalow and four two-storey houses fronting on to B9152	250m	High	Views of the A9 in the middle distance largely obscured by the undulating nature of the landform between the A9 and these receptors. Glimpses of tops of large vehicles on isolated sections of the A9 are obtained. Views will be more prominent from upper storeys.	Glimpse views of vehicles and isolated sections of the A9 will be slightly increased. Views will be more prominent from properties with upper stores and these will experience slightly greater impacts.	Low	Slight adverse	Glimpse views of vehicles and isolated sections of the A9 improvements will still be obtained but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E8 No. 2 Suidhe Crescent Two-storey semi-detached house facing south	340m	High	Views of A9 and vehicle travelling on the A9 from the lower floor are restricted by vegetation and topography. Distant screened views of the tops of vehicles travelling on isolated sections of the A9 will be unchanged. No views of A9 will be obtained from upper storey. Visibility will be increased in the winter months due to the absence of screening provided by foliage.	Distant, screened views of the tops of vehicles travelling on isolated sections of the A9 will be unchanged. No views of A9 will be obtained.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral

	Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E9	No. 11 & 12 Suidhe Crescent Two-storey semi-detached houses facing the A9	300m	High	No views of A9 are obtained on account of intervening landform and vegetation. Filtered glimpse views of the tops of vehicles travelling on isolated sections of the A9 will be unchanged. No views of A9 will be obtained from upper storey	Filtered glimpse views of the tops of tall vehicles travelling on isolated sections of the A9 will be unchanged. No views of A9 will be obtained.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral
E10	No.14 &15 Suidhe Crescent Two-storey semi-detached houses facing in a south- west direction.	225m	High	Views of the A9 and vehicles travelling on the A9 are largely screened by vegetation within and out-with the properties. Views will be more open in the winter months.	Screened views of vehicles and the A9 will be slightly increased. Re-profiled embankments will be visible.	Low	Slight adverse	Views will still be obtained of the A9 but re-profiled embankments will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

	Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E11	No. 1,2 & 3 Baldow Park Two storey semi-detached houses facing north.	225m	High	Oblique views of the tops of vehicles travelling on the A9 obtained across the B9152 and adjacent grassland.	Re-profiled embankments will be visible in the middle distance. Views of the tops of vehicles travelling on the A9 will be slightly increased.	Low	Slight adverse	Views will still be obtained of the tops of large vehicles on the A9 but re-profiled embankments will be less prominent and similar to the original baseline conditions.	Negligible	Neutral
E12	No. 4, 5, 6 & 7 Baldow Park Two-storey detached houses facing east-west, towards the A9	225-275m	High	Views of the A9 from lower floor are restricted by a grassed bund located to the west of these properties. Views of vehicles travelling on the A9 from upper storey windows are partially screened by a line of mature trees along the B9152.	The grassed bund will continue to screen views from lower floors. New embankments will be visible from upper floors and views of vehicles travelling on the A9 will be slightly increased.	Low	Slight adverse	Views will still be obtained of vehicles travelling on the A9 but re-profiled embankments will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E13 Plots 25, 26, 27 & 28 Baldow Park Two-storey detached properties, three oriented east-west,	225-275m	High	Views of the A9 from lower floor are partially restricted by a grassed bund located to the west of these properties. Planting on the bund is not yet mature and thus open views of tops of vehicles travelling on the A9 are obtained. It is likely that the vegetation will screen views once established.	Until vegetation on the bund matures sufficiently to screen views, new embankments will be visible from upper floors and views of vehicles travelling on the A9 will be slightly increased.	Low	Slight adverse	Planting on the bund will be mature enough to screen views of the A9 and vehicles travelling on the A9	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E14 The Manse (Montcoffer – on the OS map) Large detached two-storey property	100m	High	No views of the A9 are obtained as the landform to the rear of this property is elevated and the A9 is located in a slight cutting. Filtered views of tops of large vehicle on A9 are obtained during winter months due to the absence of screening provided by foliage.	Existing filtered views of large vehicles travelling on the A9 obtained from upper story windows during the winter months will be slightly increased. Vehicles travelling on the A9 will form a slightly more prominent feature.	Low	Slight adverse	Filtered views of vehicles and isolated sections of the A9 improvements will still be obtained but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

	Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E15	Alvie School Low classroom blocks and a small hard surfaced playground	100m	Low	Heavily screened views of tops of large vehicle on A9 obtained from boundary of school through intervening dense semi-mature woodland . No views of the A9 obtained.	The removal of some screening woodland will partially open up views of vehicles. Vehicles travelling on the A9 will form a slightly more prominent feature. Views will be increased during the winter months.	Low	Slight adverse	Views of large vehicles travelling on the A9 will be fully mitigated by new woodland planting and close boarded timber screen fence. Views obtained similar to the original baseline conditions.	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E16 Easter/ Wester Dalraddy Cottage Detached bungalows	300m	High	Views of the A9 and vehicles travelling on the A9 are partially screened by localised planting within these properties and by intervening landform as a section of the A9 is located in a cutting. Views will be more open during the winter due to the absence of screening provided by foliage.	Filtered views of sections of the A9 and vehicles travelling on the A9 will be slightly increased. A9 will form a slightly larger feature in the view.	Low	Slight adverse	Filtered views of vehicles and isolated sections of the A9 improvements will still be obtained but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
E17 B9152 Minor road running parallel to the A9 to the east.	Varies	Low	Views of the A9 vary from not being visible at all (on account of intervening built form, vegetation and landform) to being openly visible. Views to the A9 are screened along the majority of the northern section. Within the central section, views are obtained given the limited depth of planting, but still remain restricted. Over this area, views in the winter months will become significantly greater due to the lack of screening afforded by foliage.	Removal of some mature intervening vegetation and creation of new/re-profiling of existing embankments will result in more open views of the A9 along certain sections of the minor road	Medium	Slight adverse	Views of the A9 will be fully mitigated by new woodland planting. Views obtained similar to the original baseline conditions.	Negligible	Neutral

Visual Amenity Table 2 – Visual Amenity Receptors located to the West

Visual Amenity Receptor	Dist.	Sensitivity	Existing View	Opening Year	Magnitude of Change	Impact	Design Year	Magnitude of Change	Impact
W1 Meadowside House/ Aviemore Holiday Cottages Several single/ two-storey self catering chalets		High	Elevated views of the A9 screened by dense wood at most times of year. Views more open in winter months; however A9 is not a significant detractor in the attractive views obtained by this property.	Screened views of vehicles travelling on the A9 will remain unchanged. Intervening screening vegetation will be unaffected.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral
W2 Leault Farm Single storey bungalow and associated farm buildings	350m	High	Oblique largely open views of vehicles travelling on the A9 obtained.	Views of vehicles/new embankments will be slightly increased.	Low	Slight adverse	Views will still be obtained of vehicles travelling on the A9 but re-profiled embankments will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

W3	Kinraig House Three-storey detached historic property	400m	High	Long distance, largely open views of vehicles travelling on the A9 and isolated sections of the A9 are obtained between undulating topography	Long distance largely open views of the A9 will be slightly increased. The A9 will form a slightly larger feature in views obtained as new earthworks will be visible and mitigation planting will not be fully mature.	Low	Slight adverse	Views will still be obtained of the A9 but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral
W4	Loch Cottage Two-storey property	270m	High	Small mound located in close proximity prevents views of the A9. Distant, largely open views of small isolated sections the A9 are obtained between undulating topography from areas within the garden only.	Existing distant views of some sections the A9 obtained from areas within the garden will be slightly increased; however the A9 will not be a significant detractor. Views will not be significantly increased during the winter months.	Negligible	Neutral	Distant views of isolated sections the A9 improvements obtained from areas within the garden be fully mitigated. Views will still be obtained of the A9 but will be less prominent and similar to the original baseline conditions.	Negligible	Neutral

W5	Kincraig Farm Two-storey historic house	450m	High	Views to the A9 are screened by mature trees located within the front garden. Glimpse views of vehicles travelling on the A9 are obtained on some sections of the A9 between undulating grassland.	Existing glimpse views of vehicles travelling on the A9 will be slightly increased; however the A9 will not be a significant detractor. Views will not be significantly increased during the winter months.	Low	Slight adverse	Filtered long distance views of the A9 improvements obtained will be fully mitigated. Views will still be obtained of the A9 but will be less prominent.	Negligible	Neutral
W6	Western Delfour Five, two-storey holiday cottages that form part of Alvie Estate	680m	Medium	Long distance views contained by mature pine woodland surrounding Alvie Estates. Filtered glimpses of tops of large vehicles on the A9 obtained to the northeast from track in front of properties. No views from within properties.	No view of improvements obtained from within properties. Existing long distance filtered glimpses of the tops of lorries travelling on isolated sections of the A9 to the northeast, obtained from the track in front of the holiday cottages will be unchanged.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral

W7	Mid Delfour Single-storey bungalow	610m	High	Long distance views contained by mature pine woodland surrounding Alvie Estates Long distance glimpses of tops of large vehicles on the A9 obtained to the northeast of an isolated area of road where the mature pine woodland that surrounds Alvie House ends.	Existing long distance glimpses of the tops of lorries using isolated sections of the A9 will be unchanged.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral
W8	East Delfour and Ring Cairn - Scheduled Ancient Monument (SAM)	560m	High	Long distance glimpses of the tops of large vehicles using the A9 are obtained to the north east of an isolated area of road where the mature pine woodland that surrounds Alvie House ends.	Existing long distance glimpses of the tops of lorries using isolated sections of the A9 will be unchanged.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral
W9	New East Delfour Single-storey holiday cottage	625m	Medium	Long distance views contained by mature pine woodland surrounding Alvie Estates Long distance glimpses of the tops of large vehicles travelling on the A9 are obtained to the north east where the mature pine woodland ends.	Existing long distance glimpses of the tops of lorries using isolated sections of the A9 will be unchanged.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral

W10	East Delfour Farm Two-storey bungalow and associated riding stables	625m	High	Long distance views contained by mature pine woodland surrounding Alvie Estates. Glimpses of the tops of large vehicles using the A9 are obtained to the north east of a short length of road where the mature pine woodland that surrounds Alvie House ends.	Existing long distance glimpses of the tops of large vehicles using on some sections of the A9 will be unchanged.	Negligible	Neutral	Views will remain unchanged from baseline conditions.	Negligible	Neutral
W11	Tracks/ Footpath to the west of the A9		Low	Views of the A9 from the access tracks in most part are heavily screened by mature woodland vegetation. Glimpses of vehicles through the trees are likely to be more open in the winter months.	Removal of vegetation and re-profiled slopes will result in more open views of parts of the A9 until the mitigation planting gets established.	Medium	Slight adverse	Views of the A9 will be fully mitigated and restored to their original level of intrusion.	Negligible	Neutral