

## APPENDIX 7.2: VISUAL EFFECTS TABLES; PROPOSED DEVELOPMENT (PIIP MASTERPLAN)

ABBREVIATIONS: NS = NORTH SITE CS = CENTRAL SITE SS = SOUTH SITE F= FOOTPATH R = ROAD NV = NO VIEW

SEE FIGS. 7.2, 7.3, 7.4 AND 7.5

REF	NAME /LOCATION / TYPE/ CONTEXT	NATURE OF MAIN VIEW	SENSITIVITY TO PROPOSED DEVELOPMENT	ANGLE AND NATURE OF CHANGE	APPROX. CLOSEST DISTANCE (KM)	MAGNITUDE			EFFECTS		
						CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION	CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION
1	<b>North Kersebonny &amp; Kersebonny Steading</b> 2-storey farm ho. with apts. to rear	House; S. across carse; steadings W & N facing across carse	High	NS: NV CS: Hotel visible SS: All parts closely visible albeit mostly rear views	0.25	Medium	Medium	Low	<b>Moderate-Major</b>	<b>Moderate-Major</b>	<b>Moderate</b>
2	<b>Kaimes Farm</b> 1.5 storey farm ho. And outbuildings	East towards Craigforth	High	NS: HQ building visible CS: NV SS: All parts closely visible	0.10	High	High	Medium	<b>Major</b>	<b>Major</b>	<b>Moderate-Major</b>
3	<b>White House, Bankend, South Kersebonny</b> and other rural properties S. of A811	Mixed orientation across carse to N,E & W	Medium	NS & CS: Limited or NV SS: All visible in middle ground	1.5-1.75	Low	Low	Low	Minor	Minor	Minor
4	<b>Woolcarders Court Camusbarron</b> 2,3&4 storey converted mill buildings and modern flats	Mostly W. facing across open carse	Medium-High	NS: NV CS: Hotel visible obliquely SS: All distantly visible	1.75	Low	Low	Low	Minor	Minor	Minor

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						CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION	CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION
5	<b>Touch Road Cambusbarron</b> Row of 1.5 / 2 storey detached houses	Elevated N facing views over carse	High	Distant view of all parts of development due to elevation but seen as small components of overall panorama	2.5	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
6	<b>Falleninch Farm &amp; Cottage</b> With outbuildings and butchers shop; 1.5 storey house and 1 storey cottage	S, facing towards A811 embankment over M9; adj. to M9	Low	NS: NV CS: Hotel and apartments may be visible obliquely in context of M9 SS: All visible but on other side of M9, not part of main view	0.7	Low	Low	Low	Minor	Minor	Minor
7	<b>Stirling Castle &amp; adjacent buildings, graveyard</b>	Elevated W. views along and across carse	High	NS & CS: All visible in middle distance and in context of site of existing office development (to be demolished) and part of wider panorama SS: Housing visible only; more distant and part of wider panorama	1.5	Low	Low	Low	Minor	Minor	Minor
8	<b>Ballengeich Road</b> Row of 1.5-2 storey detached houses	Elevated s. facing views towards Castle Craig and oblique views across carse	Low	NS & CS: Side/Elevated rear views SS: Housing visible only; more distant on other side of M9 and not part of main view	1.0	Low	Low	Low	Minor	Minor	Minor

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						CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION	CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION
9	<b>Craigforth Cres., Raploch</b> 2-storey terraced social housing	SW rear views across A84, carse, to M9	Low	NS & CS: Side/ rear views; part screened by trees to N  SS: Housing visible only; more distant other side of M9 and not part of main view	0.75	Low	Low	Low	Minor	Minor	Minor
10	<b>Castle Business Park/ Riverside Restaurant/ Park and Ride</b>	Outward views enclosed by extensive mature tree planting	Low	NS: Possible view of top of HQ building.  CS: Possible view of top of Hotel building.  SS: NV	0.20	Low	Low	Low	Minor	Minor	Minor
11	<b>Highland Gate Pub/ Marston Inn Hotel/ Kildean Business Park &amp; Filling Station site</b>	Outward views to S. enclosed by mature trees ; more open views to N & W	Low	NS: View of top of HQ building.  CS: Possible view of top of Hotel building.  SS: NV	0.5	Low	Low	Low	Minor	Minor	Minor
12	<b>Forth Valley College/ New Housing Estate (Dougal Graham Road, etc.)</b>	Outward views to S. limited by mature trees in mid-ground; open views to N & W	Low	NS: View of top of HQ building. but in built context  CS: Possible view of top of Hotel building. but in built context  SS: NV	0.75	Low	Low	Low	Minor	Minor	Minor

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						CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION	CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION
13	<b>Dobbies Garden Centre</b>	View to S largely enclosed by semi-mature trees	Low	NS: Close but partial views of HQ building. above foreground trees CS: NV SS: NV	0.5	Medium	Medium	Medium	Minor-Moderate	Minor-Moderate	Minor-Moderate
14	<b>Stirling Agricultural Centre, Auction Mart and Trailer Centre</b>	River Forth to N.; open view across A84 and carse to S.; Craigforth Hill in mid-distance	Low	NS: Partial views of HQ building. across midground trees CS: Possible view of top of Hotel building. SS: Limited, distant views	0.5	Low	Low	Low	Minor	Minor	Minor
15	<b>Mount Stuart Chalmerston Road</b> 2 storey detached ho.	Front views of River Forth and old bridge, derelict tollhouse; oblique views to Craigforth. Mature trees in foreground obscure/filter views	Medium	NS: Partial views of HQ building. across midground trees CS: Possible view of top of Hotel building. SS: Limited, distant side-on views	0.25	Low	Low	Low	Minor-Moderate	Minor-Moderate	Minor-Moderate

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16	<b>Chalmerston Road</b> 2no.2-Storey detached Houses 1no. 1-storey bungalow	Front views of River Forth and old bridge, derelict tollhouse; oblique views to Craigforth. Mature trees in foreground obscure/filter views	Low	Limited views due to foreground trees/ derelict building	0.3	Low	Low	Low	Minor	Minor	Minor
17	<b>Cowden Farm / The Coach House</b> <b>Chalmerston Road</b> 2 no. 2-storey farm houses. and outbuildings	W. facing views across open carse	Medium	NS & CS: oblique /side views of both in mid-distance SS: Close, rear views of all parts		High	High	Medium	<b>Moderate-Major</b>	<b>Moderate-Major</b>	<b>Moderate</b>
18	<b>Cowden Cottage</b> <b>Chalmerston Road</b> 1 storey cottage	E. facing views across open carse	High	NS & CS: oblique /front views of both in mid-distance SS: Close, open, front views of all parts	0.5	High	High	Medium	<b>Major</b>	<b>Major</b>	<b>Moderate-Major</b>
19	<b>Baad Farm</b> <b>Chalmerston Road</b> 1.5-storey farm house. and outbuildings	W. facing views across open carse	Medium	NS & CS: oblique /side views of both in mid-distance SS: Close, rear /oblique views of all parts	0.5	High	High	Medium	<b>Moderate-Major</b>	<b>Moderate-Major</b>	<b>Moderate</b>

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20	<b>Baad Cottage</b> <b>Chalmerston Road</b> 1 storey cottage; outhouse, outbuildings	E. facing views across open carse part screened by foreground hedge/ trees	Medium	NS & CS: oblique /front views of both in mid-distance  SS: Partially obscured front views	1.0	Low	Low	Low	Minor-Moderate	Minor-Moderate	Minor
21	<b>East &amp; West Cambusdrennie Farms</b> <b>Chalmerston Road</b>	N.facing, almost surrounded by trees and outbuildings	Medium-Low	All; partly obscured, relatively distant, side-on to main view	1.0-1.5	Low	Low	Low	Minor	Minor	Minor
22	<b>Hill of Drip</b> 2 storey Farm ho. And outbuildings	Slightly elevated NE facing views across River Forth	Medium	NS: Relatively close, slightly elevated view of new HQ building. albeit slightly obscured by mid-ground and foreground trees.  CS. Possible view of hotel and other buildings  SS. Limited, distant views	0.4	Medium	Medium	Medium	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
23	<b>Black Dub</b> 1.5 storey Farm ho. And outbuildings	SW facing across A84 and over carse	Low	NS & CS: Oblique views part-obscured by mid-ground trees  SS. Limited, distant views	1.5	Low	Low	Low	Minor	Minor	Minor

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24	<b>The Steeds</b> <b>Carse of Lecropt</b> 1.5 storey Farm ho. And outbuildings	Open S. view across Carse of Lecropt; Craigforth and Castle Craig oblique in view	Low	NS: Top of HQ building may be distantly visible over trees CS: Top of hotel may be just visible SS: NV due to trees	2.0	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
25	<b>Greenocks</b> <b>Carse of Lecropt</b> 1.5 storey Farm ho. and outbuildings	S.facing across R. Forth to rear of Auction Mart/Dobbies. Reduces sensitivity. Craigforth in mid-ground	Low	NS: Top of HQ building may be distantly visible over trees CS: Top of hotel may be just visible SS: NV due to trees	1.2	Low	Low	Low	Minor	Minor	Minor
26	<b>Westleys</b> <b>Carse of Lecropt</b> 1.5 storey Farm ho. and outbuildings, some derelict	W/ SW.facing by motorway. Reduces sensitivity. Craigforth in mid-ground but low-lying with trees in foreground	Low	NS: Top of HQ building may be distantly visible over trees CS: Top of hotel may be just visible SS: NV due to trees	1.0	Low	Low	Low	Minor	Minor	Minor



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R1A	A811, Polrogan Bridge	River Forth in foreground, open views over carse with riverside and hedgerow trees. Craigforth in mid-ground, treed, rising above plain	Medium	NS, CS: NV due to foreground trees SS: Tops of flats, some hoses visible	1.5	Low	Low	Negligible-Low	Minor-Moderate	Minor-Moderate	Minor
R1B	A811, N. Kersebonny Entrance	Open carse views with N. Kersebonny Fm. Prominent in foreground. Craigforth in mid-ground, Stirling Castle in background to E. M9 in midground to E.	Medium	NS: NV CS: Hotel visible above Craigforth trees SS: Open view of all elements; houses esp. noticeable in mid-ground	0.7	Low	Low	Negligible-Low	Minor-Moderate	Minor-Moderate	Minor
R2A	M9, Junction 10 Northbound offramp Adjacent to existing Prudential site Craigforth	Transitory but close views of 2, 3 &4-storey office buildings and car parks filtered through foreground tree planting	Medium	NS: Limited views of top of HQ building filtered through foreground tree planting CS: Close views initially of demolition of office buildings followed by construction and operation of proposed buildings filtered through foreground tree planting. Proposed tree planting would gradually reduce adverse effects with maturity. SS: NV due to Craigforth hill	0.1	High	Medium	Low	<b>Moderate-Major</b>	<b>Moderate</b>	Minor-Moderate

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R2B	M9, Adjacent to A811 overbridge	Northbound, with open carseland to the west; Craigforth seen obliquely to the North-west ; Stirling Castle on crag to East	Low	NS: NV CS: Hotel and apartments may be visible obliquely in foreground context of M9 SS: All visible but obliquely to NW, not part of main view and in foreground context of M9	0.7	Low	Low	Low	Minor	Minor	Minor
R3A	A84, Bus pull-in by old bridge	To North, entrance to Dobbies Garden Centre; to South, old bridge to South-west; to South-East; field with rough grass adjoining River Forth. Glimpsed views of North Site largely obscured by roadside trees	Medium	NS: Field immediately to south to become informal parkland under Masterplan; untouched if North Site developed only. HQ building would be closely visible above retained roadside trees/ proposed planted trees. CS: Possible view of top of hotel. SS: NV	0.01	High	Medium	Low-Medium	<b>Moderate-Major</b>	<b>Moderate</b>	Minor-Moderate
R3B	A84, beside Agricultural Centre/ Trailer Centre entrance	River Forth to N.; open view across A84 and carse to S.; Craigforth Hill in mid-distance	Low	NS: Partial views of HQ building. across midground trees CS: Possible view of top of hotel. SS: Limited, distant views	0.5	Low	Low	Low	Minor	Minor	Minor

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R4	Chalmerston Road	Open views across Carse to River Forth, Craigforth and Stirling Castle in background	Medium	NS & CS: oblique views of both in mid-distance SS: Close, open, front views of all parts	0.5	High	High	Medium	Moderate-Major	Moderate-Major	Moderate
R5	Minor Road, Carse of Lecropt	S.facing across Carse/ R. Forth./M9. Craigforth in mid-ground	Low	NS: Top of HQ building may be distantly visible over trees CS: Top of hotel may be just visible SS: NV due to trees	1.2	Low	Low	Low	Minor	Minor	Minor
F1	Core Path 9078cb/01 Cambusbarron	Mostly W. facing across open carse	Medium	NS: NV CS: Hotel visible obliquely SS: All distantly visible	1.75	Low	Low	Low	Minor	Minor	Minor
F2	Core Path 9078cb/02 Cambusbarron	Mostly N. facing across open carse	Medium	NS & CS: Limited or NV SS: All visible in middle ground	1.75	Low	Low	Low	Minor	Minor	Minor

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F3	<b>Core Path 9078rp/01 Dumbarton Road</b>	S, facing towards A811 embankment over M9; adj. to M9	Low	NS: NV  CS: Hotel and apartments may be visible obliquely in context of M9  SS: All visible but on other side of M9, not part of main view	0.7	Low	Low	Low	Minor	Minor	Minor
F4	<b>Core Path 9078kg/05 Kings Park</b>	Elevated views from top of craggs filtered by foreground trees and scrub	Medium	NS: NV  CS: Elevated views of hotel and apartments in context of M9; small part of overall view  SS: Elevated views of all of this development visible but on other side of M9, not part of main view towards castle and Craigforth	1.0	Low	Low	Low	Minor	Minor	Minor
F5	<b>Core Path 9078rp/20 Proposed Kildean Business Park</b>	Outward views to S. enclosed by mature trees ; more open views to N & W	Low	NS: Possible view of top of HQ building.  CS: Possible view of top of hotel.  SS: NV	0.5	Low	Low	Low	Minor	Minor	Minor

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F6	<b>Core Path 9078ba/02 By M9 motorway</b>	W-facing by motorway. Reduces sensitivity. Craigforth in mid-ground; trees in midground other side of motorway	Low	NS: Top of HQ building may be visible over trees  CS: Top of hotel may be just visible over trees  SS: NV due to trees	0.25-1.0	Low	Low	Low	Minor	Minor	Minor