APPENDIX 7.1: VISUAL EFFECTS TABLES; PROPOSED DEVELOPMENT (DETAILED APPLICATION)

ABBREVIATIONS: F=FOOTPATH R= ROAD NV= NO VIEW SEE FIGS. 7.2, 7.3, 7.4 AND 7.5

				2, 7.3, 7.4 AND 7.5		MAGNITUDE			EFFECTS	
REF	NAME /LOCATION / TYPE/ CONTEXT	NATURE OF MAINS VIEW	SENSITIVITY TO PROPOSED DEVELOPMENT	ANGLE AND NATURE OF CHANGE	CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION	CONSTRUCTION	OPERATIONAL ON COMPLETION	OPERATIONAL 10 Yr. AFTER COMPLETION
1	North Kersebonny & Kersebonny Steading 2-storey farm ho. with apts. to rear	House; S. across carse; steadings W & N facing across carse	Low	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
2	Kaimes Farm 1.5 storey farm ho. And outbuildings	East towards Craigforth	Low	HQ building visible	Low	Low	Low	Minor	Minor	Minor
3	White House, Bankend, South Kersebonny and other rural properties S. of A811	Mixed orientation across carse to N,E & W	Low	Limited or NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
4	Woolcarders Court Camusbarron 2,3&4 storey converted mill buildings and modern flats	Mostly W. facing across open carse	Low	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
5	Touch Road Cambusbarron Row of 1.5 / 2 storey detached houses	Elevated N facing views over carse	Low	Distant view but seen as very small component of overall panorama	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

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6	Falleninch Farm & Cottage With outbuildings and butchers shop; 1.5 storey house and 1 storey cottage	S, facing towards A811 embankment over M9; adj. to M9	Low	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
7	Stirling Castle & adjacent buildings, graveyard	Elevated W. views along and across carse	High	All visible in middle distance and in context of site of existing office development (to be demolished)	Low	Low	Low	Minor	Minor	Minor	
8	Ballengeich Road Row of 1.5-2 storey detached houses	Elevated s. facing views towards Castle Craig and oblique views across carse	Low	Side/Elevated rear views	Low	Low	Low	Minor	Minor	Minor	
9	Craigforth Cres., Raploch 2-storey terraced social housing	SW rear views across A84, carse, to M9	Low	Side/ rear views; part screened by trees to N	Low	Low	Low	Minor	Minor	Minor	
10	Castle Business Park/ Riverside Restaurant/ Park and Ride	Outward views enclosed by extensive mature tree planting	Low	Possible view of top of HQ building.	Low	Low	Low	Minor	Minor	Minor	
11	Highland Gate Pub/ Marston Inn Hotel/ Kildean Business Park & Filling Station site	Outward views to S. enclosed by mature trees ; more open views to N & W	Low	View of top of HQ building.	Low	Low	Low	Minor	Minor	Minor	

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12	Forth Valley College/ New Housing Estate (Dougal Graham Road, etc.)	Outward views to S. limited by mature trees in mid-ground; open views to N & W	Low	View of top of HQ building.in built context	Low	Low	Low	Minor	Minor	Minor	
13	Dobbies Garden Centre	View to S largely enclosed by semi-mature trees	Low	Close but partial views of HQ building. above foreground trees	Medium	Medium	Medium	Minor- Moderate	Minor- Moderate	Minor- Moderate	
14	Stirling Agricultural Centre, Auction Mart and Trailer Centre	River Forth to N.; open view across A84 and carse to S.; Craigforth Hill in mid-distance	Low	Partial views of HQ building. across midground trees	Low	Low	Low	Minor	Minor	Minor	
15	Mount Stuart Chalmerston Road 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	Possible glimpsed views of HQ building. across midground trees	Low	Low	Low	Minor- Moderate	Minor- Moderate	Minor- Moderate	
16	Chalmerston Road 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	Low	Low	Low	Minor	Minor	Minor	
17	Cowden Farm / The Coach House Chalmerston Road 2 no. 2-storey farm houses. and outbuildings	W. facing views across open carse	Medium	Oblique /side views of both in mid-distance	Low	Low	Low	Minor	Minor	Minor	

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18	Cowden Cottage Chalmerston Road 1 storey cottage	E. facing views across open carse	High	Oblique /front views of top of HQ building in mid-distance	Low	Low	Low	Minor	Minor	Minor
19	Baad Farm Chalmerston Road 1.5-storey farm house. and outbuildings	W. facing views across open carse	Medium	Oblique /side views of top of HQ building in mid-distance	Low	Low	Low	Minor	Minor	Minor
20	Baad Cottage Chalmerston Road 1 storey cottage; outhouse, outbuildings	E. facing views across open carse part screened by foreground hedge/ trees	Medium	Oblique /front views of top of HQ building in mid-distance	Low	Low	Low	Minor- Moderate	Minor- Moderate	Minor- Moderate
21	East & West Cambusdrennie Farms Chalmerston Road	N.facing, almost surrounded by trees and outbuildings	Medium- Low	Partly obscured, relatively distant, side-on to main view	Low	Low	Low	Minor	Minor	Minor
22	Hill of Drip 2 storey Farm ho. And outbuildings	Elevated NE facing views across River Forth	Medium	Relatively close, elevated view of new HQ building. albeit slightly obscured by midground and foreground trees.	Medium	Medium	Medium	Moderate	Moderate	Moderate

						MAGNITUDE			EFFECTS	
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23	Black Dub 1.5 storey Farm ho. And outbuildings	SW facing across A84 and over carse	Low	Oblique views part-obscured by mid-ground trees	Low	Low	Low	Minor	Minor	Minor
24	The Steeds Carse of Lecropt 1.5 storey Farm ho. And outbuildings	Open S. view across Carse of Lecropt; Craigforth and Castle Craig oblique in view	Low	Top of HQ building may be distantly visible over trees	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
25	Greenocks Carse of Lecropt 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	Top of HQ building may be distantly visible over trees	Low	Low	Low	Minor	Minor	Minor
26	Westleys Carse of Lecropt 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	Top of HQ building may be distantly visible over trees	Low	Low	Low	Minor	Minor	Minor
27	Forth Park Bridge of Allan 2 storey modern detached housing	Rear, W facing views across Allan Water towards proposed Kildean Business Park and new housing estate. Craigforth relatively distant	Low	Top of HQ building may be distantly visible over buildings but in built context	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
28	Fleurs Park Cornton 2 storey modern detached housing	Rear, W/SW facing views across River Forth to rear of Forth Valley Colllege and new housing estate. Craigforth in mid-ground	Low	Top of HQ building may be distantly visible over buildings but in built context	Negligible- Low	Negligible- Low	Negligible- Low	Negligible	Negligible	Negligible

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29	Wallace Monument, Abbey Craig	Panoramic elevated views across and along Carse of Forth. Causewayside, Stirling in foreground to south, University immediately to North	High	HQ building may be distantly visible over buildings but in foreground built context very small element of overall panorama	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
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	NV due to foreground trees	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
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	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
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	Limited views of top of HQ building filtered through foreground tree planting	Low	Low	Low	Minor	Minor	Minor	
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	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	

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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	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.	High	Medium	Low- Medium	Moderate- Major	Moderate	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	Partial views of HQ building. across midground trees	Low	Low	Low	Minor	Minor	Minor
R4	Chalmerston Road	Open views across Carse to River Forth, Craigforth and Stirling Castle in background	Low	Oblique /front views in mid- distance/ part obscured by trees along Forth at north end	Medium	Medium	Medium	Minor- Moderate	Minor- Moderate	Minor- Moderate
R5	Minor Road, Carse of Lecropt	S.facing across Carse/ R. Forth./M9. Craigforth in mid-ground	Low	Top of HQ building distantly visible over trees	Low	Low	Low	Minor	Minor	Minor
F1	Core Path 9078cb/01 Cambusbarron	Mostly W. facing across open carse	Low	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

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F2	Core Path 9078cb/02 Cambusbarron	Mostly N. facing across open carse	Low	Limited or NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
F3	Core Path 9078rp/01 Dumbarton Road	S, facing towards A811 embankment over M9; adj. to M9	Low	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
F4	Core Path 9078kg/05 Kings Park	Elevated views from top of crags filtered by foreground trees and scrub	Low	NV	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	
F5	Core Path 9078rp/20 Proposed Kildean Business Park	Outward views to S. enclosed by mature trees ; more open views to N & W	Low	Possible view of top of HQ building.	Low	Low	Low	Minor	Minor	Minor	
F6	Core Path 9078ba/02 By M9 motorway	W.facing by motorway. Reduces sensitivity. Craigforth in mid-ground; trees in midground other side of motorway	Low	Top of HQ building may be visible over trees	Low	Low	Low	Minor	Minor	Minor	