



Additional Information Technical Appendix 5.6 - Residential Visual Amenity Assessment

Breezy Hill Energy Project – Additional Information

Brockwell Energy Limited

Prepared by: Pegasus Group

1. Technical Appendix 5.6 - RVAA

1.1 Introduction

- 1.1.1 This Additional Information Technical Appendix to Revised Chapter 5: Landscape and Visual Impact Assessment presents an updated Residential Visual Amenity Assessment (RVAA) of the Proposed Development. It has been carried out in accordance with The Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (15 March 2019). The Technical Guidance Note (TGN) states that:

“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’.”

- 1.1.2 The TGN goes on to state that:

“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view’...”

“...It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”

- 1.1.3 This RVAA aims to report at a level that is reasonable and proportionate upon identifying potential significant effects upon the visual amenity of properties within the 2 km RVAA study area. The RVAA identifies if the residents will experience a significant effect on any view from their property (the dwelling or its curtilage) during the operational period of the Proposed Development and specifically details which views will be affected.
- 1.1.4 It is important to stress that this additional information technical appendix solely considers the visual component of residential amenity and that any consideration of residential amenity in the broader sense must also take account of any noise and shadow flicker effects, which are addressed elsewhere within the Additional Information. Therefore, this RVAA does not comment on the acceptability of the Proposed Development, it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.
- 1.1.5 It should be noted that this study is limited to a consideration of the potential visual impacts the residents might experience within their property, i.e. their dwelling and its curtilage. It is acknowledged that the occupiers of most dwellings experience the wider landscape in passing on a regular basis as they go about their day-to-day activities and that the components of this wider landscape also influence their broader sense of amenity. Residents will most likely have views of the Proposed



Development on a regular basis as they leave and approach their properties through the wider landscape.

- 1.1.6 It is beyond the scope of this study to determine trends in the day-to-day activities of the residents in the study area, or to define the features and qualities of the surrounding landscape which influence residents' broader amenity. Whilst not discounting this issue, based on previous wind farm appeal decisions, it appears that greatest weight is usually given to impacts on views from the dwelling itself and its curtilage, as these impacts are likely to have the greatest influence on living conditions. Beyond their property, residents are considered to experience visual effects as users of local roads, footpaths etc. These effects are assessed as such within the Additional Information Revised LVIA Chapter (Chapter 5).

Approach

- 1.1.7 TGN 2/19 advocates a four step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
- 1.1.8 The fourth step involves a further assessment of the change to visual amenity of individual properties identified as "having the greatest magnitude of change" and identifying whether *"the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur"* and the Residential Visual Amenity (RVA) threshold is reached.
- 1.1.9 However, as noted above, it is not uncommon for a significant visual effect to occur at a residential property and that does not automatically engage the RVA threshold.

Methodology

- 1.1.10 The methodology followed for this RVAA follows the overarching guidelines for LVIA, namely The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (2013), Landscape Institute and the Institute for Environmental Management and Assessment and latterly, the principles set out in TGN 2/19.
- 1.1.11 In accordance with the above guidelines, the level of visual effect experienced in any given view is ascertained by considering in tandem the sensitivity of the baseline visual receptor and magnitude of change in the view as a result of the development. Professional judgement is then employed to determine whether the effect is significant or not, although this is still based within a recognised framework in line with existing LVIA guidance.
- 1.1.12 The LVIA assessment criteria used acknowledges that different receptor groups (e.g. residents, users of public rights of way, people at their place of work) have varying degrees of sensitivity to change in the view. It is generally accepted that residents are of high sensitivity to change in their view, and in all cases in this assessment, residents at each property have been considered to be of high sensitivity. It is acknowledged, however, that this is a simplified approach which arrives at a worst-case assessment. Sensitivity may, in fact, vary dependent upon the more complex factors such as the functions within the dwelling, for instance



residents are generally considered to be more sensitive to changes in the views from certain rooms such as the primary day time living rooms (e.g. lounge, dining room, kitchen or conservatory) than rooms such as bedrooms, bathrooms or utility rooms, notwithstanding the overall high sensitivity for the property as a whole. Similarly, residents are usually more sensitive to changes in the view from certain parts of their garden or curtilage than others.

1.1.13 Visual impacts are caused by the introduction of new elements into the views of a landscape or the removal of elements in the existing view. Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance:

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

1.1.14 In general, the magnitude of visual impact on residential properties is likely to increase with proximity to the turbines. However, distance from the nearest proposed turbine is only one of the factors that needs to be considered when determining the magnitude of visual impacts on any given view from a residential property. Other modifying factors include:

- Whether the view of the turbines is in a direct or oblique angle from the primary orientation of the view (as explained illustratively at Additional Information Technical Appendix 5.6, **Figure 5.6.2**);
- The extent to which the view is obstructed or filtered by vegetation, landform or built structures;
- The extent to which the current view is influenced by existing built structures (e.g. buildings, roads, pylons);
- The difference in elevation between the property and the base of the nearest turbine;
- The horizontal and vertical field of view which is occupied by turbines;
- The spacing or relative clustering of the turbines in the view;
- The scale and openness of the receiving landscape; and
- The availability of other features in the view, which provide a comparison of scale and perspective.

1.1.15 As previously indicated, the level of the visual effect experienced in any given view is determined by considering in tandem the sensitivity of the view with the magnitude of change. The level of effect is described as either **Major**, **Moderate/Major**, **Moderate**, **Moderate/Minor**, **Minor**, **Negligible** or **No effect**.



Professional judgement is then used to inform whether the level of effect identified is significant or not.

- 1.1.16 In this analysis, those effects described as **Major, Moderate/Major** and in some cases **Moderate**, are identified as 'significant effects' in line with the Electricity Works (Environmental Impact Assessment) (Scotland) 2017 Regulations as amended.

Study Area and Initial Assessment

- 1.1.17 The TGN states that there is no standard criteria for defining the RVAA study area and that it should be determined on a case by case basis taking both the type and scale of the Proposed Development and the landscape context into consideration. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5 to 2 km radius may be appropriate to begin identifying properties for inclusion within RVAA.
- 1.1.18 As agreed at scoping, a 2 km RVAA study area has been agreed with East Ayrshire Council (Landscape and Visual section of East Ayrshire Council's scoping response dated 22 May 2024). An initial assessment has been carried out to determine which have the potential to experience the highest magnitudes of change and the potential to experience significant visual effects. These are then assessed in detail.

Detailed Assessment

- 1.1.19 For each of the properties identified as requiring detailed assessment the following information was gathered through a combination of desk study and site visits, including:
- Name of property;
 - General direction of views from the property to the nearest turbine;
 - Distance from the property to the nearest turbine;
 - Approximate elevation of property (AOD);
 - Number of floors within the property;
 - Orientation of the main elevations of the property;
 - Angle of the turbines in the view from a representative point on the façade facing the Proposed Development or part of the curtilage with a view of the Proposed Development (as explained illustratively on **Additional Information Figure 5.6.2**);
 - A record of any intervening obstructions (e.g. screening from vegetation, landform or built structures);
 - A record of any built structures which influence the outlook;
 - A record of any other features in the foreground view which provide a comparison of scale; and
 - The availability of other views from the property that are not affected by the Proposed Development.



- 1.1.20 Where a distance between a residential property and a turbine is provided, the figure given is an approximate measurement between the centre point of the turbine tower and the corner of the nearest façade to the Proposed Development.
- 1.1.21 Defining the limits of private gardens can be subjective and considering the view from all corners of any individual garden is not possible. Therefore, this assessment has appraised what is considered to be the worst-case scenario from gardens. Where a property is set back from the public road along an access track that extends beyond the curtilage of the property, views on approach and departure from the property are also assessed.
- 1.1.22 For each of the properties assessed in detail a wireframe model was generated to help identify the scale, arrangement and visibility of the turbines. These wireline images were reviewed to factor in how natural and built screening will affect visibility of the turbines. In many cases this screening will be such that the wireline images illustrate a far greater potential visibility that will be seen in reality.
- 1.1.23 A bare earth wireframe showing a 90-degree cylindrical angle of view towards the Proposed Development, from the corner of the nearest façade of each property is provided at **Additional Information Figures 5.6.3 to 5.6.8**. This wireframe does not take account of any vegetation screening.

Cumulative Effects

- 1.1.24 Having reviewed the cumulative wirelines (**Additional Information Figures 5.6.3 – 8**) there is the potential for some limited cumulative visibility from some of the residential properties. However, the vegetation which is located within the Site area will provide a strong degree of screening of other wind farms within the detailed study area, limiting views to the upper parts of the turbines only. It is considered that there is no potential for significant cumulative visual effects to occur. As such cumulative visual effects are not considered further within the detailed assessment below.

Requesting access to properties

- 1.1.25 All twelve residential properties within the 2 km study area were contacted by letter in February 2025 to request access. Five responses were received from the residents and additional access was granted to the external areas of the property



of Drumbowie through separate consultation. The property of 'The Castle' granted permission to access the property on the day of the visits.

Assessment

Study Area

- 1.1.26 **Additional Information Figure 5.6.1** illustrates the 2 km RVAA study area as agreed at scoping. In total there are twelve properties located within 2 km of the Proposed Development.

Initial Assessment

- 1.1.27 An initial assessment has been undertaken in order to identify those properties that will experience the highest magnitude of change and consequently where there is the potential for the RVA threshold to be reached. The assessment has been informed by the wirelines from each residential property and site visits undertaken to assess views from all properties. Where access was not granted the assessment has been carried out from the nearest publicly accessible location.

Table 5.6.1: Initial Assessment Residential Properties within 2 km

Property	Comments	Detailed Assessment Required
1. Rankinston Farm 1.055 km to the west	Currently occupied and potential for significant effects.	Yes
2. Seaview House 1.85 km to the west	Currently occupied and no potential for significant effects due to the level of tree cover surrounding the property screening views of the Proposed Development.	No
3. Ravenscroft Farm 1.3 km to the north-west	Currently occupied and no potential for significant effects.	Yes
4. The Castle 1.55 km to the north-west	Currently occupied and potential for significant effects.	Yes
5. Waterton Farm 1.9 km to the north-west	Currently occupied and no potential for significant effects.	Yes
6. Drumbowie Farm 1.1 km to the north-west	Currently not occupied and no potential for significant effects due to the property being set within localised landform and the level of intervening tree cover and adjacent agricultural buildings that screen views of the Proposed Development.	No
7. Elymains 2 km to the north-west	Currently occupied and no potential for significant effects.	Yes
8. Muirston Farm 1.75 km to the north, north-west	Currently occupied (holiday rental) and no potential for significant effects due to the level of intervening screening provided by adjacent agricultural buildings.	No



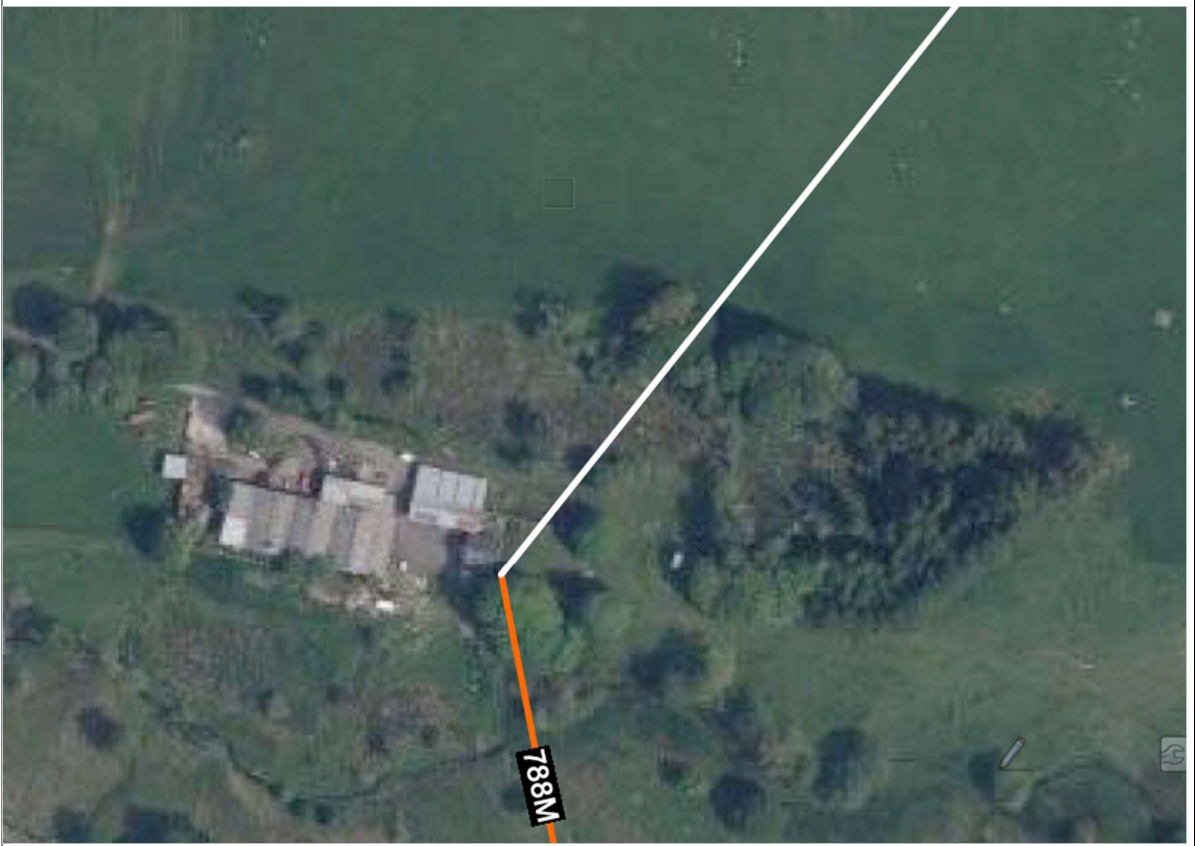

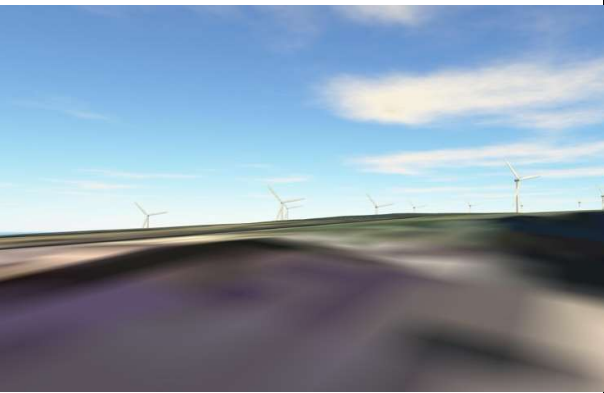
Property	Comments	Detailed Assessment Required
9. Hillside 2 km to the north, north-west	Currently occupied and no potential for significant effects due to the orientation of the property relative to the Proposed Development and intervening screening on the rising landform to the south of the property.	No
10. Tams Place 1.8 km to the north	Currently occupied and no potential for significant effects due to tree cover surrounding the property screening views of the Proposed Development.	No
11. Trelaw 1.85 km to the north	Currently occupied (holiday rental) and no potential for significant effects due to tree cover surrounding the property screening views of the Proposed Development.	No
12. Polquhairn 1.75 km to the north	Currently occupied and potential for significant effects.	Yes

1.1.28 In summary, detailed assessments are provided for the following properties in the following section of the RVAA:

- Property 1 – Rankinston Farm;
- Property 3 – Ravenscroft Farm;
- Property 4 – The Castle;
- Property 5 – Waterton Farm;
- Property 7 – Elymains; and
- Property 12 – Polquhairn.



2. Detailed Assessment

Property 1 – Rankinston Farm (also see wirelines at Additional Information Figure 5.6.3)			
Orange line - Direction and Distance to nearest turbine White lines - Angle of view to outermost turbines			
			
			
Image 1 – View looking east along access track to property.		Image 2 – View looking east towards the adjacent rising landform. (computer generated image based on 5m DTM data).	
Property Type:	Detached Farmhouse	Horizontal angle of view occupied by the wind farm:	130.36°



Orientation of frontage:	Not known	No. of blade tips theoretically visible:	20
Orientation of facade towards Proposed Development:	East	No. of turbine hubs theoretically visible:	20
Approximate elevation of property:	279 m AOD	Financially Involved:	Yes
Distance to Nearest Turbine:	788 m (T13)	Survey details:	Access not granted. Assessment carried out based on aerial photography and model.

Existing Residential Visual Amenity and discussion of effects

Rankinston Farm is a detached dwelling situated to the west of the Proposed Development. The property is accessed via a track which is tree lined and leads eastwards from a minor road/track which travels from the main settlement of Rankinston, to the north. The dwelling lies to the east of a number of agricultural farm buildings and hardstanding areas. The dwelling is surrounded by trees and vegetation to the north, east and south which will provide a high degree of screening to the wider landscape, however, from studying the aerial imagery, as part of the desk top study, it is acknowledged that there will be glimpsed views towards the wider landscape from varying aspects of the dwelling and garden curtilage areas. To the east of the property, it is acknowledged that the landform rises in the direction of the Site before falling towards the Water of Coyle corridor. Beyond this feature, the land continues to rise in the direction of the Site.

From aerial imagery, it appears that there are garden curtilage areas to the north, south and east of the dwelling, which consists of a mix of hardstanding and lawned areas, which are interspersed with individual tree. It is considered that any longer distant views will be available towards the north, south and south-west of the dwelling.

It is predicted that some direct and oblique views will be possible towards the Proposed Development from any windows which are located on the eastern facade of the dwelling. In addition, it is acknowledged that views towards the Proposed Development will be available from the amenity space which is located to the east of the dwelling. It is acknowledged that there will be a degree of filtering of views by the adjacent trees and vegetation which are located adjacent and in close proximity to the dwelling to the east. It will also be possible that heavily filtered views from the north and south facing facades towards the Proposed Development will be available, especially during winter months, albeit these views will be experienced at oblique angles of view.

Upon approaching the property from the track to the west, residents will experience views which will be limited to the access track ahead, with the possibility of glimpsed views towards the wider landscape through breaks in the vegetation which lines the track and/or at field gates. On the final approach to the dwelling in proximity of the associated farm buildings, there will be the possibility of views towards the Proposed Development beyond the extents of the property and adjacent trees, albeit these views will be heavily filtered and screened.

Referring to the wireline, all turbine blades and 20 hubs will be visible in theory. However, due to the level of filtering of views to the north, south and east of the property in the form of vegetation cover, actual views will be filtered and screened in part. It is also acknowledged that where turbines will be visible, the lower parts of the structures will be screened by the rising landform which is located to the east of the property. However, T13 will be prominent in views south-eastwards.

Views from within property:	Potential for direct views from eastern façade and oblique views from north and south facing facades. These will be largely filtered by the trees and vegetation which are located to the north, south and east.
Views from curtilage:	As above.
Views from along access:	Possibility of some of the turbines to be visible beyond built form and adjacent trees from eastern part of access track in close proximity to associated farm buildings.



Magnitude of change:	From Property:	Assumed High – due to the direct views which will be available from any windows which are located on the eastern façade of the dwelling, albeit these views will be heavily filtered by adjacent trees and vegetation. Further screening benefits will occur from adjacent rising landform to the east, which will screen the lower parts of the majority of the proposed turbines.
	Curtilage:	As above.
	Access:	Medium – possibility of views towards the Proposed Development beyond the extents of the property and adjacent trees from eastern part of access track.
Level of effect :	From Property:	Major significant
	Curtilage:	Major significant
	Access:	Moderate/Major significant
Overbearing:	No – While the turbines will introduce highly prominent new features within some views when approaching the property along its access track, from the property itself and its immediate curtilage, views towards the Proposed Development will be largely filtered and screened. It is considered that some views that will remain available to the north, south and south-west of the property. It is not considered that the residential visual amenity threshold is reached.	



Property 3 – Ravenscroft Farm (also see wireline at Additional Information Figure 5.6.4)

Orange line - Direction and Distance to nearest turbine

White lines - Angle of view to outermost turbines



Image 1 – View towards east facing façade and southern rear façade.



Image 2 – View towards north facing front façade.





Image 3 – View looking south towards the woodland and farm building located to south of dwelling.		Image 4 – View looking south-east towards the farm buildings located to south of dwelling, with shelter belt beyond.	
Property Type:	Detached Farmhouse	Horizontal angle of view occupied by the wind farm:	92.21°
Orientation of frontage:	North	No. of blade tips theoretically visible:	20
Orientation of facade towards Proposed Development:	East and south	No. of turbine hubs theoretically visible:	19
Approximate elevation of property:	223 m AOD	Financially Involved:	Yes
Distance to Nearest Turbine:	1,283 m (T3)	Survey details:	Access granted

Existing Residential Visual Amenity and discussion of effects

Ravenscroft Farmhouse is a detached two-storey dwelling situated to the north-west of the Proposed Development. It is orientated on a north to south axis and is accessed via a track leading southwards from the B730 at Littlemill. The track also serves the properties of Waterton and The Castle. The dwelling is situated at a lower elevation to the associated farm buildings which are located to the south of the dwelling, which also screen the majority of the views to the south from the dwelling (see Images 2, 3 and 4 above). Long distance views are available from the front elevation to the property and front garden curtilage northwards in the opposite direction from the Proposed Development.

Lawned areas are located to the north and south of the dwelling, with the southern garden framed by an adjacent farm buildings and a block of mature coniferous planting. To the east of the dwelling, beyond large farm buildings, the farm is enclosed by further mature deciduous and coniferous tree planting in the form of a shelter belt which orientates roughly north-south. Filtered views towards part of the Proposed Development to the east from the front lawn area are likely, especially during winter months.

It is considered that limited and oblique views will be possible towards the Proposed Development from the first-floor of the rear, south facing façade, albeit with views heavily filtered by the tree canopies associated with the shelter belt located to the east of the property.

Upon approaching the property from the track to the north, residents will experience views towards the Proposed Development at varying angles for a distance of approximately 0.3 km, albeit these views will either be screened or filtered by the farm buildings and vegetation which are located on and adjacent to the property. Any visible turbines will appear to the east of the property through the shelter belt. During summer months, there will be less intervisibility.

Referring to the wireline, all turbine blades and 19 hubs will be visible in theory. However, due to the substantial level of screening to the east and south of the property in the form of both built form and vegetation, actual views will be largely screened.



Views from within property:	Limited potential for oblique views from windows on the first-floor rear façade. These will be largely screened or heavily filtered by the shelter belt to the east.	
Views from curtilage:	Filtered views from the front garden curtilage.	
Views from along access:	Several of the turbines will be visible towards the east of the property from the access track when approaching the property. These views will be heavily filtered by trees and built form.	
Magnitude of change:	From Property:	Low to Medium – due to the level of immediate screening provided by built form and trees to the south and east of the dwelling.
	Curtilage:	Medium – due to the level of immediate screening provided by built form and trees. Any views limited to garden curtilage to front of property.
	Access:	High – Direct views towards several turbines when approaching the property will be available, albeit the vast majority will be screened and filtered.
Level of effect:		
Level of effect :	From Property:	Minor/Moderate not-significant
	Curtilage:	Moderate not-significant
	Access:	Moderate/Major significant
Overbearing:	<p>No – While the turbines will introduce highly prominent new features within some views, these will be experienced when approaching the property along its access track. From the property itself and its immediate curtilage, views will be largely screened. The Proposed Development will be positioned to the south-east of the rear façade of the property therefore not impinging on the expansive views that will remain available to the north the property.</p> <p>It is not considered that the residential visual amenity threshold is reached.</p>	



Property 4 – The Castle (also see wireline at Additional Information Figure 5.6.5)

Orange line - Direction and Distance to nearest turbine
White lines - Angle of view to outermost turbines

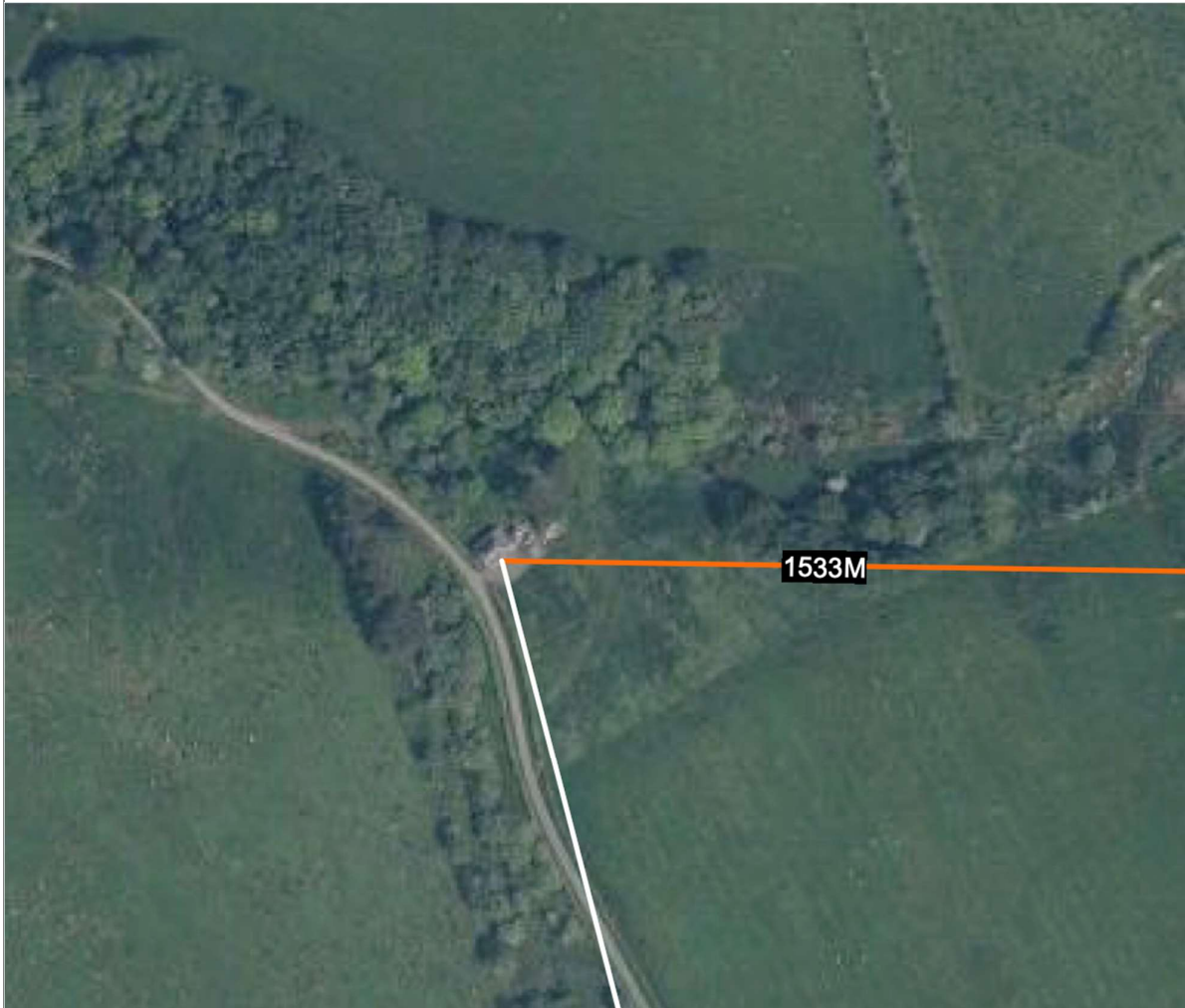



Image 1 – Front south-east facing façade.



Image 2 – View from first-floor bedroom window looking south-east.



			
Image 3 – View looking towards the Site from the ground floor window.			
Property Type:	Two-storey house	Horizontal angle of view occupied by the wind farm:	74.55°
Orientation of frontage:	South-east	No. of blade tips theoretically visible:	20
Orientation of facade towards Proposed Development:	South-east	No. of turbine hubs theoretically visible:	19
Approximate elevation of property:	199 m AOD	Financially Involved:	No
Distance to Nearest Turbine:	1,533 m (T1)	Survey details:	Access granted
Existing Residential Visual Amenity and discussion of effects			
<p>The Castle is a detached two-storey dwelling situated to the north-west of the Proposed Development. It is orientated on a north-west to south-east axis and is accessed via a track leading southwards from the B730 at Littlemill and which terminates at Ravenscroft Farm. The dwelling is situated at a lower elevation to Ravenscroft Farm (see image 2 above). A long distance view from the driveway entrance of the dwelling towards the north-west is available. The property frontage is orientated south-east.</p> <p>The property contains small garden areas at each of its sides and a hard standing area to the front of the property is used for parking. A small field is located to the front of the property beyond the hardstanding area which is used for grazing. Beyond the small field at the front of the property, the land rises which prevents open views in a south-easterly direction, especially from the ground floor level of the dwelling and grounds. (see image 3 above). It is acknowledged however, that some of the upper parts of the turbines will be available in the view, especially during winter months.</p> <p>It is considered that direct views towards the Proposed Development will be available from the first floor bedroom windows which are located on the south-east facing façade. It is acknowledged however that that there will be a degree of screening and filtering of these views in the form of the built form of Ravenscroft Farm and associated buildings, as well as the vegetation which is located to the south and east of the farm. It is also acknowledged that further filtering of views will occur during summer months, especially with regards to the shelter belt which is located to the east of Ravenscroft Farm.</p> <p>Referring to the wireline, all turbine blades and 19 hubs will be visible in theory. However, a level of screening and filtering of views will occur, as mentioned above.</p>			
Views from within property:	Direct views available from two first floor windows towards the turbines, albeit a degree of filtering and screening will occur from the built form and vegetation associated with Ravenscroft Farm. Limited views from the ground floor level.		
Views from curtilage:	In the direction of the Proposed Development, views towards the Proposed Development are limited to the garden curtilage and adjacent landform.		



Views from along access:	As above.	
Magnitude of change:	From Property:	Medium/High – due to direct views being available from first floor windows towards the Proposed Development, albeit filtered and screened to a degree, especially during summer months.
	Curtilage:	Medium – due to the screening provided by the adjacent rising landform. Any views in the direction of the Proposed Development will be limited to garden curtilage to front of property.
	Access:	Medium – As above.
Level of effect :	From Property:	Moderate/Major significant
	Curtilage:	Moderate not-significant
	Access:	Moderate not-significant
Overbearing:	<p>No – The turbines will introduce prominent new features from the upper floor of the dwelling, albeit some turbines will be screened and filtered. The Proposed Development will be positioned to the south-east of the front façade of the dwelling, and it is acknowledged the living spaces and bedrooms are located on this façade. The sensitivity between living spaces and bedrooms remains the same, however, views towards the Proposed Development from the ground floor living space windows where it is expected that residents spend most of the time whilst in the dwelling, will be largely screened by the rising landform to the south-east.</p> <p>It is not considered that the residential visual amenity threshold is reached.</p>	



Property 5 – Waterton Farm (also see wireline at Additional Information Figure 5.6.6)

Orange line - Direction and Distance to nearest turbine

White lines - Angle of view to outermost turbines

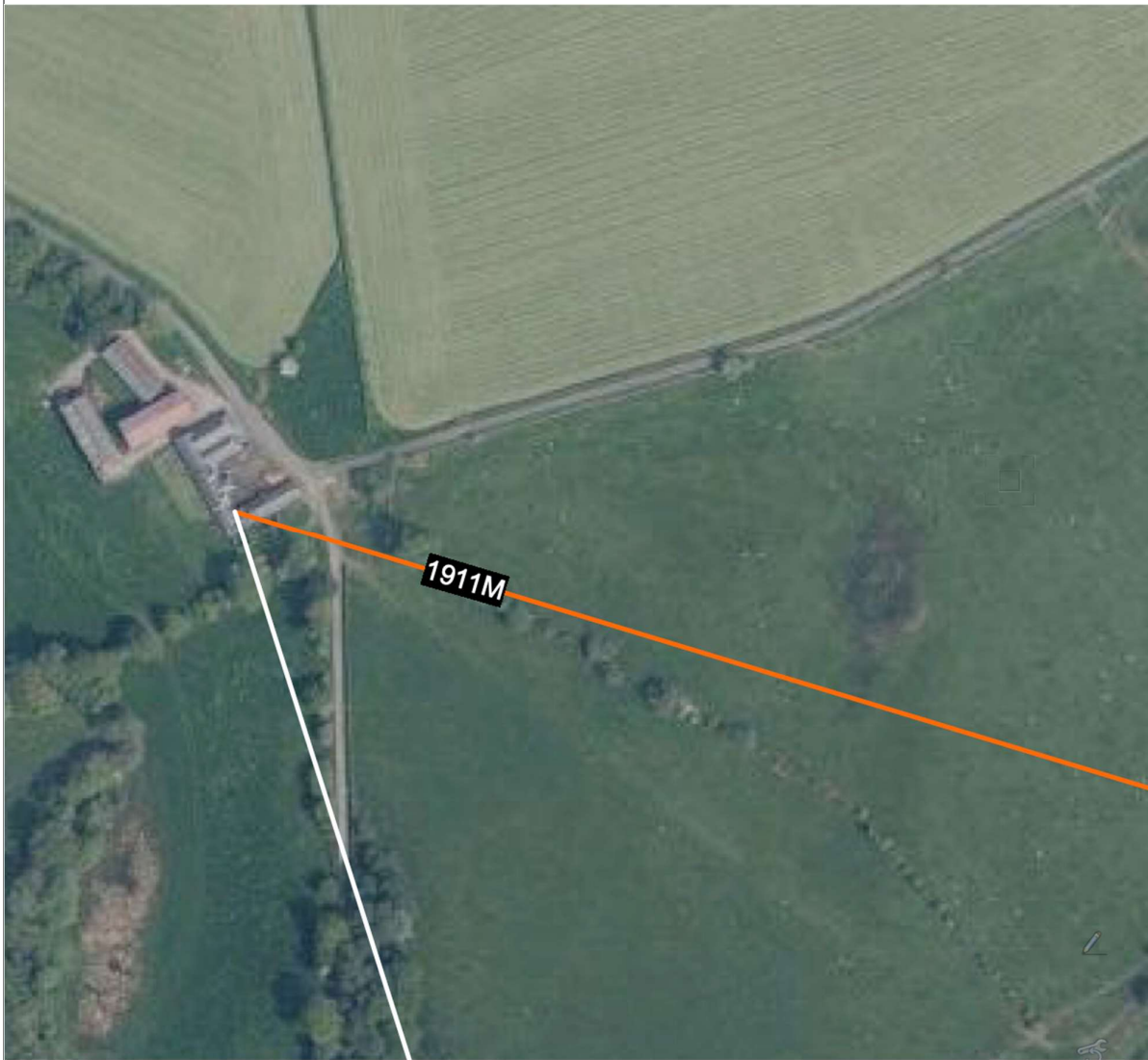




Image 1 – Front north-east facing façade and hardstanding area.		Image 2 – View looking towards the Site from bedroom window of front north-east facing façade.	
			
Image 3 – View of rear façade and lawned area.			
Property Type:	Detached Farmhouse	Horizontal angle of view occupied by the wind farm:	55.5°
Orientation of frontage:	North-east	No. of blade tips theoretically visible:	8
Orientation of facade towards Proposed Development:	North-east and south-west	No. of turbine hubs theoretically visible:	3
Approximate elevation of property:	160 m AOD	Financially Involved:	No
Distance to Nearest Turbine:	1,911 m (T1)	Survey details:	Access granted
Existing Residential Visual Amenity and discussion of effects			
<p>Situated to the north-west of the Proposed Development, Waterton is a two-storey detached dwelling with farm buildings which adjoin the north-western and south-eastern side to the dwelling. It is orientated on a north-east to south-west axis and is accessed via a minor road leading south-east from the B730 at Littlemill. Views from the front north-east facing façade to the dwelling are limited to the rising landform to the north and east. Longer distance views are available from the rear of the property towards the south and south-west. To the front of the dwelling there is an open hardstanding area, which is used for parking and general farm activities. To the rear of the dwelling there is an area of amenity lawn (image 3), beyond which, lies an open field which is bound by the vegetation which aligns the Water of Coyle River corridor.</p> <p>It is considered that limited oblique views from two first-floor north-east facing windows towards the Proposed Development will be available, albeit these views will be limited to occasional blade tips only due to the intervening landform which screens most of the turbine structures. Furthermore, a degree of filtering will occur due to the trees and vegetation which are located adjacent to the property and on the rising landform (shown in Images 1 and 2).</p> <p>On the approach to the property for approximately 200 m to the north-west, direct views towards the nearby rising landform will screen the majority of the Proposed Development. However, views towards the turbine tips of several turbines will be available whilst travelling along a limited section of the minor road. It is acknowledged that there will be a degree of filtering in the form of the intervening roadside vegetation and the vegetation which is located on the rising landform.</p> <p>The rear windows to the dwelling consist of a mix of living areas and bedrooms, which overlook a lawned area. A view towards the Proposed Development from the southwestern corner of the dwelling towards the Site is available, albeit heavily filtered by the trees which align the western side of the access track which leads to the properties of The Castle and Ravenscroft Farm.</p>			



Referring to the wireline, eight turbine blades and three hubs will be visible in theory. However, as previously mentioned there will be a degree of screening and filtering of these views, especially from the dwelling itself and vegetation which is near it.		
Views from within property:	Filtered and oblique views towards the Proposed Development from the first-floor north-east facing windows.	
Views from curtilage:	Filtered views from rear garden curtilage at southwestern corner of dwelling.	
Views from along access:	Direct views towards several turbine blades for approximately 200 m of minor road leading to property.	
Magnitude of change:	From Property:	Low – due to the level of screening provided by landform and filtering of views from vegetation, limiting views to turbine tips, only.
	Curtilage:	Low – due to the level of immediate filtering of views.
	Access:	Medium – direct views towards several turbine blades when approaching the property, albeit heavily screened and filtered by vegetation.
Level of effect:		
Level of effect :	From Property:	Minor/Moderate not-significant
	Curtilage:	Minor/Moderate not-significant
	Access:	Moderate not-significant
Overbearing:	No – While the turbines will introduce new features within some views from the access to the property, rear curtilage and first floor windows, these will be limited to blade tips only. The Proposed Development will be positioned to the east, south-east of the front façade of the property, therefore not impinging on the views that will remain available to the south and west. It is not considered that the residential visual amenity threshold is reached.	



Property 7 – Elymains (also see wireline at Additional Information Figure 5.6.7)

Orange line - Direction and Distance to nearest turbine

White lines - Angle of view to outermost turbines



Image 1 – View looking south, south-east along access track to property of Elymains.

Image 2 – View looking south-east towards property of Elymains from B7046.

Property Type:	Detached Farmhouse	Horizontal angle of view occupied by the wind farm:	36.47°
Orientation of frontage:	Assumed north, north-west	No. of blade tips theoretically visible:	20
Orientation of facade towards Proposed Development:	South, south-east	No. of turbine hubs theoretically visible:	20



Approximate elevation of property:	161m AOD	Financially Involved:	No
Distance to Nearest Turbine:	1,986 m (T1)	Survey details:	Access not granted. Assessment carried out based on aerial photography.

Existing Residential Visual Amenity and discussion of effects

The property of Elymains is a detached dwelling situated to the north-west of the Proposed Development. The property is accessed via a track from the B7046 to the north-west and rises in elevation towards the property. The track is flanked by an established hedgerow on its eastern side, which limits any views towards the south-west only. It is assumed that the dwelling lies to the north, north-east of a number of adjacent stone-built farm buildings which creates a courtyard area to the south of the dwelling. A large agricultural building lies to the south, beyond the stone-built buildings and a lay down area. Further south of the property lies a field area which is tree lined along three of its sides. To the south-east of the property, the landform gently rises towards a former railway line and embankment. Beyond this feature, the landform continues to rise and fall in the direction of the Site.

It is predicted that any views towards the Proposed Development will be heavily screened and filtered by the stone-built form and agricultural building located to the south of the dwelling, as well as the tree planting and landform to the south of the property.

It appears that there are garden curtilage areas to the north, north-west of the dwelling, which consist of lawned areas. It is considered that longer distance views are available towards the north, east and west.

It is predicted that some direct and oblique views will be possible towards the Proposed Development from upper floors of the rear facing facade of the dwelling. It is acknowledged however that these views will be filtered by the adjacent trees to the south, especially during summer months.

Upon approaching the property from the track to the north-west, residents will experience views which in the main will be limited by the rising landform ahead, with the possibility of views towards the wider landscape to the south-west. On the final approach to the dwelling in proximity of the associated farm buildings, views will be limited to the built form and trees which are located amongst the property.

Referring to the wireline, all turbine blades and 20 hubs will be visible in theory. However, due to the level of filtering and screening of views to the south of the property in the form of vegetation and built form, actual views will be limited. It is acknowledged that where turbines will be visible, the lower parts of the structures will be screened by the rising landform which is located to between the property and Proposed Development.

Views from within property:	Potential for direct views from the upper south, south-east facing façade. These will be largely screened or heavily filtered by the trees and vegetation which are located to the south.	
Views from curtilage:	N/A	
Views from along access:	N/A	
Magnitude of change:	From Property:	Assumed Medium – due to the direct views which will be available from any windows which are located on the upper south, south-east facing façade, albeit heavily filtered by adjacent trees, as well as some screening benefits towards the lower parts of the proposed Development from adjacent landform.
	Curtilage:	N/A
	Access:	N/A
Level of effect :		
Level of effect :	From Property:	Moderate not significant
	Curtilage:	N/A



	Access:	N/A
Overbearing:	No – From the rear upper floors of the property itself, views will be partially filtered. It is not considered that the residential visual amenity threshold is reached.	



Property 12– Polquhairn (also see wireline at Additional Information Figure 5.6.8)

Orange line - Direction and Distance to nearest turbine
White lines - Angle of view to outermost turbines



Image 1 – Rear south, south-east facing façade, which includes the sunroom and patio area.



Image 2 – West, south-west facing façade, which includes the porch.





Image 3 – View looking towards the Site from the patio area, outside the sunroom.		Image 4 – View looking towards the Site from the edge of rear garden curtilage area.	
Property Type:	Two-storey house	Horizontal angle of view occupied by the wind farm:	40.8°
Orientation of frontage:	South, south-east	No. of blade tips theoretically visible:	20
Orientation of facade towards Proposed Development:	South, south-east	No. of turbine hubs theoretically visible:	20
Approximate elevation of property:	192 m AOD	Financially Involved:	Yes
Distance to Nearest Turbine:	1,754 m (T1)	Survey details:	Access granted

Existing Residential Visual Amenity and discussion of effects

Polquhairn is a two-storey detached dwelling which is situated to the north of the Proposed Development. It is orientated on a north, north-west to south, south-east axis and is accessed via a track leading to the south-east from the B7046 at Sinclairston. The track which leads to Polquhairn also spurs off and serves the properties of Muirston Farm, Tam's Place and Trelaw. The dwelling lies to the east of several medium and large sized farm buildings and the overall property includes two large areas of woodland planting to the east and west. Long distance views are available from the front elevation to the dwelling and the front garden curtilage. The property frontage is orientated north, north-west.

To the rear south, south-east facing façade, there are multiple ground floor windows which overlook a patio and lawned area (image 1). Views from the ground floor kitchen, sunroom, living room, porch and office overlook the lawned area and views towards the wider landscape in the direction of the Site are available between mature coniferous and deciduous tree planting. The trees create a narrower view towards the wider landscape from the dwelling at ground floor level. However, it is acknowledged that wider views in the direction of the Site, as well as to the east and west of the Proposed Development can be experienced from the edge of the rear garden curtilage area, across open agricultural land.

Views from the first-floor bedroom roof windows on the south, south-east facing façade, will be similar to those which are available from the ground floor level, albeit these views will include the upper parts of the trees which are located within the rear garden curtilage, and a degree of filtering of views towards the Site will occur. It is acknowledged that a side facing window (image 2), which is located on the west, south-west facing façade will experience heavily filtered views at an oblique angle of view, beyond the outbuildings which are immediately located to the south-west of the property.

It was identified that views from the access track to the property will be screened by the dense woodland which is located to the north of the property or the built form which consists of farm buildings and associated infrastructure. These screened views will occur along approximately 260 m on the approach to the property from the north.



Referring to the wireline, all turbine blades and hubs will be visible in theory. However, due to the substantial level of screening to the south-west of the property in the form of built form and vegetation, views towards the Proposed Development from the overall property, will be limited to the locations, as discussed above.		
Views from within property:	Views towards the Proposed Development from both storeys of the Rear south, south-east facing façade and first floor of the west, south-west facing façade.	
Views from curtilage:	Narrower views towards the Proposed Development from patio area and expansive views towards the Proposed Development from the edge of the lawned area.	
Views from along access:	N/A	
Magnitude of change :	From Property:	High – due to direct views towards part of the Proposed Development.
	Curtilage:	High – due to uninterrupted views towards the Proposed Development from parts of the rear garden curtilage.
	Access:	N/A
Level of effect :	From Property:	Major significant
	Curtilage:	Major significant
	Access:	N/A
Overbearing:	No – Although the turbines will introduce highly prominent new features within some views from the property and garden curtilage, the majority of the Proposed Development will be positioned beyond the rising landform and will not impinge on the expansive views that will remain available to the east and west of the property. It is not considered that the residential visual amenity threshold is reached.	



3. Conclusions

- 3.1.1 Having undertaken an appraisal of the relationship between the Proposed Development and the residential properties within the 2 km RVAA study area, it is assessed that of the six properties brought forward into detailed assessment, four will experience some significant visual effects, from either the property, the garden curtilage or from the access track to the property.
- 3.1.2 Although it is acknowledged that properties will experience some visual effects, it is not the case that any of the effects will be of such a scale to become dominant or overbearing. This is primarily due to the position of the properties relative to the Proposed Development and the availability of expansive, open views in other directions.

