



Balgray Wind Farm

Appendix 6.6 – Residential Visual Amenity Assessment

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1. Residential Visual Amenity Assessment

1.1. Introduction

- 1.1.1. This Technical Appendix to **Chapter 6: Landscape and Visual** presents a 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. It does go 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. The RVAA therefore aims to report at a level that is reasonable and proportionate the potential significant effects upon the visual amenity of properties within the 2 km RVAA study area and specifically details which views would be affected. It then goes on to consider whether any of the properties where a significant effect has been identified would experience such an effect that the Residential Visual Amenity Threshold would be reached as the effects would be of such a scale so as to become dominant or overbearing.
- 1.1.4. It is important to stress that this 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 Environmental Impact Assessment Report (EIA Report). 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 at the nearest properties.
- 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 would 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 main LVIA Chapter (**Chapter 6**).

1.2. Overarching Approach

- 1.2.1. 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.
- 1.2.2. Step 1 is the '*Definition of study area and scope of the assessment*'. Step 2 is the '*Evaluation of baseline visual amenity*'. Step 3 is the '*Assessment of likely change to visual amenity*'. 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 RVA threshold is reached.

1.3. Methodology

- 1.3.1. 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 Technical Guidance Note 2/19.
- 1.3.2. 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.
- 1.3.3. 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.

1.3.4. 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;
- **Very High Magnitude of Change**
 - A change in the view that has a dominating or overbearing influence on the overall view.

1.3.5. 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;



- 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.

1.3.6. 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**', '**Minor moderate**', '**Minor**', '**Negligible**' or '**No effect**'. Professional judgement is then used to inform whether the level of effect identified is significant or not.

1.3.7. In this analysis, those effects described as '**Major**', '**Moderate major**' and in some cases '**Moderate**', are identified as 'significant effects' in terms of the Electricity Works (Environmental Impact Assessment) (Scotland) 2017 Regulations as amended.

Study Area and Initial Assessment

1.3.8. 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. For this assessment it was considered appropriate to adopt a 2 km radius for the study area, in line with the approach advocated in the TGN.

1.3.9. The TGN advocates the use of aids such as ZTV mapping to identify the properties to be included in the assessment but is clear that '*Simply being able to see a proposed development from a property is no reason to include it in the RVAA*'.

1.3.10. An initial assessment was therefore carried out to determine which properties within the 2 km study area had the potential to experience the highest magnitudes of change and the potential to experience significant visual effects. These were then assessed in detail.



Detailed Assessment

- 1.3.11. 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;
 - 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.
- 1.3.12. 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.
- 1.3.13. 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.
- 1.3.14. For each of the property assessed in detail a wireframe model was generated to help identify the scale, arrangement and visibility of the proposed turbines. A bare earth wireframe showing a 90-degree cylindrical angle of view towards the proposed turbines, from the corner of the nearest façade of each property is provided at **Annex 1**. These wireline images were reviewed to factor in how natural and built screening would affect visibility of the turbines. In many cases



this screening would be such that the wireline images illustrate a far greater potential visibility that would be seen in reality.

- 1.3.15. In addition, for each property assessed in detail an annotated aerial map has been prepared and included at **Annex 2**. These maps show the direction between the property and the turbines and the distance to the nearest turbine.

Requesting access to properties

- 1.3.16. All properties identified for inclusion in the detailed assessment were contacted by letter in August 2024 to request access. Responses granting access were received from a number of the properties, with visits taking place on August 20th and 21st 2024. The remainder were assessed from publicly accessible locations only.

1.4. Assessment

Definition of the Study Area and Scope of the Assessment

- 1.4.1. **Figure 6.6.1** illustrates the 2 km RVAA study area. In total there are 51. properties located within 2 km of the Proposed Development.
- 1.4.2. An initial assessment was undertaken in order to identify those properties that would likely experience the highest magnitude of change and consequently where there was some potential for the RVA threshold to be reached. The assessment was informed by wirelines from each residential property and site work undertaken to preliminarily assess views from all properties.
- 1.4.3. The initial assessment identified that 21. of the 51. properties had the potential to experience a higher degree of change to their views and were taken forward to the detailed assessment.

Table 6.6.1: Initial Assessment of Residential Properties within 2 km

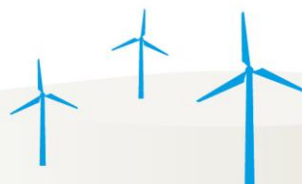
Property Reference	Property Name	Distance from the Site (m)	Comments	Detailed Assessment Required
1	HUTTON LODGE	1,109	Potential for significant effects.	Yes
2	NETHER HUTTON	1,210	Potential for significant effects.	Yes
3	RIVER HOUSE	1,451	Outside ZTV and would have no visibility of the Proposed Development.	No
4	LITTLE MILLRIGGS	1,480	Potential for significant effects.	Yes



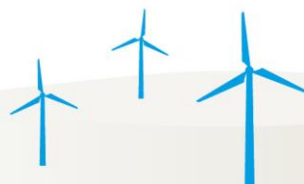
Property Reference	Property Name	Distance from the Site (m)	Comments	Detailed Assessment Required
5	STOBOHILL	1,411	Potential for significant effects.	Yes
6	HALLHILL FARM	1,415	Potential for significant effects.	Yes
7	BALGRAY HILL	1,556	Views from the property either face away from the Proposed Development or are obscured by intervening farm buildings.	No
8	GALL COTTAGES	1,539	Potential for significant effects.	Yes
9	GALL FARM	1,546	Potential for significant effects.	Yes
10	HALLHILLS COTTAGE	1,447	Potential for significant effects.	Yes
11	CORSEHILL	1,569	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
12	HEITHAT PARK	1,546	Potential for significant effects.	Yes
13	GALL HOUSE	1,620	Potential for significant effects.	Yes
14	KIRKCROFT	1,556	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
15	ROCKHILLFLAT	1,743	Potential for significant effects.	Yes
16	STOBOHILL COTTAGE	1,668	Potential for significant effects.	Yes
17	BARNSDALE	1,687	Potential for significant effects.	Yes
18	CROFTFOOT	1,704	Potential for significant effects.	Yes



Property Reference	Property Name	Distance from the Site (m)	Comments	Detailed Assessment Required
19	HUTTON PARK	1,804	Potential for significant effects.	Yes
20	MILLRIGGS FARM	1,802	Potential for significant effects.	Yes
21	CUMSTONE FARM	1,792	Potential for significant effects.	Yes
22	SCHOOL HOUSE	1,763	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
23	THE SMITHY	1,779	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
24	MILLHOUSE	1,783	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
25	OLD SCHOOL	1,792	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
26	SMITHY COTTAGE	1,789	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
27	4 BURRAIN VIEW	1,796	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
28	1 BURRAIN VIEW	1,798	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No



Property Reference	Property Name	Distance from the Site (m)	Comments	Detailed Assessment Required
29	3 BURRAIN VIEW	1,797	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
30	2 BURRAIN VIEW	1,799	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
31	BURNSIDE	1,800	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
32	INNIS LODGE	1,803	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
33	THE COTTAGE	1,813	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
34	HILL VIEW	1,808	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
35	LITTLE WHITRIGGS	1,835	Views towards the Proposed Development notably screened by intervening vegetation.	No
36	BLINDHILL BUSH	1,896	Potential for significant effects.	Yes
37	RIVER COTTAGE	1,834	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
38	TRELAWNEY COTTAGE	1,837	Views towards the Proposed Development notably screened by	No



Property Reference	Property Name	Distance from the Site (m)	Comments	Detailed Assessment Required
			intervening topography and vegetation.	
39	ALDERBUSH	1,885	Potential for significant effects.	Yes
40	ROCKHILL COTTAGE	1,930	Views towards the Proposed Development notably screened by intervening topography.	No
41	CLAYDAUBING	1,935	Views towards the Proposed Development notably screened by intervening topography.	No
42	HEITHAT FARM	1,892	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No
43	BURNFOOT	1,914	Views towards the Proposed Development notably screened by intervening topography.	No
44	THE HEWKE	1,878	Potential for significant effects.	Yes
47	BURNFOOT HOUSE	1,923	Views towards the Proposed Development notably screened by intervening topography.	No
48	BURNSIDE COTTAGE	1,929	Views towards the Proposed Development notably screened by intervening topography.	No
49	CORRIE BRIG	1,942	Potential for significant effects.	Yes
56	DRYFESIDE	1,993	Views towards the Proposed Development notably screened by intervening topography.	No
60	HEWKEMILL	1,969	Views towards the Proposed Development notably screened by intervening topography and vegetation.	No



Property Reference	Property Name	Distance from the Site (m)	Comments	Detailed Assessment Required
61	COCKLETS COTTAGE	1,983	Views towards the Proposed Development notably screened by intervening vegetation.	No
63	WHITEGATES	1,993	Views towards the Proposed Development notably screened by intervening vegetation.	No

** NB The property numbering was derived before the design freeze layout. As such, a small number of properties which were within 2km of the earlier layout iteration are no longer within 2km, so are excluded from the study and a small number of properties which were previously not within 2km are now included.*

1.4.4. In summary, a detailed assessment is provided in the next section for the following properties:

- Property 1 - Hutton Lodge
- Property 2 - Nether Hutton
- Property 4 - Little Millriggs
- Property 5 - Stobohill
- Property 6 – Hallhills Farm
- Property 8 – Gall Cottages
- Property 9 – Gall Farm
- Property 10 – Hallhills Cottage
- Property 12 – Heithat Park
- Property 13 – Gall House
- Property 15 – Rockhill Flat
- Property 16 – Stobohill Cottage
- Property 17 – Barnsdale
- Property 18 – Croftfoot
- Property 19 – Hutton Park
- Property 20 – Millriggs Farm
- Property 21 – Cumstone Farm
- Property 36 – Blindhillbush



- Property 39 – Alderbush
- Property 44 – The Hewke
- Property 49 – Corrie Brig

1.5. Detailed Assessment

PROPERTY 1 - HUTTON LODGE

- 1.5.1. Hutton Lodge is located to the north of the site, at a distance of around 1.1km from the nearest turbine. The property is accessed via a long track that runs from the north and also forms the access to the nearby Nether Hutton property. The property is surrounded by mature vegetation which serves to notably limit the potential for any views towards the Proposed Development. As such, the theoretical visibility illustrated in the wireline for the property would not be experienced in any views from the property itself. The potential for effects on visual amenity from the property itself would be negligible.
- 1.5.2. It is however acknowledged that the Proposed Development would be visible from the access track on the approach to the property, seen on elevated ground to the south of the property. In these views there would be a high magnitude of change and a major effect. There would be no views however when using the access track to head away from the property, as this would be facing away from the site.
- 1.5.3. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the absence of visual effects from the property itself and that the views from the access track would only be available when approaching the property, not when leaving the property. The turbines would also only occupy a relatively small extent of the angle of the view when seen in the context of the overall 360 degree panorama available.

PROPERTY 2 - NETHER HUTTON

- 1.5.4. Nether Hutton is located to the north of the site, at a distance of around 1.1km from the nearest turbine. The property is accessed via a long track that runs from the north and also forms the access to the nearby Hutton Lodge property. The property has the potential for views towards the Proposed Development but does not have any large windows on the aspects of the property which face towards the site which indicates that this may not be primary living space and even if it were it would be likely that views outward from inside the rooms would be limited by the size of the windows. There is no primary garden or amenity space which faces towards the Proposed Development.



- 1.5.5. However, there would be some potential for the theoretical visibility illustrated in the wireline for the property to be experienced in views from the property. In these views there would be a high magnitude of change and a major effect, albeit that all the turbine towers and large parts of the blades of turbines 1, 2 and 4 would not be visible due to intervening landform. The Proposed Development would also be visible from parts of the access track on the approach to the property, seen on elevated ground to the south of the property. In these views there would also be a high magnitude of change and a major effect. Much of the access track travelling away from the property would however face away from the turbines and experience no visual effects.
- 1.5.6. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the absence of any large windows on the aspects of the property which face towards the site and that there is no primary garden or amenity space which faces towards the Proposed Development.

PROPERTY 4 - LITTLE MILLRIGGS

- 1.5.7. Little Millriggs is located to the north of the site, at a distance of around 1.5km from the nearest turbine. The property is accessed via a long track that runs from the north and also forms the access to the Nether Hutton and Hutton Lodge properties. The property is surrounded by mature vegetation which serves to notably limit the potential for any views towards the Proposed Development. As such, the theoretical visibility illustrated in the wireline for the property would not be experienced in any views from the property itself. The potential for effects on visual amenity from the property itself would be negligible.
- 1.5.8. It is however acknowledged that the Proposed Development would be visible from the access track on the approach to the property, seen on elevated ground to the south of the property. In these views there would be a high magnitude of change and a major effect. There would be no views however when using the access track to head away from the property, as this would be facing away from the site.
- 1.5.9. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the property itself is surrounded by mature vegetation which serves to notably limit the potential for any views towards the Proposed Development and any views from the access track would be at 1.5km from the nearest turbine and would not apply when heading away from the property.

PROPERTY 5 - STOBOHILL

- 1.5.10. Stobohill is located to the east of the site, at a distance of around 1.5km from the nearest turbine. The property is located on higher ground, above the Corrie Water valley, at a similar elevation to that of the site. The property includes a



number of buildings, including farm buildings. From those windows in the property which have views towards the Proposed Development there would be a high magnitude of change and a major effect. However, as illustrated in the wireline for the property, some of the Proposed Development may be obscured from view by landform, especially in views from the ground floor of the property.

- 1.5.11. Overall however, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property and the availability of expansive, open views in other directions facing away from the Proposed Development.

PROPERTY 6 - HALLHILLS FARM and PROPERTY 10 - HALLHILLS COTTAGE

- 1.5.12. Hallhills Farm and Hallhills Cottage are located to the west of the site, at a distance of around 1.5km from the nearest turbine. The properties lie part way up the eastern valley side of the Dryfe Water valley and are bounded to the east by mature vegetation which serves to restrict potential for any views towards the Proposed Development. As such, the theoretical visibility illustrated in the wirelines for the properties would not be experienced in any views from the properties themselves, nor from the access track as it runs up to the properties from the Dryfe Water valley. It is not the case therefore that the effects on the properties would be of such a scale so as to become dominant or overbearing.

PROPERTY 8 - GALL COTTAGES and PROPERTY 9 - GALL FARM

- 1.5.13. Gall Farm and Gall Cottages are located to the north of the site, at a distance of around 1.5km from the nearest turbine. There are some windows facing towards the Proposed Development from the properties but for both properties the primary orientation is away from the site. There would also be a degree of screening by intervening landform and farm buildings. As illustrated in the wirelines for the properties, this would mean that only two of the turbines, T3 and T6, would be visible to any notable degree.
- 1.5.14. Overall, it is not the case that the effects on the properties would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property and the availability of expansive, open views in other directions facing away from the Proposed Development.

PROPERTY 12 - HEITHAT PARK

- 1.5.15. Heithat Park is located to the north-east of the site, at a distance of around 1.5km from the nearest turbine. It lies on the eastern side of the minor road which runs between Boreland and Corrie Common. Much of the landscape between the property and the site is covered with plantation forestry, which is subject to its periodic felling and replanting regime. At the time the most recent site work which informed the assessment was undertaken the forestry was



undergoing felling which was opening up potential views towards the Proposed Development, at least until such time as the replacement planting begin to mature. The front aspect of the property faces on to the road and would have views towards the Proposed Development which would be of a high magnitude resulting in a major effect.

- 1.5.16. Overall however, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property, the partial screening by intervening landform and the relatively limited extent of the angle in which the turbines would be seen in the context of the 360 degree panorama of views from the property. Furthermore, any effects would also be notably reduced were any replacement planting in between the turbines and the Site to begin to mature.

PROPERTY 13 - GALL HOUSE

- 1.5.17. Gall House is located to the north-east of the site, at a distance of around 1.5km from the nearest turbine. The property has notable mature vegetation to its rear which would notably restrict the potential for any views towards the Proposed Development. In addition, as illustrated by the wireline for the property, there would also be screening by intervening landform, which would further limit the potential for views to only the blades of four of the turbines. There would be no greater than a low magnitude of change and a minor effect on views from the property and on its access track.
- 1.5.18. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the property has notable mature vegetation to its rear which would notably restrict the potential for any views towards the Proposed Development.

PROPERTY 15 - ROCKHILLFLAT

- 1.5.19. Rockhillflat is located to the west of the site, at a distance of around 1.7km from the nearest turbine. The primary orientation of the property is to the west, away from the site, with no windows of note facing towards the Proposed Development. There is a small garden to the rear of the property but views from this area are restricted by intervening landform and vegetation. There would be no greater than a low magnitude of change and a minor effect on views from the property.
- 1.5.20. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property and that the primary orientation of the property is to the west, away from the site, with no windows of note facing towards the Proposed Development.



PROPERTY 16 - STOBOHILL COTTAGE

- 1.5.21. Stobohill Cottage is located to the east of the site, at a distance of around 1.7km from the nearest turbine. It lies on the eastern side of the minor road which runs between Boreland and Corrie Common. The front aspect of the property faces on to the road and would have views towards the Proposed Development which would be of a high magnitude resulting in a major effect. LVIA VP 3 illustrates the view from the minor road in front of the property and provides a helpful indication of the potential views from the front aspect of the property which is orientated towards the site.
- 1.5.22. Overall however, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property.

PROPERTY 17 - BARNSDALE

- 1.5.23. Barnsdale is located to the north-west of the site, at a distance of around 1.7km from the nearest turbine. It lies on the eastern side of the B723 as it runs between Sibbaldbie and Boreland. The property is single story with its primary aspects facing to the north-east and south-west. The south-west facing aspect of the property would have oblique views towards the Proposed Development which would be of a medium magnitude resulting in a moderate, significant effect. However, as illustrated in the wireline for the property almost all the turbine towards would be screened by intervening landform. There would also be no views of the Proposed Development from the north-east facing aspect. The Proposed Development would be visible from the short access track which leads from the B723 to the property, however, would not be visible when travelling away from the property back to the B723.
- 1.5.24. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property, the oblique nature of the views towards the turbines, and the availability of expansive, open views in other directions facing away from the Proposed Development.

PROPERTY 18 - CROFTFOOT

- 1.5.25. Croftfoot is located to the north-west of the site, at a distance of around 1.7km from the nearest turbine. It lies on the western side of the B723 as it runs between Sibbaldbie and Boreland. LVIA VP 1 illustrates the view from the B723 very close to the property and provides a helpful indication of the potential views from the front aspect of the property which is orientated towards the site. From this aspect there would be high magnitude resulting in a major effect. However, the lowest section of each of the turbines would be screened by intervening landform, with turbines T1 and T4 in particular notably screened.



- 1.5.26. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property.

PROPERTY 19 - HUTTONPARK

- 1.5.27. Huttonpark is located to the north of the site, at a distance of around 1.8km from the nearest turbine. At the time of the assessment site visit the property was undergoing a substantial refurbishment, but it was possible to see the new internal arrangement of the property and which windows would have views towards the Proposed Development. From these windows, on the southern facing aspect, the Proposed Development would be seen in the mid-distance of the view, with a high magnitude resulting in a major effect. As illustrated in the wireline for the property, the lower sections of the towers of each of the turbines would lie beyond the visible horizon. The turbines would also only occupy a relatively small extent of the angle of the view when seen in the context of the overall 360 degree panorama available.
- 1.5.28. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property.

PROPERTY 20 - MILLRIGGS FARM

- 1.5.29. Millriggs Farm is located to the north of the site, at a distance of around 1.8km from the nearest turbine. The property lies down a private access track and permission was not received to visit the property, therefore the assessment has been based on worst-case assumptions regarding the potential for impacts on views, based on information available from aerial mapping and viewing the property from a distance. However, for any views facing southwards from the property there would be a high magnitude resulting in a major effect. The turbines would however only occupy a relatively small extent of the angle of the view when seen in the context of the overall 360 degree panorama available.
- 1.5.30. Overall however, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property.

PROPERTY 21 - CUMSTONE FARM

- 1.5.31. Cumstone Farm is located to the south-east of the site, at a distance of around 1.8km from the nearest turbine. The property lies down a private access track and permission was not received to visit the property, therefore the assessment has been based on worst-case assumptions regarding the potential for impacts on views, based on information available from aerial mapping and viewing the property from a distance. However, for any views facing north-westwards from the property there would be a high magnitude resulting in a major effect. As illustrated in the wireline for the property there would be screening by landform



of almost the entirety of turbines T2 and T3, with the turbines only occupying a relatively small extent of the angle of the view when seen in the context of the overall 360 degree panorama available.

- 1.5.32. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property.

PROPERTY 36 – BLINDHILLBUSH

- 1.5.33. Blindhillbush is located to the north-west of the site, at a distance of around 1.9km from the nearest turbine. It lies on elevated ground to the western side of the B723 as it runs between Sibbaldbie and Boreland. The front aspect of the property is orientated in a south-easterly direction and would have the potential for views towards the site. From this aspect there would be high magnitude resulting in a major effect. However, as illustrated in the wireline for the property, the lower sections of the majority of the turbines would be partially screened by landform. They would also appear in the higher upland landscape set back from the edge of the valley.

- 1.5.34. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property.

PROPERTY 39 – ALDERBUSH

- 1.5.35. Alderbush is located to the east of the site, at a distance of around 1.9km from the nearest turbine. It lies on the eastern side of the B723 as it runs through Sibbaldbie. LVIA VP 4 illustrates the view from the B723 around 100m to the south of the property and provides a helpful indication of the potential views from the front aspect of the property which is orientated towards the site. From this aspect there would be high magnitude resulting in a major effect. However, as illustrated in the wireline, there would only be the potential for any more than limited views of one of the turbines, T3, especially once screening by vegetation is considered

- 1.5.36. Overall however, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property and the extent to which the majority of the Proposed Development would be screened from view by intervening topography.

PROPERTY 44 – THE HEWKE

- 1.5.37. The Hewke is located to the west of the site, at a distance of around 1.8km from the nearest turbine. The property sits in an elevated located above the Dryfe Water valley and has open views in all directions. The Proposed Development would be visible primarily from the east facing aspect of the property, as well as



the surrounding garden area. From this aspect there would be high magnitude resulting in a major effect. However, as illustrated in the wireline, there would only be the potential for views of two of the turbines, with T6 partly screened by landform and views of T3 restricted to only the blade tip.

- 1.5.38. Overall, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property, the availability of expansive, open views in other directions facing away from the Proposed Development, and the extent to which the majority of the Proposed Development would be screened from view by intervening topography.

PROPERTY 49 – CORRIE BRIG

- 1.5.39. Corrie Brig is located to the east of the site, at a distance of around 1.9km from the nearest turbine. The front aspect of the property faces on to the road and would have partially oblique views towards the Proposed Development which would be of a high magnitude resulting in a major effect.
- 1.5.40. Overall however, it is not the case that the effects on the property would be of such a scale so as to become dominant or overbearing, noting in particular the distance between the Proposed Development and the property, the availability of expansive, open views in other directions facing away from the Proposed Development, and the partially oblique nature of the views towards the Proposed Development.

1.6. Summary

- 1.6.1. In total there are 51. properties located within 2 km of the Proposed Development. The initial assessment identified that 21. of the 51. properties had the potential to experience a higher degree of change to their views and these were taken forward to the detailed assessment. Of the 21. properties brought forward into detailed assessment, six were identified not to experience any significant effects, these were: Property 6 – Hallhills Farm, Property 8 – Gall Cottages, Property 9 – Gall Farm, Property 10 – Hallhills Cottage, Property 13 – Gall House and Property 15 – Rockhill Flat. The remaining 15. properties all would experience some significant visual effects from either the property, its curtilage or its private access.
- 1.6.2. Although it is acknowledged that these 15. properties would experience some significant visual effects, it is not the case that any of the effects would be of such a scale so as to become dominant or overbearing. This is primarily due to the position of the properties relative to the Proposed Development, with each of the properties located between 1.1 km and 1.9 km from the nearest turbine, and the availability of expansive, open views in other directions.





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