



Blair Hill Wind Farm

Technical Appendix 6.5 - Residential Visual Amenity Assessment

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Contents

1.	Introduction	3
2.	Methodology.....	Error! Bookmark not defined.
3.	Assessment	Error! Bookmark not defined.
4.	P16 – Glenshalloch.....	18
5.	Summary	19

- 1.1.1. This Residential Visual Amenity Assessment (RVAA) has been prepared to assess the likely change to residential visual amenity as a result of the Proposed Development, beyond the consideration of whether effects would be significant in EIA terms.
- 1.1.2. Guidance on RVAA is set out within the Landscape Institute's Technical Guidance Note 02/19 (TGN 02/19) and grounded within the principles of The Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). TGN 02/19 (para. 1.2) defines Residential Visual Amenity as: *'the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.'* Residential Visual Amenity forms one component of *'Residential Amenity'* which comprises *'a range of visual, aural, olfactory and other sensory components'* (TGN 02/19, para. 1.4). RVAA is confined to judgements on Residential Visual Amenity, with the final judgement regarding effect on Residential Amenity being a planning matter to be considered in the planning balance.
- 1.1.3. RVAA is a tool used 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'* (TGN 02/19, para. 5.1). RVAA is a separate assessment to a LVIA, as stated within GLVIA3 para. 6.17, and focuses solely on private views and private visual amenity. It requires assessors to determine whether the effects of a Proposed Development reach the *'Residential Visual Amenity Threshold'*, described as the point at which a Proposed Development would be of *'such nature and/or magnitude that it potentially affects 'living conditions' or Residential Amenity'* (TGN 02/19, para. 2.1).
- 1.1.4. The language used to express the Residential Visual Amenity Threshold varies dependant on the type of proposals being assessed. However, it is typically described as the point at which the development becomes *'overbearing or overwhelming'* (used for tall structures) or *'overly intrusive'* (used for development overlooking a garden or principal room).
- 1.1.5. No individual has a right to a particular view, as confirmed in a number of planning appeal and public inquiry decisions, and *'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.'* This in itself 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'* (TGN 02/19, para. 1.6).
- 2.1.1. The methodology for this RVAA adopts the four-step approach recommended by TGN 02/19 (para. 4.1) that comprises:
- i Definition of study area and scope of the assessment - informed by the description of the Proposed Development, defining the study area extent and scope of the assessment with respect to the properties to be included.*
 - ii Evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed.*
 - iii Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.*
 - iv Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.*

Study Area and Scope of the Assessment

- 2.1.2. The type and nature of the Proposed Development should inform the study area for a RVAA. TGN 02/19 Para. 4.4 states that *'there are no standard criteria for defining the RVAA study*

area nor for the scope of the RVAA, which should be determined on a case-by-case basis taking both the type and scale of proposed development, as well as the landscape and visual context, into account.’ It further notes that being able to see a Proposed Development from a property should not be a reason to include it within the RVAA.

- 2.1.3. TGN 02/19 recommends a preliminary study area of 1.5-2 km for conspicuous structures, such as wind turbines, with a smaller 50-250 m study area recommended for large but lower profile structures and developments such as road schemes and housing. However, it notes that in most cases the latter developments are unlikely to require an RVAA (para. 4.7).
- 2.1.4. For the purpose of this assessment a study area of 3 km has been selected and agreed as appropriate with the local planning authority and key stakeholders. This study area responds to the height of the proposed wind turbines which have maximum tip heights of 250 m.
- 2.1.5. Within the study area all residential properties are initially identified. A Zone of Theoretical Visibility (ZTV) study is utilised to exclude any properties where visibility of the of the Proposed Development would be unlikely to occur. This draws upon the work carried out within the LVIA chapter, located at Chapter 6 of this EIA Report.
- 2.1.6. Properties within the assessment are assessed on an individual basis, unless the outlook and/or views in all aspects are the same for multiple properties, where they may be assessed as a group. Where this occurs, it is explicitly stated.

Evaluation of Baseline Amenity

- 2.1.7. This section of the RVAA evaluates the baseline visual conditions at the properties included. It considers the ‘type, nature, extent, and quality of views that may be experienced ‘in the round’’ (TGN 02/19, para. 4.10) from the dwelling itself and the domestic curtilage which includes domestic gardens and access drives.
- 2.1.8. The evaluation of baseline visual amenity is informed by desk study and fieldwork. At this stage, consideration of the properties from publicly accessible locations is usually appropriate to identify the baseline visual environment.
- 2.1.9. Where properties have a financial involvement in the project this is recorded. All properties are treated equally as part of the RVAA.

Assessment of Likely Change to Visual Amenity

- 2.1.10. Step three of the RVAA involves assessing the magnitude and significance of likely visual effects from each included property. In accordance with GLVIA3 (para. 6.33) residents at home are considered to be the visual receptors ‘most susceptible’ to change. They are therefore considered to be of High to High-medium Sensitivity, depending on the context to the property e.g. if it is located within a designated landscape then the Sensitivity would be High.
- 2.1.11. Considerations for describing and evaluating the predicted magnitude of change and related visual effect are described in paragraph 4.14 of TGN 02/19 as the:
 - Distance of property from the Proposed Development having regard to its size / scale and location relative to the property (e.g. on higher or lower ground);
 - Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;
 - Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;

- Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;
 - Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations;
 - Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;
 - Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and
 - Mitigation opportunities - consider implications of both embedded and potential further mitigation.
- 2.1.12. This step involves desk study and fieldwork, primarily undertaken from the nearest publicly available vantage or access point. Where this is not possible visits to certain properties may be carried out.
- 2.1.13. This step concludes by identifying the properties that should be taken forward for more detailed examination in order to reach a judgement regarding the Residential Visual Amenity Threshold. These are the properties that are assessed to be likely to experience the largest magnitude of effect.

Further Assessment including RVAA Threshold

- 2.1.14. The final stage of stage of the RVAA involves the detailed examination of properties requiring further assessment as identified within step three. For each property:
- The change in visual amenity is described;
 - A conclusion of magnitude and significance for visual effects is made; and
 - A judgement on whether the predicted effects reach the Residential Visual Amenity Threshold is made.
- 2.1.15. Bespoke graphics may be provided to help support the narrative, including annotated aerial imagery and visualisations.
- 2.1.16. For these properties, detailed fieldwork has been carried out, either from the closest publicly accessible location or from the property itself should the occupier consent. This may involve detailed inspection of views and visual amenity from the inside of the property and the garden and general curtilage.

Approach to Cumulative Schemes

- 2.1.17. Existing cumulative developments, i.e. those which are already operational, are considered as part of the baseline for this assessment.
- 2.1.18. In general, future cumulative visual effects are assessed as part of the LVIA assessment and not within the RVAA. 'However, in certain circumstances, it may be appropriate to consider a particular cumulative proposal which is effectively already part of the existing landscape baseline' (TGN 02/19, para. 4.25).
- 2.1.19. Glenvernoch is a proposed wind farm located approximately 5.2km to the west of the Proposed Development. The scheme is currently in planning. It has been agreed with stakeholders that given the proximity of the scheme to the Proposed Development it should be included in the assessment of cumulative effects. However, as shown by the cumulative

ZTV study at Figure 6.11, there would be no visibility of Glenvernoch from those residential properties being considered within this RVAA.

Distance and Direction

- 2.1.20. Where distances are given in the assessment, these are approximate distances rounded to the nearest 10 m, given between the nearest part of the residential property and the nearest turbine unless explicitly stated otherwise.

Introduction

- 3.1.1. The baseline assessment has identified a total of 18 residential properties within the 3 km study area. These properties are listed in Table TA6.5.1 and mapped on Technical Appendix 6.5 Figure 1 included within this report.
- 3.1.2. The assessment is supported by ZTV studies carried out as part of the main LVIA chapter (Figures 6.5 - 6.6), and additional ZTVs included as part of the RVAA (Technical Appendix 6.5 Figures 2 and 3) which use the information on Figure 6.6 presented to show the numbers of turbines (at hub and tip height) visible across the RVAA study area.
- 3.1.3. Analysis of the ZTV studies has shown that the majority of properties within the study area would experience theoretical views of the Proposed Development and are therefore included within this assessment.
- 3.1.4. Property P1 and P9 are shown to experience no theoretical visibility of the Proposed Development. P1 is located adjacent to an area of mature woodland that lies between the property and the Proposed Development. Aerial photography also shows that it is orientated to face northeast and south west, not towards the Proposed Development. The approach to the property is also through the Wood of Cree, so would have limited views towards the Proposed Development. P9 is located within the southern side of Cumloden Wood with a short access off a minor road to the south, so there would be no visibility towards the Proposed Development.
- 3.1.5. P4 is indicated to be a residential property in the Ordnance Survey dataset of residential properties. However, from reviewing available mapping and aerial photography, there does not appear to be an inhabitable property at the location.

Table TA6.5.1: Residential properties located within the RVAA study area

Identifier	Property Name	Included?
P1	Cordorcan	No
P2	Drannadow Farm	Yes
P3	Drannadow Cottage	Yes
P4	Barclye	No
P5	Claughrie Lodge	Yes
P6	Cumloden House	Yes
P7	Cumloden Stable Cottage	Yes
P8	Cumloden Stables	Yes
P9	New Galloway Lodge	No
P10	Garden Cottage	Yes
P11	Glenmalloch Lodge	Yes

Identifier	Property Name	Included?
P12	Glenhoise House	Yes
P13	Risk Cottage	Yes
P14	Risk Farm	Yes
P15	Auchenleck Lodge	Yes
P16	Glenshalloch	Yes
P17	Auchenleck	Yes
P18	The Cottage	Yes

Initial Assessment

- 3.1.6. This initial assessment combines steps two and three of the RVAA methodology to determine the baseline visual conditions from each included property and to provide a judgement on the magnitude and significance of likely visual effects.
- 3.1.7. Properties with the highest magnitude of effect are identified as requiring further assessment to provide a judgement on whether the Residential Visual Amenity Threshold has been reached. This further, detailed assessment is provided on individual property sheets located after the initial assessment.
- 3.1.8. The assessment is supported by the ZTV studies (Technical Appendix 6.5 Figures 2 and 3), and aerial photography included within this report.

Construction Effects

- 3.1.9. Key potential impacts during the construction phase would most notably arise during the erection of the proposed wind turbines, where cranes and other equipment would be visible. Effects during construction would be temporary and Short term, and as a result would be of notably lower magnitude than those during the operational phase of the Proposed Development.
- 3.1.10. Other components typical of construction activity, including the site access, borrow pits, laydown areas and construction compounds would be located away from other residential properties named within the study area. There would be no notable visibility of these elements, and they would have little to no impact on the residential visual amenity.

Night-Time Effects

- 3.1.11. Effects on residential visual amenity as a result of aviation lighting are most likely to be experienced from external areas of the properties, such as from gardens being used in the evenings, where external lighting is switched off or not present. Most people close curtains, have lights on or are asleep during the hours of darkness, and visibility from the inside of properties would be limited to rooms where lights are off and the windows are unobscured.
- 3.1.12. Drivers approaching the properties along access drives would mostly be focused on the area of road revealed by their headlights and aviation lighting would only be noticed as a background element.

Table TA6.5.2: Initial Assessment

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
P2	Drannadow Farm	T12, 2.8 km	<p>Drannadow Farm is a single storey property located to the west of the Proposed Development. It is situated with an open area on the eastern edge of the Wood of Cree, with moorland to the east.</p> <p>The main elevation of the farmhouse at Drannadow Farm faces south east, with a garden located to the rear of the property, to the north west. The access road to the property runs from the minor road east of the River Cree, through woodland and then across an area of open grassland to the farmhouse. There is an area of hardstanding for parking between the house and the track, and a series of barns is located to the east of the property, largely obscuring views towards the site.</p> <p>The main elevation of the property does not look towards the Proposed Development, and any views of the Proposed Development from the front of the property would be oblique. Whilst the ZTV studies show potential visibility, the property is set lower in the landscape than the Proposed Development and the bases of the towers of the proposed turbines would be located behind the intervening landform. T5-T12 would be located behind an area of woodland to the east of the property, which would partly screen those turbines from view, with proposed turbines towards the north of the layout also located behind the barns. From the access road, any views towards the Proposed Development would be at right angles to the direction of travel.</p> <p>Due to the physical distance between the property and the Proposed Development, along with intervening vegetation and buildings providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>	Medium magnitude	Major-moderate (significant)	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
P3	Drannadow Cottage	T14, 2.8 km	<p>Drannadow Cottage is located to the south of Drannadow Farm and the west of the Proposed Development. The small cottage is also located with an open area on the eastern edge of the Wood of Cree, with moorland to the east.</p> <p>The main elevations of Drannadow Cottage face north and south. There is a small garden area located to the east of the property, with a hedge to the south and woodland to the east. The access road to the property is shared with Drannadow Farm, running from the minor road east of the River Cree, through woodland to the cottage. There is an area of hardstanding for parking to the north of the house. Woodland to the east of the property largely obscures views towards the site.</p> <p>Views of the Proposed Development from the property and access track are likely to be limited due to the intervening woodland and the orientation of the property. Due to the physical distance between the property and the Proposed Development, along with intervening vegetation, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>	Medium magnitude	Major-moderate (significant)	No
P5	Claughrie Lodge	T14, 2.3 km	<p>Claughrie Lodge is a single-storey building located to the south of the Proposed Development. The property is bound by Cumloden Wood and Penkiln Burn to the south; an irregular lawned garden wraps around the other aspects of the property and is bound by a medium height hedgerow with infrequent trees and stone walls. The property has open views to the north, south and west. Access is gained along a track that runs south to Minnigaff/Newton Stewart.</p> <p>There is an area of hardstanding that wraps around the north east and north west of the property, leading to outbuildings located to the north west of the house. The primary aspect of the property faces south east towards the road. There are windows located on all sides of the property, but none are orientated to face directly towards the Proposed Development.</p>	Medium magnitude	Major-moderate (significant)	No

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Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>From the property, there would be visibility of the Proposed Development from the external areas of the property and obliquely through windows on the north east and north west facing elevations. There would also be intermittent visibility from the approach track to the south west of the property and lighting on all lit turbine is likely to be visible at night. However, areas of woodland between the Proposed Development and Claghrie Lodge would filter views of the Proposed Development.</p> <p>Due to the physical distance between the property and the Proposed Development, along with intervening vegetation providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>			
P6	Cumloden House	T14, 2.3 km	<p>Cumloden House is a sprawling two-storey 19th century Gothic cottage house, with extensive gables. The property is set within an area of parkland that extends from the property to the north and south and is encircled by Cumloden Wood. The primary aspect of the property is located to the south and faces away from the Proposed Development. There are fewer windows on the northern façades that face towards the Proposed Development. Areas of open, lawned parkland are present both to the north and south of the property. Access is gained via a private access road through the parkland south of the property.</p> <p>The Proposed Development would be visible from parts of the parkland surrounding Cumloden House, and potentially seen obliquely from windows on the north east or north west facing elevations, above the surrounding woodland. From the private access road there would also be intermittent visibility of the Proposed Development, above existing woodland and the property. At night, there would be some potential visibility of turbine lighting above the woodland.</p> <p>Due to the limited visibility of the Proposed Development, it is considered that the effects would not be so imposing as to be</p>	Medium magnitude	Major-moderate (significant)	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			considered overbearing. The property is not considered further within this assessment.			
P7	Cumloden Stable Cottage	T14, 2.3 km	<p>Properties P7 and P8 are both part of the same stable block and are located on either side of a central courtyard. The properties experience similar views and are therefore considered as a group. P7 and P8 form part of a single storey converted stable block, with P7 including a dormer window within the roof space. The properties are located within the southern half of a circular stable block, with P7 on the western side of a central courtyard, and P8 located on the eastern side. The properties are located on the southern edge of Cumloden Wood, which wraps around the northern, southern and western façades. The primary aspects of the properties look east-west, away from the Proposed Development. Access is gained along a track that passes through Cumloden Wood to the south and terminates in the stable courtyard.</p> <p>The ZTVs indicate potential visibility of up to two proposed turbines above Cumloden Wood. However, the orientation of the properties indicates that there is unlikely to be any visibility of the Proposed Development from within the properties. There is likely to be intermittent visibility of the tops of the closest proposed turbines from the access track to the properties.</p> <p>Due to the limited visibility of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>	Medium magnitude	Major-moderate (significant)	No
P8	Cumloden Stables	T14, 2.3 km	Refer to P7.	Medium magnitude	Major-moderate (significant)	No
P10	Garden Cottage	T14, 2.1 km	Garden Cottage is a two-storey building located within the north of Cumloden Wood. Penklyn Burn passes through the trees around the north of the property and access to the property is gained	Medium magnitude	Major-moderate (significant)	No

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Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>along a private road that passes through the wood south of the property. Garden Cottage is orientated on an east-west axis, with the main windows on these façades facing away from the Proposed Development. A small area of lawn and a driveway are present to the east of the property, whilst a large, open walled garden is present to the west.</p> <p>Visibility of the Proposed Development is likely to be limited to the hubs and blade tips of a small number of the proposed turbines, above the adjoining woodland, from within the walled garden and parts of the access track.</p> <p>Due to the limited visibility of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>			
P11	Glenmalloch Lodge	T14, 1.9 km	<p>Glenmalloch Lodge is a single-storey property operated as a holiday cottage by The Landmark Trust. The main aspect of the property faces south-east, away from the Proposed Development, and there are no windows on the northern aspect of the property facing towards the Proposed Development. A small, lawned garden with estate railings around it wraps around the property and contains a mature tree on the northern corner. Open views across the landscape are available from external areas of the property. The property is located at the northern edge of Cumloden Wood and accessed via an unmetalled road from the south-east.</p> <p>From the external areas of the property, and some stretches of the approach track, there would be visibility of the Proposed Development. The closest turbines would be visible above woodland around Garlies Castle, with the more distant turbines partially screened by landform and the woodland. There would be no visibility of the Proposed Development from either the property.</p>	Medium magnitude	Major-moderate (significant)	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			Due to the physical distance between the property and the Proposed Development, along with intervening vegetation providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.			
P12	Glenhoise Cottage	T14, 2.4 km	<p>Glenhoise Cottage is a two-storey property on a minor road south of the site and to the east of Cumloden. The property is set on the eastern edge of a large garden that lies to the north, south and west of the main house. The garden contains many medium-large trees and shrubs that restrict views to the north, south and west. The property is orientated such the main aspects of the property look east-north-east and west-south-west. The north facing aspects of the property looks towards the Proposed Development and have a small number of windows; views from this aspect are likely to be restricted by the garden vegetation. Open views from the property are most likely to occur from the upper floor, looking east-north-east, away from the Proposed Development. Access to the property is gained via a minor road that passes to the north of the property.</p> <p>Whilst the ZTV indicates visibility of all of the Proposed Development from Glenhoise Cottage, this does not take into account the vegetation around the property. Where there are any views towards the Proposed Development, layers of vegetation between the property and the Proposed Development would filter views.</p> <p>Due to the limited visibility of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>	Medium magnitude	Major-moderate (significant)	No
P13	Risk Cottage	T13, 2.6km	Properties P13 and P14 are two properties located at Risk Farm with similar outlooks and orientations. They are located to the south east of the Proposed Development. They are single storey	Medium magnitude	Major-moderate (significant)	No

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Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>properties, with both orientated with the main elevations facing approximately east and west. The gable ends of the properties face towards the site, with no windows in that elevation. Risk Farm has large barns located to the east and south.</p> <p>Both properties have open fields located to the north, beyond small garden areas enclosed by stone walls. Risk Farm has some vegetation in the garden area to the north of the house. There are layers of trees and woodland between the properties and the Proposed Development, with the two properties located on higher ground on the southern side of the Penkiln Burn and the Proposed Development located on the northern side.</p> <p>Access to the properties is via a track from the minor road to the south west, which has relatively open views towards the Site.</p> <p>From the approach track and some external areas of the properties, there would be visibility of the Proposed Development. There would be no visibility from within the properties. The more distant proposed turbines would be partially screened by the landform. The closest turbines would be visible above intervening trees and woodland.</p> <p>Due to the physical distance between the properties and the Proposed Development, along with intervening vegetation and landform providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. These properties are not considered further within this assessment.</p>			
P14	Risk Farm	T13, 2.6km	Refer to P13.	Medium magnitude	Major-moderate (significant)	No
P15	Auchenleck Lodge	T13, 1.8 km	Auchenleck Lodge is a single-storey property with windows on all aspects and no dominant orientation. The property is set on the eastern edge of a moderate garden that wraps around the north, south and western sides of the main house. Woodland borders the property to the east and there is intermittent tree coverage	Large-medium magnitude	Major-moderate (significant)	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>within the garden and in other directions that partially screens views to the wider landscape. Access is gained from a minor road that runs past the southern boundary of the property.</p> <p>The Proposed Development would be partially screened behind woodland/trees around the property, with the closer turbines of T13-14 most prominent from this property. Whilst the ZTV indicates visibility of all of the Proposed Development from Auchenleck Lodge, this does not take into account the vegetation around the property. Landform, combined with some intervening vegetation, would provide partial screening of more distant turbines.</p> <p>Due to the physical distance between the property and the Proposed Development, along with intervening vegetation providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>			
P16	Glenshalloch	T13, 1.2 km	<p>Glenshalloch is a two-storey property (dormer windows in the roof create the first floor) located on the western edge of an area of commercial woodland. The property is comprised of the main dwellinghouse and a series of well-spaced barns and smaller outbuildings which are set within an informal lawned area. There is tree cover around the property, which is intermittent to the west, and denser to the north, east and south. Access is gained via a track that passes through the woodland to the south of the property.</p> <p>Glenshalloch is angled so that any views of the Proposed Development from windows on the south west and north west facing elevations would be oblique. Vegetation to the west of the property would provide some partial, intermittent filtering of views towards the Proposed Development. The landform would provide partial screening of the most northerly and westerly of the proposed turbines, with T13 and T11 being the closest and therefore most prominent. There are stretches of the approach to</p>	Large magnitude	Major (significant)	Yes

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			Glenshalloch where there would be open visibility towards the Proposed Development. The Proposed Development would become less prominent in these views from further south on the route.			
P17	Auchenleck	T11, 2.7km	<p>Auchenleck is located to the east of the Proposed Development, and north of the proposed access route to the site. It is located at the end of an access road that terminates at the adjacent property and leads to Minnigaff and Newton Stewart to the south west. This access road also provides access to a recreational parking area that provides access to the adjacent Forestry Scotland woodland.</p> <p>The property is two storey, with no dominant facade. There are windows on all elevations of the property. Auchenleck is set within a clearing in the woodland. It has a private garden to the south, including lawn areas and more naturalistic planted areas. The boundaries of the garden are formed by a combination of fences, walls and ornamental hedges.</p> <p>The Proposed Development would be partially screened behind woodland/trees around the property, with T1-4 entirely screened by landform and further screening provided by the woodland.</p> <p>Due to the physical distance between the property and the Proposed Development, along with intervening landform and vegetation providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>	Medium magnitude	Major-moderate (significant)	No
P18	The Cottage	T11, 2.7km	<p>The Cottage is accessed along the same route as Auchenleck. The property is single storey, with the front of the property facing north west and the rear south east. There are windows on these toe elevations of the property only. Similarly to Auchenleck, The Cottage is set within a clearing in the woodland. It has a private garden to the south east, with some trees around it. There are also trees along the access road to the north of the property.</p>	Medium magnitude	Major-moderate (significant)	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>The Proposed Development would be partially screened behind woodland/trees around the property, with T1-4 entirely screened by landform and further screening provided by the woodland.</p> <p>Due to the physical distance between the property and the Proposed Development, along with intervening landform and vegetation providing screen of parts of the Proposed Development, it is considered that the effects would not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>			

3.1.13. In summary, the property that would experience the highest magnitude of effect would be P16, which is located 1.2 km away from the nearest proposed turbine. Further detailed assessment is provided in the following section for P16.

Table TA6.5.3: P16 - Glenshalloch

Distance and direction to nearest turbine	1.2 km, east (T13)
Approximate field of view	81°
Number of turbines visible	14
Financial involvement?	No
Survey details	Property viewed from adjacent land

Description of Baseline Visual Amenity

- 4.1.1. This property is located to the west of the closest proposed turbine, and south and east of the site boundary, as shown on Technical Appendix 6.5 Figures 5 and 6. The property is square in plan form and orientated so that the facades face north east, south east, south west and north west.
- 4.1.2. The property itself sits on the eastern edge of moorland, with the access track to the property located between the moorland and the house, on the edge of commercial forestry. Looking northwards from the house, the closest woodland is approximately 30m from the closest part of the property. There are outbuildings and barns located to the north west of the property. A small garden area is delineated around all sides of the property, and is predominantly hardstanding. There are individual trees along some stretches of the access track, particularly to the west and south west of the property, and also in small fields and intermittently along Glenshalloch Burn to the west of the property.
- 4.1.3. The access track to the property runs northwards from the unnamed minor road between Newton Stewart/Minnigaff to the parking area at Auchinleck Bridge. The track winds through woodland, with denser woodland to the east and some areas of clearance and replanting to the west. Stretches of the access track have open views to the west and north west, whilst others are more enclosed by woodland or retained trees along the track.

Likely Change to Visual Amenity

- 4.1.4. The Proposed Development would be visible from the garden and north west and south west facing aspects of the house. As shown on Technical Appendix 6.5 Figure 4, landform would screen much of T1 and a large part of T2 from view, with other proposed turbines having lower parts of their towers screened to a lesser extent. Turbines T1-T7 and T9 would be located behind woodland to the north of the property, which would further screen lower sections of some of these turbines. Views towards other proposed turbines would have some potential for filtering through the trees to the west and south west of Glenshalloch. T11, T13 and T14 would be the closest proposed turbines to the property and would be the most prominent in views. The heights of T13 and T14 have been reduced to reduce their prominence in views. The Proposed Development would appear to be spread across the view and would be a prominent feature within the view.
- 4.1.5. At night, six of the nacelles would be lit (T1, T4, T5, T10, T11 and T14). Lighting on T1 would be screened from view by the landform. T14 is identified as one of the more prominent turbines in views from the property.
- 4.1.6. The magnitude of change would be High.

RVA Threshold Judgement

- 4.1.7. The Proposed Development would extend across up to 81° in views from in and around the property. In views looking north westward from the property, most directly in the direction of the Proposed Development, a mature tree would provide some filtering of views and there is a single dormer window in the roof on this aspect of the property. Views from the dormer windows on the north east and south west facing facades would have very oblique views towards the Proposed Development.
- 4.1.8. Many of the proposed wind turbines would be partially screened behind local woodland to the north. Of the three proposed wind turbines listed as most prominent within the view, T13 and T14 are lower in height and have been set lower on localised undulations in landform, and would therefore not appear imposing or overbearing. T11 is located such that several layers of intermittent trees, along the access track and Glenshalloch Burn in particular, would provide some filtering of views towards T11. Whilst the proposed wind turbines would occupy a panoramic extent of some views around the property, many of the proposed wind turbines would be largely screened and the wide extent of proposed wind turbines is not considered imposing or overbearing.
- 4.1.9. On balance, visual effects from this property would not be sufficient to exceed the Residential Visual Amenity threshold.
- 5.1.1. There are eighteen residential properties within the RVAA study area, of which sixteen are located within areas showing theoretical visibility and are assessed within the RVAA.
- 5.1.2. The most notable construction phase effects would arise during the erection of the proposed wind turbines, when cranes and other equipment would be visible. Effects during construction would be temporary and Short term and would be of notably lower magnitude than those during the operational phase of the Proposed Development. These effects would be particularly noticeable from property P16, which is located closest to the Proposed Development.
- 5.1.3. Operational effects would vary notably between residential properties due to the range of locations of properties within the study area. All of the sixteen properties included within the RVAA are assessed to experience visual effects that are considered to be significant. The property with the highest magnitude of change would remain P16. Detailed assessment of P16 reached the conclusion that physical separation, combined with the landform, localised mature trees and forestry to the north creates sufficient visual separation between the property and the Proposed Development such that effects would not be perceived to be imposing or overbearing, and it is deemed that effects on these properties would not meet the Residential Visual Amenity threshold.
- 5.1.4. Cumulative effects would not arise at any of the properties as none of the properties included within the RVAA would have visibility of any of the cumulative schemes within the study area for the full LVIA.
- 5.1.5. The assessment concludes that the Residential Visual Amenity threshold would not be reached for any properties within the study area. Effects on all properties would not be sufficiently “oppressive” or “overbearing” that any property would be rendered an unattractive place in which to live.