

Appendix 6.4 Residential Visual Amenity Study (RVAS)

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APPENDIX 6.4 Residential Visual Amenity Study (RVAS)

Introduction

This appendix to the LVIA presents a detailed Residential Visual Amenity Study (RVAS) of the Revised Development. It considers the potential visual effects of the Revised Development experienced by residents of the nearest properties to the site (i.e. within 1.2 km of the proposed turbines locations). The RVAS identifies if any of these residents would experience a significant effect on any view from their property (the dwelling or its curtilage) during the operational period of the Revised Development, and specifically details which views would be affected.

It is important to stress that this 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 Statement (ES) (Chapters 9 and 15 respectively). Therefore, this RVAS does not comment on the acceptability of the Revised Development: it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.

It should be noted that this study is limited to a consideration of the potential visual impacts that 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 of certain properties considered within this RVAS would most likely have views of the Revised Development on a regular basis as they leave and approach their properties through the wider landscape.

It was 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 Landscape and Visual Chapter.

Discussion of Residential Visual Amenity in Relation to Wind Farms and Justification for Study Area Extent

It is a long held planning principle that there is no right to a view. However, it has been established through several previous wind farm appeal decisions that in certain circumstances wind turbines can have an overbearing, overwhelming or oppressive effect on residential visual amenity such that a property would become widely regarded to be an unattractive place in which to live and in these circumstances wind turbines can have a detrimental effect on living conditions which may not be in the public interest.

Several planning inspectors have clarified that where turbines have an 'overbearing' effect on residential visual amenity this may be a material consideration in determining the appeal.

A commonly cited appeal decision which captures this principle is that relating to the five turbine, Enifer Downs Wind Farm in which the inspector noted:

"In most cases, the outlook from a private property is a private interest, not a public one, and the public at large may attach very different value judgements to the visual and other qualities of wind turbines than those who face living close to them..... However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before." (APP/X2220/A/08/2071880)

It should be noted that just because a property experiences a significant visual effect it does not necessarily follow that there would be an 'overbearing' effect on the property. Again there are several appeal decisions which clarify this point.

At the Inquiry for the Next Generation Ltd five turbine wind farm at Burnham-on-Sea, Somerset, the Planning Inspector concluded:

"It is a well held planning principle that there is no "right to a view" such that an attractive or cherished outlook from a private property can be protected from development that would adversely affect it. The fact that the proposed wind turbines would be seen from a number of dwellings in the surrounding area, and in some cases would be prominent and would significantly change views of the countryside, is not determinative in itself." (APP/V3310/A/06/2031158)

At the Inquiry for the dismantling of 15 turbines and the erection of a 10 turbine wind farm at Carland Cross, Cornwall (Scottish Power Renewables (UK) Ltd), the Planning Inspector concluded as follows:

"Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable)." (APP/D0840/A/09/2103026)

In relation to the inquiry at Burnthouse Farm for the erection of 3 turbines, the Secretary of State confirmed in July 2011:

"The Secretary of State agrees with the Inspector that serious harm to living conditions which might lead to a recommendation for planning permission to be refused, in the public interest, is a more stringent requirement than the identification of a significant adverse impact. He further agrees that when assessing the effect on visual outlook, it is helpful to pose the question 'would the proposal affect the outlook of these residents to such an extent, i.e. be so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?" (APP/D05151/N/10/2131194)

In Scotland, potentially due to the contrasts in landscape, settlement pattern and encouragement towards wind farm developments in less populated areas, the contention between wind farms and residential properties has

not been as prominent as it has in England. However, with the considered “exhaustion” of many of the most suitable wind farm sites, this issue is becoming increasingly relevant.

It is considered that development of this form will be subject to a bespoke approach and that judgement on each proposal will be dealt with on a case by case basis. While the “Lavender Test” is not enshrined in Scottish policy, it has become a useful approach by inspectors, and is becoming more prevalent in appeal cases within Scotland.

In his report on the St John’s Hill Wind Farm in Aberdeenshire, the Reporter, Malcolm Mahony, noted that there were 106 properties located within 1 km of the nearest turbines, and concluded:

“Because views from within the site and from outside it tends to be of a panoramic nature, the windfarm, even though it spreads over a length of some 3km, would occupy only a restricted part of those views and not dominate them.”

With regard to visual impacts from residential properties he stated:

“I have looked carefully at the visual impact of the scheme from individual properties in the vicinity and I am not persuaded that it is unacceptable due to the factors which I have already outlined.” (APP/2004/4666)

In the Achany decision in Highland, the Reporter, Janet McNair, stated that although a significant impact on the residential amenity of residential properties may be experienced *“Deciding whether these impacts are significantly detrimental is a matter of judgement”* and she went on to state that although the properties in question were located within 3km of the proposed development *“the turbines would be far enough away from house not to be overbearing or dominant”* concluding that *“the appeal proposal would have a significant impact on some views from some properties. However, significant impacts are not necessarily unacceptable and I conclude that its impacts on residential amenity overall would not be significantly detrimental.” (PPA/270/438)*

Turbines of the size proposed as part of the Revised Development (maximum height to blade tip of 149.9 m), are unlikely to give rise to such an over-bearing effect at distances of more than 2 km from a property. This conclusion is borne out of extensive research into recent appeal decisions which give a clear indication of what does and does not constitute an overbearing effect on living conditions. This is also an opinion informed by professional experience gained by Pegasus Group from assessing wind farm proposals at various locations around the UK over a long period of time.

For the purposes of this RVAS, a 2km offset from each of the proposed turbines was generated to identify the original area of search. This allowed for a greater understanding of the potential properties affected by the turbines of the Revised Development. The study area for the detailed analysis within the RVAS was then originally set as a 1 km offset from each turbine in which five properties are located. However, in doing so, three properties were identified as being just beyond this distance from the Revised Development, namely West Toun House, 3 Westoun Steadings and Braidlea. Additional consideration has therefore been applied to ensure that residential properties within 1.2 km have been considered and assessed in detail to report the findings and potential effects as a result of the Revised Development (Figure A6.4.1). However it is noted that Braidlea is located within woodland, which curtails views towards the Revised Development, and thus has not been considered further within this study. This is not to suggest that some significant visual effects may not be experienced by other properties beyond 1.2 km from the turbines, but rather a recognition that it is those properties within this distance which are of greatest relevance so far as the discussion of residential visual amenity is concerned.

Assessment Methodology

There is no specific guidance for the production of residential visual amenity studies. The study has therefore been undertaken using a methodology developed by Pegasus Group under 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.

In accordance with the above guidelines, and in common with the assessment criteria presented at Appendix 6.1 of the LVIA, 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.

The LVIA assessment criteria used by Pegasus Group 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. However, this is an over simplification of a more complex issue as 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. Similarly, residents are usually more sensitive to changes in the view from certain parts of their garden or curtilage than others.

For the purposes of this residential visual amenity study the sensitivity of residential receptors is further clarified as follows:

Low Sensitivity

- Views from utility rooms, bathrooms etc.
- Views from parts of a curtilage with a purely functional purpose (e.g. storage areas, parking areas) and land worked as part of a business.

Medium Sensitivity

- Views from hallways, stairwells, bedrooms and study/office rooms.
- Views from part of a curtilage used less frequently (e.g. distant parts of a large garden) or where the activity is focussed on a gardening activity rather than its surroundings (e.g. vegetable plots).

High Sensitivity

- Views from primary living rooms of a property such as a lounge, dining room, kitchen or conservatory.
- Views from heavily frequented parts of a garden where an appreciation of the surroundings is fundamental to an enjoyment of the space (e.g. patio, seating areas, lawn areas immediately surrounding a house).

The LVIA assessment criteria presented in Appendix 6.1 of the LVIA acknowledges that certain visual receptors may also be regarded to be of very high or very low sensitivity to change in outlook. However, in this RVAS it is considered that residential receptors are never deemed as being of very high nor very low sensitivity irrespective of their location within their property or its curtilage.

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, justified and clearly set out, has been used to determine the magnitude of change using the following criteria as guidance only:

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.

In general, the magnitude of visual change on residential properties is likely to be greater with closer proximity to the turbines. However, distance from the nearest proposed turbine is only one of the factors that needs to be taken into account when determining the magnitude of visual change 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 in Figure A6.4.2);
- 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.

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. In this RVAS, a professional judgement is then provided as to whether the level of effect identified is significant or not.

The level of effect is described as either '**major**', '**major/moderate**', '**moderate**', '**moderate/minor**', '**minor**' or '**minor/no effect**'. 'No effect' may be recorded where the effect is negligible.

In this RVAS, those effects described as major, major/moderate and in some cases moderate, are identified as 'significant' effects as required by the *Town and Country Planning (Environmental Impact Assessment) Regulations 2011*. These are the effects which the assessor considers to be material in the decision making process.

Pegasus has previously visited a number of the properties within 1.2 km of the proposed turbines, where permission was granted. The purpose of seeking access to the properties was to gain an appreciation of the visual relationship between the property and the Revised Development.

Where permission was granted to visit properties, this enabled information to be gathered from private land. For those properties which did not respond, the assessment presented within this RVAS is based on information Pegasus has been able to gather from aerial photographs and from publically accessible locations in the surrounding landscape. In the case of these properties some assumptions have therefore had to be made.

For each property within 1.2 km, the following information was gathered through a combination of desk study and site visits:

- Name of property;
- Approximate grid reference of property;
- General direction of views from the property to the nearest turbine;
- Distance from the house to the nearest turbine;
- Number of proposed turbines within 1 km of the property;
- Elevation of property (AOD);
- Elevation at base of the nearest turbine to the property (AOD);
- Number of floors within the property;
- Orientation of the main elevations of the property;
- Vertical field of view occupied by the nearest turbine (degrees when viewed from 2 m AOD at nearest façade of the property);
- Horizontal field of view occupied by the visible turbine towers (degrees) when viewed at nearest façade of the property;
- Maximum horizontal field of view occupied by the swept path of the visible turbine blades (degrees);
- Angle of the turbines in the view from each facade or part of the curtilage with a view of the development (as explained illustratively in Figure A6.4.2);
- 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 Revised Development.

Where a distance between a residential property and a turbine is provided in the RVAS, the figure given is an approximate measurement between the centre point of the turbine tower and the closest part of the building in question, and not the closest part of the curtilage, which in many cases would be difficult to define.

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 records 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.

In the case of each property, once the potential for significant visual effects to arise has been considered, an overall judgement has been reached about whether the residents of the property would experience such an

overbearing effect on visual amenity that the property would be regarded to be an unattractive place to live when considered 'in the round'.

When considering the overall effect of the development on the visual amenity of residents of any given property 'in the round' it is also necessary to take into account the availability of other views from the property which would not be affected by the Revised Development.

Properties within 1.2 km of the Proposed Turbines

Table A6.4.1 below identifies the 8 residential properties which lie within 1.2 km of the proposed turbine locations of the Revised Development. Each of the properties has been assigned a property reference number as indicated in Table A6.4.1. The location of these properties is illustrated in Figure A6.4.1 while a Photographic Record of each property is presented on Figures A6.4.10 to A6.4.16a (note photographs were taken during first visit to the properties in 2012).

Table A6.4.1 - Properties within 1.2 km of the Proposed Turbines

ID:	Property Name:	Nearest Turbine	Approx. Distance to Nearest Turbine	Approx. Direction to Wind Farm
1	West Toun House	T06	1.05 km	South-west
2	3 Westoun Steadings	T06	1.02 km	South-west
3	1 Westoun Steadings	T06	0.97 km	South-west
4	Craigend	T06	0.81 km	South-west
5	Westerhouse*	T06	0.76 km	South-west
6	Blackwood Cottage*	T13	0.72 km	North
7	Station House*	T13	0.73 km	North
8	Braidlea	T10	1.18 km	North-west

**It is acknowledged that Blackwood Cottage is owned by the Applicant, and both Station House and Westerhouse are financially involved properties in the context of the Revised Development However, for the purposes of this RVAS all properties have been assessed in the same manner irrespective of any involvement or otherwise.*

It should be noted that Braidlea is located within woodland, which curtails views towards the Revised Development, and thus has not been considered further within this study.

The organised visits to the properties took place in July 2012, and thus Pegasus have been able to gain a robust understanding of all the properties within 1.2 km of the proposed turbines. Of the properties mentioned above, only Blackwood Cottage and Westerhouse did not allow entry to the property and therefore the nearest publicly accessible location was visited to gain an understanding of the property and an appreciation of the views currently experienced by the property. It is however recognised that Blackwood Cottage is now in the control of the Applicant.

Further visits to the properties, from publicly accessible locations, took place in March 2015 and June 2017 to confirm the situation at each of the properties.

Assessment of Effects

The following tables present the information gathered through field survey and desktop study, and provide detailed analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the Revised Development, for each property within 1.2 km.

The assessment of effects states the worst-case scenario (winter views) unless otherwise stated but vegetative screening is discussed when it is likely that this will make a considerable difference to the visual effect between seasons. Figures A6.4.3 to A6.4.9 illustrate the aerial imagery alongside the horizontal extent and various distances between each property and the proposed wind turbines.

Property ID:	Property Name:				
1	West Toun House				
OS Grid reference (approximate centre of dwelling):	282887, 633792	Approximate direction to site:	South-west	Distance from nearest part of dwelling to nearest turbine:	T06 (1045 m)
Single property or group:	Single	Number of floors:	3	Other turbines within 1.2km:	T07 (1136 m)
Elevation of property (AOD):	213 m	Elevation at base of nearest turbine (AOD):	242 m	Difference in elevation to base of nearest turbine:	29 m
Vertical field of view occupied by nearest turbine when viewed from 2m above ground level at nearest facade of the property:					7.2°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					61.76°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					66.21°
Orientation of main elevations of the property:					North-west (front) South-east (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor living rooms (north-west facing)	High	Oblique views to T01, and T02. Very oblique views to T03.	Views from the front elevation of the property are orientated in a north west direction facing along the driveway, which is vegetated to both sides of the drive. Vegetation continues around the perimeter of the property, along the northern and western boundaries, enclosing the front garden with a mixture of coniferous and deciduous vegetation. Distant views from the north-west elevation of the property are foreshortened by the vegetation in the front garden. Theoretically, oblique views of T1, and T2 would be available and very oblique views of T3. Due to the angle of these views, one would need to stand up against the window to see the turbines in oblique and very oblique directions. The intervening vegetation in the landscape would significantly filter and screen views of the turbines.	Very low	Minor
First floor bedrooms (facing north-west)	Medium	Oblique views to T01, and T02. Very oblique views to T03.	The front elevation of the property has first floor bedroom windows which are orientated in a north-westerly direction. On the north-western facade of the property there are a combination of styles of windows; three traditional windows, a double length feature window, and two small bay windows. The north-west facing and double length feature windows include views along the driveway and across the front garden. Oblique and very oblique views will be heavily filtered by adjacent vegetation. The small bay style windows provide slightly wider views in a north north-west, north-west and westerly direction. Long distance views from these bays windows will be foreshortened by the adjacent property and surrounding vegetation. Views of T1, and T2 would be oblique, and T3 would be very oblique from these windows. T1, and T2 are located beyond 2.2 km from the property, as the intervening vegetation in the landscape located on the western and northern boundary of the property, as well as the vegetation in the wider landscape, would significantly filter views of these turbines. Additionally, views of turbines T4 through to T13 would be screened from view by the adjacent property.	Very low	Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Second floor bedrooms (facing north-west)	Medium	Oblique views to T01, and T02. Very oblique views to T03.	On the second floor, within the roof space, there are two dormer windows which include views in a north-westerly direction across the front garden and along the driveway. Longer distance views are foreshortened by the vegetation located along the northern and western boundary of the property. Some oblique views to the fields beyond the curtilage of the property can be gained in a northerly direction. From these windows it may be possible to see over the adjacent properties' roofs, providing oblique views of the blades tips of T01, and T02, at distances beyond 2.2 km. At this distance and in the context of this view, the turbines would not form such prominent features in the landscape. Intervening landform provides some further screening of the turbine towers. Intervening vegetation will provide additional filtering of views of these turbines in the winter months with the degree of screening increased during summer. Very oblique views of the turbines blade of T03 of distances of approximately 1.9 m may be gained from second floor windows. However, in order to gain these oblique views, it would be necessary to stand right up against the window. The vegetation in the intervening landscape will provide significant filtering of views of the turbines, including during winter months.	Medium/ low	Moderate/ Minor
Ground floor living room views (facing south-east)	High	Oblique views to T07, T8, T09, T10, T11 and T103. Very oblique views to T05, T06, and T12.	Views from south east facing windows are orientated across the back garden, towards rough grassland, tree belts and plantations beyond. In a south south-westerly direction there are a series of tree belts in the intervening landscape towards the Revised Development. From the ground floor windows at the rear of the property, oblique views towards T07, T08, T09, T10, T11, and T13 are partially filtered and screened by the coniferous vegetation located at the rear of the adjacent property. Further filtering and screening of views towards these turbines is provided by a series of tree belts within the intervening landscape. From ground floor windows, very oblique views towards T05 and T06, T12 would be screened by the adjacent property and vegetation located within its immediate rear curtilage.	Low	Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
First and second floor bedrooms (south-east facing)	Medium	Oblique views to T07, T08, T09, T10, T11 and T13. Very oblique views to T05, T06, and T12.	The primary aspect of the bedrooms on the first and second floor is in a south-easterly direction. Views extend across the back garden, and to rough grassland fields, tree belts and plantations beyond. From upper floor windows the blades of south-easternmost turbines may be visible above the block of vegetation located to the south of 1 Westoun Steadings. Oblique views towards T07, T08, T09, T10 and T11, and T13 are filtered by several intervening blocks of vegetation within the intervening landscape, as are the very oblique views towards T05, T06, and T12.	Medium	Moderate
Curtilage	Medium	Various	Views of the proposed turbines from the front garden and driveway will be limited due to the amount of vegetation in the surrounding landscape. Views from the rear garden will be varied. From near to the property, intervening vegetation in the landscape will significantly filter and screen views of the turbines. At the southern extents of the garden, some views of the Revised Development above the intervening vegetation may be available.	Low (Front garden and driveway) Medium (Back garden)	Moderate/Minor (Front garden and driveway) Moderate (Back garden)

Availability of other views from the property which are not affected by views of Revised Development:

Views from the small window on the western facade, on the single storey extension of the property, face directly towards the adjacent property, and would therefore be unaffected by the addition of the proposed turbines. Views from windows on the north-eastern facade of the property would remain unaffected by the addition of the Revised Development. Due to the relatively enclosed nature of the property it is also assessed that there would be no opportunities to view the infrastructure associated with the Revised Development.

Comments/overall opinions:

The orientation of this property is such that the primary views are from south east facing windows at the rear of the property overlooking the countryside including fields and plantation forestry beyond. Windows on the north-eastern facade of the property also provide open views across the surrounding landscape, which would be unaffected by the Revised Development. Within the intervening landscape between West Toun House and the site, there are many coniferous and deciduous trees belts. This vegetation will provide significant filtering of views of the proposed turbines. From the upper floors of the property, it may be possible to obtain oblique and very oblique views of the proposed turbines; however these will not affect the direct line of sight. West Toun House would experience no greater than a medium magnitude of change, resulting in a moderate level of effect. The property would not experience an overbearing effect as a result of the proposed turbines and would remain an attractive rural location in which to live. From some locations within the rear garden views of the Revised Development may be available, in the worst-case causing a medium magnitude of change in the view, resulting in a **moderate** level of effect. The effects recorded for West Toun House are not considered to be significant in relation to EIA Regulations.

Property ID:	Property Name:
2	3 Westoun Steadings

OS Grid reference (approximate centre of dwelling):	282871, 633774	Approximate direction to site:	South-west	Distance from nearest part of dwelling to nearest turbine:	T06 (1018 m)
Single property or group:	Single	Number of floors:	2	Other turbines within 1.2 km:	T07 (1113 m)
Elevation of property (AOD):	214 m	Elevation at base of nearest turbine (AOD):	242 m	Difference in elevation to base of nearest turbine:	28 m
Vertical field of view occupied by nearest turbine when viewed from 2 m above ground level at nearest facade of the property:					7.27°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					62.55°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					67.30°
Orientation of main elevations of the property:					North-west (front) South-east (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor kitchen and living rooms (south-east facing)	High	Oblique views of T07, T08, T09, T10 and T13. Very oblique views of T05, T06, T11, and T12.	Views to the south-east from ground floor windows are relatively enclosed within the rear garden, and are primarily channelled in an easterly direction towards the surrounding fields. To the south-west, in the direction of the site, the oblique and very oblique views of the turbines would be almost entirely screened in summer months by the tall deciduous trees that are located in close proximity to the rear of the property. Further blocks of mixed deciduous and evergreen vegetation located to south of the property provide additional levels of screening throughout the summer and winter months.	Low	Moderate/Minor
First floor bedrooms (south-east facing)	Medium	Oblique views of T07, T08, T09, T10 and T13. Very oblique views of T05, T06, T11, and T12.	Views towards the south east from first floor windows are through 'velux' style skylight windows. Views are currently channelled by the tall vegetation at the rear of the property in a westerly direction across adjacent fields. Oblique and very oblique views to the south-west towards the turbines would be almost screened by the intervening vegetation found at the rear of the garden and the tree belts located to the south of the property.	Low	Moderate/Minor
Ground floor kitchen and living rooms (north-west facing)	High	Oblique views of T01 and T02. Very oblique views of T03 and T04.	Views to the north-west look towards and across the driveway. A series of large tree belts comprising both deciduous and evergreen vegetation sweep around the property to the north, west and south-west. From the ground floor windows, oblique views	Low	Moderate/ Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect: change:
			of T01, and T02 at distances of approximately 2.6 km and 2.2 km respectively, would be screened by the intervening tree belt. Due to the very oblique angle of view, one would need to stand up against the window to see T03 and T04. At distances of approximately 1.9 km and 1.4 km respectively, views of these turbines would be heavily filtered by the intervening vegetation in a south-westerly direction.		
First floor bedrooms (north-west facing)	Medium	Oblique views of T01 and T02. Very oblique views of T03 and T04	Two skylight windows provide views from first floor windows to the north-west across the driveway and towards the mature vegetation beyond. Views to the east are enclosed by the eastern wing of the house and views to the north-west and west are enclosed by the series of tree belts sweeping around to the west. Due to the oblique and very oblique angle of view one would need to stand up against the window in order to see T01 through to T04. These would be significantly filtered by the intervening tree belt vegetation.	Low	Moderate/ Minor
Ground floor living rooms (south-west facing)	High	Direct views of T04, T05, T06, T08, T11, T12 and T13. Slightly oblique views of T01, T02, T03, T07, T09, and T10.	Views from the living room are available through three small windows. Views from these windows look along the driveway, towards the vegetation which restricts the availability for any further views beyond. Although in theory there are direct and slightly oblique views towards the proposed turbines from the ground floor south-west facing windows, the western side of the house will screen views towards the southernmost turbines. The series of tree belts to the west of the property will	Low	Moderate/ Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
			significantly filter views of the turbines during the winter months with the level of screening increased during summer.		
First floor bedroom (south-west facing)	High	Direct views of T04, T05, T06, T08, T11, T12 and T13. Slightly oblique views of T01, T02, T03, T07, T09, and T10.	There is one small first floor 'velux' style skylight facing in a south-westerly direction. Views from this window currently look along the driveway, to the vegetation beyond which encloses the property and restricts any further views. The western side of the property will screen views of the southernmost turbines. The mixed deciduous and evergreen vegetation located to the west will significantly filter views of the turbines throughout both the summer and winter months.	Very low	Minor
Garden	High	Various	Views from the rear garden are mainly across the adjacent fields to the west and towards the plantations beyond. Views to the south are enclosed by tall vegetation located on the southern boundary of the property. Views of the turbines from some areas in the garden will be screened by the adjacent property and outbuildings of the property. The intervening vegetation at the rear of the property and the series of tree belts to the west, provide further heavy filtering of views of the turbines.	Very low	Minor

Availability of other views from the property which are not affected by views of Revised Development:

Views from the north east facing end of the property will be unaffected. Also, due to the relatively enclosed nature of the property it is assessed that there would be no opportunities to view the infrastructure associated with the Revised Development.

Comments/overall opinion:

The orientation of this property is such that the primary views are from ground floor windows to the south-east across the fields towards the plantations in the distance. These views will remain largely unaffected by the introduction of the proposed turbines. The adjacent property, 1 Westoun Steadings, provides screening of the turbines in certain angles of view from the property. The tall vegetation in the rear garden, and the tree belts sweeping around to the north, west and southern perimeter of the property provide significant filtering and screening of views towards the turbines throughout both the summer and winter months. Any views of the turbines will be glimpsed views through the existing vegetation which are more likely to be gained from the driveway. 3 Westoun Steadings would not experience any greater than a low magnitude of change, resulting in no more than a **moderate/minor** level of effect. The property would not experience an overbearing effect as a result of the Revised Development and would remain an attractive rural location in which to live. The effects recorded for 3 Westoun Steadings are not considered to be significant in relation to EIA Regulations.

Property ID:	Property Name:
3	1 Westoun Steadings

OS Grid reference (approximate centre of dwelling):	282831, 633743	Approximate direction to site:	South-west	Distance from nearest part of dwelling to nearest turbine:	T06 (971 m)
Single property or group:	Single	Number of floors:	1	Other turbines within 1.2km:	T07 (1075 m)
Elevation of property (AOD):	214 m	Elevation at base of nearest turbine (AOD):	242 m	Difference in elevation to base of nearest turbine:	28 m
Vertical field of view occupied by nearest turbine when viewed from 2m above ground level at nearest facade of the property:					7.34°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					64.75°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					69.60°
Orientation of main elevations of the property:					North-west (front) South-east (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor living and kitchen rooms (north-west facing)	High	Very oblique views to T01, T02, T03, and T04.	Views from the ground floor living room and kitchen include views to the north-west across the adjacent properties driveway. Views are enclosed by mature vegetation located opposite and to the west of the property. Although in theory views there would be very oblique views of T01, T02, T03, and T04, it would be necessary to stand up against the window in order to gain any views of the proposed turbines. Views of the turbines will be significantly filtered by the intervening evergreen vegetation located to the west of the property.	Very low	Minor
Ground floor living and kitchen rooms (south-east facing)	High	Oblique views to T06, T07, T08, T09, T10, T11, T12 and T13. Very oblique views to T05.	From the living room, which is located at the rear of the property, open views to the south east over the garden are provided by a large floor to ceiling window. Views remain enclosed within the garden by the large block of evergreen vegetation located along the southern and western boundaries of the property. Theoretically, there would be oblique views to the south-west towards turbines T6 through to T13. The blocks of evergreen vegetation along the southern and western boundary of the property, in addition to the intervening vegetation in the wider landscape provide significant filtering of views towards the proposed turbines.	Very low	Minor
Ground floor living room (south-west facing)	High	Direct views to T03, T04, T05, T06, and T12. Slightly oblique views to T01, T02, T07, T08, T09, T10, T11, T12, and T13.	Two small windows are located on the western gable end of the property. Within the living room area there is also a side window which provides views in a south-westerly direction. These windows do not provide primary views from the property. The windows on the gable end look over the parking area and to the vegetation located along the western boundary of the property and the evergreen and deciduous vegetation beyond the road. The intervening vegetation provides significant filtering of views of the proposed turbines. From the living rooms south-west facing window, views of the turbines are partially screened and significantly filtered by the intervening evergreen vegetation.	Very low	Minor
Decking area	High	Various	The decked area, situated outside the kitchen and living room, includes views to the south-east along the garden, enclosed by the vegetation to the south of the garden. Tree belts beyond the property curtilage which would further filter and screen views towards the turbines.	Low	Moderate /Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Polytunnel/Vegetable plots	Medium	Various	Views from the polytunnel and vegetable plots look across the garden. More distant views are almost entirely screened by the evergreen vegetation along the southern and western boundaries of the property. This block of evergreen vegetation would significantly filter views of the most easterly turbines.	Low	Moderate /Minor
Far end of garden	High	Various	A bench at the far end of the garden near the pond provides a pleasant place to sit. This area is sheltered and enclosed by tall mature evergreen vegetation at the rear of the garden. This evergreen vegetation provides a shelter belt and heavy filtering of views to the south west towards the turbines.	Low	Moderate /Minor

Availability of other views from the property which are not affected by views of Revised Development:
Views from the north-east facing end of the property will be unaffected. Also, due to the relatively enclosed nature of the property it is assessed that there would be no opportunities to view the infrastructure associated with the Revised Development.
Comments/overall opinion:
<p>The orientation of the bungalow of 1 Westoun Steadings is such that the primary views are across the back garden to the south west of the property. Views from the property in the direction of the turbines are largely enclosed by the significant amount of mature vegetation that surrounds the perimeter of the property and in the intervening landscape, primarily located to the western and southern sides of the property. Any glimpsed views of the proposed turbines may be gained from the driveway to the north of the property and from certain areas within the garden. However, the significant amounts of vegetation in the local vicinity will provide significant filtering of views of the turbines throughout the year.</p> <p>1 Westoun Steadings would not experience any greater than a Low magnitude of change, resulting in a moderate/minor effect on this property. The property would not experience an overbearing effect as a result of the proposed turbines. The property would remain an attractive rural location in which to reside. The effects recorded for 1 Westoun Steadings are <u>not considered to be significant</u> in relation to EIA Regulations.</p>

Property ID:	Property Name:
4	Craigend

OS Grid reference (approximate centre of dwelling):	282813, 633549	Approximate direction to site:	South-west	Distance from nearest part of dwelling to nearest turbine:	T06 (812 m)
Single property or group:	Single	Number of floors:	2	Other turbines within 1.2km:	T07 (885 m)
Elevation of property (AOD):	221 m	Elevation at base of nearest turbine (AOD):	242 m	Difference in elevation to base of nearest turbine:	21 m
Vertical field of view occupied by nearest turbine when viewed from 2m above ground level at nearest facade of the property:					9.54°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					66.92°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					72.37°
Orientation of main elevations of the property:					West north-west (front) North north-east (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor kitchen/living room - French doors (west north-west facing)	High	<p>Direct views to T01, and T02.</p> <p>Slightly oblique views to T03 and T04.</p> <p>Oblique views to T05, T06, T08, T11, T12 and T13.</p> <p>Very oblique views to T07, T09 and T10.</p>	<p>There are three primary windows and one secondary window located on the ground floor facing in a west north-west direction. These consist of 'French-doors' which lead from a kitchen/living room, a set of triple sash windows on the west facing facade of the property, and a bay window in the dining room. A secondary utility room window also faces in this direction.</p> <p>Direct views from the kitchen/living room French doors currently look towards the seating area on the decking, and across the garden on the western side of the property, across the track towards the evergreen shelter belts. Some longer distance views are gained along the gently sloped grasslands that intersect the shelter belts. Views to the south-west are screened by the protruding living room which foreshortens views in the south western direction. Views to the north-west look towards the rear garden and large pond.</p> <p>The protruding living room screens views to the south-west towards turbines T05 through to T13. Turbines T01, T02, T03 and T04 (at distances of approximately 2.5, 2.15, 1.7, and 1.3 km respectively) would have the majority of their towers screened by the intervening landform. The blades of the turbines would be heavily filtered by the intervening evergreen vegetation throughout the year.</p>	Very low	Minor
Ground floor living rooms – Sash windows (west north-west facing)	High	<p>Direct views to T01, and T02.</p> <p>Slightly oblique views to T03 and T04.</p> <p>Oblique views to T05, T06, T08, T11, T12 and T13.</p> <p>Very oblique views to T07, T09 and T10.</p>	<p>Direct views from the sash windows in the living room look over the side garden to the west of the property, across the small, fenced, parking area, and towards the shelter belts. Some views to the north-west are available towards the back garden and large pond. The towers of turbines T01, T02, T03 and T04 (at distances of approximately 2.5, 2.15, 1.7, and 1.3 km respectively) would be significantly screened by the intervening landform and vegetation. The blades of the turbines would be significantly filtered and screened by the intervening evergreen vegetation throughout the year. Slightly oblique views of T03 and T04, at approximate distances of 1.7 km and 1.3 km, will be heavily filtered by the intervening evergreen shelter belt vegetation. Due to the angle of view one would need to stand relatively close to the window to see turbines T05 through to T13. The intervening shelter belt vegetation would provide significant filtering of views towards the proposed turbines.</p>	Low	Moderate/ Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor dining room - Bay window (west north-west facing)	High	Direct views to T01, and T02. Slightly oblique views to T03 and T04. Oblique views to T05, T06, T08, T11, T12 and T13. Very oblique views to T07, T09 and T10.	Views from the dining room bay window are relatively enclosed. Direct views in a west north-west direction look over a small patio seating area. Middle distance views are of the garden on the western side of the property, where a number of deciduous trees have been planted within the grounds of the property. Beyond which there are a series of evergreen shelter belts in the middle distance and far distance. To the north-west views to the rear garden are screened by the protruding living room. Views to south-west are enclosed by an approximately 1.2 m high fence. Beyond the driveway there is a second taller fence, approximately 1.8 m high. The shelter belt vegetation to the south-west of the property is visible above these fences. The intervening vegetation of the shelter belts provides significant filtered and screened views of all of the proposed turbines. Occasional glimpsed views of the closest turbines in the slightly oblique and oblique angle of view; T05, T06, T07, and T09, may be visible through the vegetation.	Low	Moderate/ Minor
Ground floor utility room (west north-west facing)	Low	Direct views to T01, and T02. Slightly oblique views to T03 and T04. Oblique views to T05, T06, T08, T11, T12 and T13. Very oblique views to T07, T09 and T10.	Views from the utility room are similar to the direct views from the adjacent dining room – looking over the patio seating area and the tree belts beyond. The intervening vegetation of the shelter belts provides significantly filtered views of all of the proposed turbines. Occasional glimpsed views of the closest turbines in the slightly oblique and oblique angle of view may be visible through the vegetation, particularly T05, T06, T07 and T09.	Low	Minor
First floor bathroom (west north-west facing)	Low	Direct views to T01, and T02. Slightly oblique views to T03 and T04. Oblique views to T05, T06, T08, T11, T12 and T13.	There is a small 'velux' style window located in the roof space above the utility room, which is a bathroom window. The intervening vegetation of the shelter belts provides heavily filtered views of all of the proposed turbines. Occasional glimpsed views of the closest turbines; T05, T06, T07, and T09, may be visible through the vegetation.	Low	Minor

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
		Very oblique views to T07, T09 and T10.			
Ground floor living room (south south-west facing)	High	Direct views to T07, T09, and T10. Slightly oblique views to T06, T08, T11, T12, T13. Oblique views of T03, T04, T05. Very oblique views of T01 and T02.	Views from this single sash window in the living room look over the enclosed patio area. Views to the south-west look across the garden towards the deciduous trees. Long distance views to the south are foreshortened by the 1.8 m (approximate) high fence, which runs along the perimeter of the driveway. Tall vegetation can be seen above this fence. Glimpsed views of the turbines will be filtered by the intervening vegetation in the landscape.	Low	Moderate/ minor
First floor bedroom (south south-west facing)	Medium	Direct views to T7, T9, and T10. Slightly oblique views to T6, T08, T11, T12, T13. Oblique views of T03, T04, T05. Very oblique views of T01 and T02.	Views from this bedroom are dual aspect. There are windows facing both to the north north-east and the south south-west. The south south-west window faces towards the direction of the site. Views from this window currently extend past the driveway to a grassy verge leading up to the adjacent properties (Westerhouse) driveway. Long distance views are foreshortened by scattered trees and the tall evergreen vegetation behind. Some glimpsed long distance views are gained past the roof of the southern end of the property, past the adjacent Westerhouse property to rough grassland beyond, with plantation sitting on the horizon. The vegetation in the foreground of the view is deciduous, however there is a further block of coniferous vegetation located to the south (adjacent to the private burial ground), providing significant filtering of views towards the proposed turbines throughout the year. From the south south-west facing bedroom window, it will be possible to gain glimpsed direct views of T07, T09, and T10 and it is assessed that the south-easternmost turbines in the group will be visible to the side of the existing vegetation.	Medium to High	Moderate
First floor secondary bedroom window	Medium	Direct views to T07, T09, and T10.	Views from this bedroom are also dual aspect. The primary view is from the 'velux' style window which faces in an east south-easterly direction, the secondary window sits lower to the ground and faces in a south south-westerly direction. Views from this window currently extend across the driveway of this property and the adjacent	Medium to High	Moderate

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
(south south-west facing)		Slightly oblique views to T06, T08, T11, T12, T13. Oblique views of T03, T04, T05. Very oblique views of T01 and T02.	property. Views extend over the outbuildings of Westerhouse and to the rough grassland fields beyond. Single specimen trees and blocks of coniferous plantation can be seen within the landscape. In the far distance, a plantation runs along the horizon line. The most westerly turbines will be heavily filtered from view by the intervening vegetation. Direct views towards T07, T09, and T10 may be gained through the vegetation.		
Bathroom of 'The Roost' – separate accommodation (south south-west facing)	Low	Direct views to T07, T09, and T10. Slightly oblique views to T06, T08, T11, T12, T13. Oblique views of T03, T04, T05. Very oblique views of T01 and T02.	An outbuilding which houses separate accommodation on the first floor above the garage, known as 'The Roost' is situated to the immediate east of Craigend. This building includes a small frosted bathroom window orientated to the south looking above the built form at Westerhouse. From this location it is assessed that there will be no views of the proposed turbines due to the window being frosted. If this window was open it may be possible to see the turning blades of T07, T09 and T10 at distances of approximately 890 m, 1.4 km and 1.8 km respectively. In this instance it is assessed that there would be a worst-case very low magnitude of change in the view resulting in a minor level of effect.	Very Low	Minor
Outside space	High	Various	The garden slopes away from the property to the north towards the pond. The property and surrounding vegetation will screen views of the turbines. From the most northern end of the garden, it may be possible to see the blades of the turbines rotating above the vegetation. The property also includes a large area of decking that wraps around the property. The primary views from this space are of the gardens to the north, including the relatively large pond. While glimpsed views of the easternmost turbines may be available, the turbines would not form defining features in the view and would not detract from enjoyment of the outside space.	Low to Medium	Moderate/ Minor to Moderate

Availability of other views from the property which are not affected by views of Revised Development:

From the bedroom window on the western side of the property, the primary views are to the north north-east, across the back garden towards the pond, and to the fields beyond. Rooms located on the eastern facade of the property will not experience views of the proposed turbines unless standing in the skylight and stretching to see past the properties roof in a very oblique direction. Also, due to the relatively enclosed nature of the property it is assessed that there would be no opportunities to view the infrastructure associated with the Revised Development.

Comments/overall opinion:

The primary orientation of this property is in a north north-eastern direction with views extending across the garden and along the shallow sided valley with vegetated slopes beyond. From within the property, only oblique and very oblique views of the blade tips of the turbines may be visible above the vegetation. The intervening vegetation provides significantly filtered views towards the turbines. Due to the quality and maintenance of the shelter belts, some glimpsed views may be available of the turbines through the vegetation. The property at most will experience a medium to high magnitude of change, resulting in a worst-case **moderate** level of effect which is deemed to be not significant given the primary orientation of the property in a north north-eastern direction (away from the proposed turbines) and the substantial screening provided by existing vegetation to the south and west of the property.

Given the distance to the nearest turbine and the fact that the orientation of the property is principally directed away from the proposed turbines, there would not be such an overbearing effect on visual amenity, when considered in the round, as to render the property an unattractive place to live. Craigend would remain an attractive rural location in which to reside.

Property ID:	Property Name:
5	Westerhouse

OS Grid reference (approximate centre of dwelling):	282808, 633496	Approximate direction to site:	South-west	Distance from nearest part of dwelling to nearest turbine:	T06 (760 m)
Single property or group:	Single	Number of floors:	1	Other turbines within 1.2km:	T07 (822 m)
Elevation of property (AOD):	221 m	Elevation at base of nearest turbine (AOD):	250 m	Difference in elevation to base of nearest turbine:	29 m
Vertical field of view occupied by nearest turbine when viewed from 2m above ground level at nearest facade of the property:					11.16°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					67.93°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					73.41°
Orientation of main elevations of the property:					East south-east (front) West north-west (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor windows (west north west facing)	High	<p>Direct views to T01 and T02.</p> <p>Slightly oblique views to T03 and T04.</p> <p>Oblique views to T05, T06, T08, T11, T12, T13 and T14.</p> <p>Very oblique views of T07, T09, and T10.</p>	<p>Along the western facade of this property there are approximately five small windows which are orientated in a west north-westerly direction. These windows currently look directly onto a banked garden area on the western side of the property which features numerous old or vintage cars and other automobile paraphernalia. The garden is enclosed by a belt of evergreen vegetation which runs along the western boundary perimeter. Views from these ground floor windows are enclosed within the garden by the rising landform of the bank opposite, and the vegetation belt. Taller and denser vegetation located on the western side of the track heavily filters any further views in a westerly and south-westerly direction. Views from Westerhouse face primarily towards the bank of land to the west. Any further distance views towards the turbines which may be gained from the property will be significantly filtered by the intervening vegetation during both winter and summer months. Oblique and very oblique views in a south south-west direction towards T05 through to T13 would be difficult to gain from this property, as one would have to stand up against the window in order to experience these views. The windows in this property are slightly recessed, which makes this more difficult to achieve.</p>	Low	Moderate/Minor
Western garden and driveway	Medium	Various	<p>Evergreen vegetation located along the western boundary of the property encloses views within the garden and areas of the driveway. Further blocks of vegetation on the western side of the track provide additional filtering and screening of views towards the proposed turbines in particular from the northern end of the driveway. At the southern end of the garden, within the yard area between the property and the outbuildings where the evergreen vegetation becomes sparser, there would be slightly filtered views of the most easterly positioned proposed turbines, particularly of T06 and T07, which are located at a distance of approximately 760 m and 822 m respectively from the property.</p>	Medium to High	Moderate

Availability of other views from the property which are not affected by views of Revised Development:

This is a long, single storey, bungalow, with views in an east south-easterly direction facing directly over a courtyard and towards the adjacent outbuildings associated with the property. The outbuildings screen all potential longer distance views from the property in this direction. Views from these east south-east facing windows would not be affected by the addition of the proposed turbines. There are no windows on the southern facade of the property. Also, due to the relatively enclosed nature of the property it is assessed that there would be no opportunities to view the infrastructure associated with the Revised Development.

Comments/overall opinion:

The property is financially involved in the Revised Development. Pegasus was not permitted to access this property and therefore certain assumptions have been made as to the views which were not clear from publicly accessible locations. The bank on the western side of the property forms much of the view from the western windows, long distance views are foreshortened by vegetation found on the western boundary of the property and the adjacent shelter belts. The eastern windows look directly towards outbuildings. The addition of the proposed turbines would not affect these views. From the property itself it would not be possible to gain clear views towards the proposed turbines therefore there will be no greater than a low magnitude of change in the view, resulting in a **moderate/minor** level of effect. From the curtilage of the property, it may be possible to gain various views of the proposed turbines. This will result in medium magnitude of change to the curtilage of the property, resulting in a **moderate** effect. This effect is not deemed to be significant due to the layers of intervening vegetation and the limited availability to view the proposed turbines.

Property ID:	Property Name:
6	Blackwood Cottage

OS Grid reference (approximate centre of dwelling):	282132, 631003	Approximate direction to site:	North	Distance from nearest part of dwelling to nearest turbine:	T13 (723 m)
Single property or group:	Single	Number of floors:	2	Other turbines within 1.2km:	T10 (837 m)
Elevation of property (AOD):	267 m	Elevation at base of nearest turbine (AOD):	273 m	Difference in elevation to base of nearest turbine:	33 m
Vertical field of view occupied by nearest turbine when viewed from 2m above ground level at nearest facade of the property:					11.88°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					64.38°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					72.37°
Orientation of main elevations of the property:					West north-west (front) East south-east (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor living room/conservatory (west north-west facing)	High	<p>Direct views to T12 and T13.</p> <p>Slightly oblique views to T01 and T02.</p> <p>Oblique views to T03, T04, T05, T06, T07, T08, T10, and T01.</p> <p>Very oblique views to T07 and T09.</p>	<p>Located on the western side of the property is a large conservatory. This is the primary living space of the property and provides open views to the landscape to the west. In the foreground, views from this room currently extend across the driveway of the property to the adjacent colliery spoil heap and moorland. There are views of Station Road as it becomes a track and continues in a north westerly direction, crossing the landscape to provide access to Hagshaw Hill Wind Farm. In the middle distance there are occasional scattered trees and a larger tree block located to the south west. A number of overhead wires can be seen. Views continue to extend across rough grassland. To the north north-west there is a large spoil heap that screens long distance views. The Hagshaw Hill turbines are clearly visible from this location.</p> <p>The proposed turbines located in the southernmost part of the site would be located beyond the existing spoil heap and as such only the turning blades are likely to be seen above the landform feature. The proposed turbines would also be filtered in the view by existing vegetation located between the site and the property. Due to the northern part of the site falling in elevation, the northernmost turbines (T01 to T04) would also be largely screened from view by a combination of the intervening landform and vegetation. The closest turbines, namely T12 and T13, would be directly visible in the near to mid view. They would be seen in the context of the existing Hagshaw Hill and Hazelside turbines and would appear relatively prominent in the view.</p>	Medium to High	Moderate
First floor bedroom windows (west north-west facing)	Medium	<p>Direct views to T12 and T13.</p> <p>Slightly oblique views to T01 and T02.</p>	<p>There are two small dormer windows located on the first floor which gain the same open views to the west as the conservatory below. The addition of the proposed turbines would be slightly more visible from this elevated location however the spoil heap and intervening vegetation would reduce the visibility of many of the proposed turbines, particularly the northernmost and north easternmost turbines. To the north of the property, the vegetation and landform</p>	Medium to High	Moderate

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
		<p>Oblique views to T03, T04, T05, T06, T07, T08, T10, and T11.</p> <p>Very oblique views to T07 and T09.</p>	<p>will combine to reduce the visibility of the proposed turbines. The closest turbines, T12 and T13, would be directly visible in the view. They would be seen in the context of the existing Hagshaw Hill and Hazelside turbines and would appear relatively prominent in the view.</p>		

Availability of other views from the property which are not affected by views of Revised Development:
<p>Any views which are afforded in an east south-east direction would remain unaffected by the addition of the turbines. Due to the intervening landform and vegetation, it is also assessed that there would be no opportunities to view the infrastructure associated with the Revised Development.</p>
Comments/overall opinion:
<p>This property is under control of the applicant. It is located within a slightly despoiled former colliery landscape. The tracks, substation, overhead electricity lines that cross the landscape, the spoil heap and plantation in the view all contribute to this. The primary view from Blackwood Cottage is from the conservatory. The turbines would be seen to the north as additions to the landscape and to the side of the large spoil heap which is located in relatively close proximity to the property. The impact of the remaining turbines reduces with distance from the property with the rising landform provides significant screening to views of the more distant turbines which are situated on lower ground. The spoil heap in the intervening landscape provides a significant visual barrier for views to the north north-west with many of the proposed turbines situated to the north-west of this landscape feature. The addition of the proposed turbines would result in a worst-case moderate level of effect, which is <u>deemed to be significant</u>. However, the introduction of the Revised Development would not result in an overbearing effect on the property due to the distance between the proposed turbines and the property itself.</p>

Property ID:	Property Name:
7	Station House

OS Grid reference (approximate centre of dwelling):	282093, 630959	Approximate direction to site:	North	Distance from nearest part of dwelling to nearest turbine:	T13 (728 m)
Single property or group:	Single	Number of floors:	1	Other turbines within 1.2km:	T10 (887 m)
Elevation of property (AOD):	269 m	Elevation at base of nearest turbine (AOD):	300 m	Difference in elevation to base of nearest turbine:	31 m
Vertical field of view occupied by nearest turbine when viewed from 2m above ground level at nearest facade of the property:					12.16°
Horizontal field of view occupied by the theoretically visible turbine towers when viewed at nearest facade of the property:					60.36°
Maximum horizontal field of view occupied by the swept path of the theoretically visible turbine blades:					68.18°
Orientation of main elevations of the property:					East south-east (front) West north-west (rear)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
Ground floor living room (west north-west facing)	High	Slightly oblique views to T01, T02, T03, T12, and T13. Oblique views to T04, T05, T08, T09, T10 and T11. Very oblique views to T06, T07 and T09.	The living room has clear views to the north-west across the back garden. In the middle distance there are views of an electricity substation, and the overhead wires leading away from the area in an easterly and north easterly direction. In the far distance, in a westerly direction there are views of the existing Hagshaw Hill turbines. Views of the Hagshaw Hill turbines are partially filtered by intervening vegetation. Long distance views to the north in the direction of the turbines within the Revised Development are foreshortened, particularly during summer months, by dense, intervening vegetation found in the north-western area of the garden. During winter months filtered views of the top of the nearest turbines (T10, T12 and T13) are likely to be gained. There would also be slightly oblique views of the blades of T01, T02, T03 and T04; however, these turbines are situated in the north-westernmost part of the site at distances beyond 2 km and it is assessed that the existing plantation will significantly screen these turbines. Very oblique views of T06, T7 and T09 are less likely. This is due to the rear conservatory protruding from the property screening this angle of view. The intervening landform significantly screens the proposed turbines up to hub height. The blades of the turbines within the oblique angle of view would be further filtered from view by the intervening vegetation.	Low to Medium (Summer months) Medium (Winter months)	Moderate/Minor to Moderate (Summer months) Moderate (Winter months)
Ground floor bedroom and rear conservatory/porch (west north west facing)	High	Various in a north west and northern direction	The bedroom currently includes views to a small conservatory/porch located at the rear of the property. Views from the rear conservatory/porch are dual aspect and are orientated in a west north-west, and a north north-easterly direction. In a west north-west direction views are similar to that in the living room; looking across the rear garden, beyond the intervening vegetation to the substation and overhead wires, and towards the Hagshaw Hill turbines beyond. In the north north-easterly direction views extend past the dense vegetation found at the rear of the property and along a shallow valley to the spoil heap and vegetation beyond. From the rear conservatory/porch, intervening vegetation located to the rear of the property and in the intervening landscape	Low to Medium (Summer months)	Moderate/Minor to Minor (Summer months)

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
			<p>will filter views of the turbines during the summer months. Much of the intervening vegetation is deciduous and therefore views of the turbines are likely to be available during the winter months. Glimpsed, slightly oblique views of T01, T02, T03 and T04 (at distances beyond 2.2 km) may be visible; however, such views would be significantly limited by the intervening plantation. Further glimpsed views of the remaining turbines are likely to be screened by the spoil heap up to hub height with the exception of T10, T11, T12, and T13. Intervening vegetation on the spoil head provides further filtering of views of the blades.</p>	<p>Medium to High (Winter months)</p>	<p>Moderate (Winter months)</p>
<p>Ground floor front conservatory (north north-east facing)</p>	<p>High</p>	<p>Direct views to T07 and T09. Slightly oblique views of T05, T06, T08, and T10. Oblique views of T01, T02, T03, T04 and T11. Very oblique view to T12 and T13.</p>	<p>The front conservatory provides views in a north north-easterly direction. The views from the front conservatory are primarily directed towards the north-east across the side garden and beyond along a shallow valley which runs adjacent to Blackwood Cottage. Views along the properties driveway are also available from the conservatory. Long distance views are foreshortened by the spoil heap to the north of the property. Vegetation which is located in the northern section of the garden provides significant filtering of views to the north during summer months.</p> <p>The intervening landform and spoil heap provide a high degree of screening of views of the proposed turbines. Intervening vegetation within the landscape, especially the coniferous plantations and the vegetation surrounding the spoil heap, provide significant additional filtering and screening of views of the proposed turbines with just the blades of the turbines likely to be visible above the intervening vegetation.</p> <p>During summer months, intervening vegetation will significantly filter views from the front conservatory, however, as this vegetation is deciduous, filtered views of the proposed turbines are likely to be available during winter months.</p> <p>Oblique and very oblique views towards the remaining turbines are filtered by the intervening vegetation during summer months. During winter, views of the closer turbines to this property, particularly T10 in the slightly oblique view at</p>	<p>Low (Summer months) Medium (Winter months)</p>	<p>Moderate/minor (Summer months) Moderate (Winter months)</p>

Location of view towards turbines:	Sensitivity of view:	Angle of view towards the turbines from property:	Intervening visual obstructions, built structures in the view and other features in the view which provide a comparison of scale:	Magnitude of change:	Level of effect:
			an approximate distance of 887 m is likely to be available through and above the vegetation.		
Garden	High	Various	Views from the side garden located to the north of the property are fairly enclosed by vegetation surrounding the perimeters of the garden, particularly vegetation in the north western corner. Some longer distance views to the north are gained through a gap in the vegetation on the northern perimeter of the garden. Views extend along the shallow valley which runs along the western boundary of the Blackwood Cottage property. Intervening landform provides screening of the turbines up to hub height. Views of the blades of the nearest turbines are likely to be gained above the spoil heap and vegetation. However, intervening vegetation will filter or heavily filter views of the remaining turbines during summer months. During winter months, views of the lower parts of the turbines (turbine towers) will remain screened by the landform.	Medium to Low (Summer months) Medium to High (Winter months)	Moderate/ minor to Minor (Summer months) Moderate (Winter months)

Availability of other views from the property which are not affected by views of Revised Development:

Views in a south south-westerly direction from this property will remain unaffected by the addition of the proposed turbines. There are no windows on the north western facade of the main property; therefore, the bedroom will remain unaffected by the addition of the turbines.

Comments/overall opinion:

The property is financially involved in the Revised Development. This property is a bungalow, with all windows located on the ground floor. It is possible to see how much screening the existing vegetation currently provides to the Hagshaw Hill turbines. Vegetation within the curtilage of the property and further vegetation to the north-west outside of the curtilage will largely screen views of the proposed turbines during the summer months, particularly those at distance from the property. It is acknowledged that there would be views of the closer turbines during winter months, when the deciduous vegetation within the garden and intervening landscape provides less filtering of views of the proposed turbines. Overall, the property will experience a worst case medium to low magnitude of change in the view during the summer months, resulting in a worst-case moderate to moderate/minor effect. During winter months, the property will experience a medium to high magnitude of change in the view, resulting in a worst-case moderate level of effect. This is primarily due to the proximity of the turbines to the property. The **moderate** level of effect identified is considered to be significant in EIA terms. However, the introduction of the Revised Development would not result in an overbearing effect on the property due to the distance between the proposed turbines and the property itself.

Summary and Conclusion

Table A6.4.2 summarises the predicted worst-case level of effect on visual amenity resulting from the Revised Development, from any view from the house and curtilage of each assessed property within 1.2 km of the nearest proposed turbine. The table also indicates if any of these effects are considered to be significant.

Table A6.4.2: Summary of Effects on Visual Amenity

ID:	Property Name:	Worst case effect from Within the Property	Worst case effect from Curtilage	Significant	Overbearing
1	West Toun House	Moderate	Moderate	No	No
2	3 Westoun Steadings	Moderate/minor	Minor	No	No
3	1 Westoun Steadings	Moderate/Minor	Moderate/Minor	No	No
4	Craigend	Moderate	Moderate/Minor to Moderate	No	No
5	Westerhouse	Moderate/minor	Moderate	No	No
6	Blackwood Cottage	Moderate	Moderate	Yes	No
7	Station House	Moderate	Moderate	Yes	No

Having undertaken a thorough assessment of the relationship between the Revised Development and the 7 residential properties assessed within 1.2 km of the proposed wind turbine locations, it is concluded that the properties assessed would continue to have other views available that are not affected by the Revised Development, and when each property is considered individually in the round, it is not considered that the residents of any occupied property would experience such an overbearing or overwhelming effect on their visual amenity that their properties would become unattractive places in which to live. The views available from the properties would remain attractive, enclosed and sheltered in nature and the turbines would not prevent an appreciation or understanding of the underlying landscape. Of the 7 closest residential properties to the site just two properties have been assessed to experience likely significant effects, namely Blackwood Cottage, which is under the control of the Applicant, and Station House, which is a financially involved property. Such views at Station House would be experienced during winter months only.