

Appendix 6.4 Residential Visual Amenity Study (RVAS)

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APPENDIX 6.4 Residential Visual Amenity Study (RVAS)

Introduction

1. This appendix to the LVIA presents a detailed Residential Visual Amenity Study (RVAS) of the Proposed Development. It considers the potential visual effects of the Proposed Development experienced by residents of the nearest properties to the site (i.e. within 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 Proposed Development, and specifically details which views would be affected.
2. 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 Impact Assessment Report (EIA Report) (Chapters 9 and 15 respectively). Therefore, this RVAS does not comment on the acceptability of the Proposed Development: it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.
3. 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 Proposed Development on a regular basis as they leave and approach their properties through the wider landscape.
4. 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 Assessment (Chapter 6).

Discussion of Residential Visual Amenity in Relation to Wind Farms

5. 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. In these circumstances wind turbines can have a detrimental effect on living conditions which may not be in the public interest.
6. In Scotland, potentially due to the settlement pattern and encouragement towards wind farm developments in less populated areas, issues relating to wind farms and residential properties have not been as prominent as elsewhere in the UK. However, with the considered "exhaustion" of many of the most suitable wind farm sites, this issue is becoming increasingly relevant.
7. While the "Lavender Test" is not enshrined in any planning guidance in England or Wales, it has become a useful approach by inspectors there. Similarly, there is no reference to such a test in Scottish policy. Equally, there is no general practice in Scotland of describing other Reporters' decisions in creating

“tests”. The approach in Scotland is to identify factors which are not described as a “test”, and these factors have to be applied based on the particular circumstances of the case.

8. 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 3 km, would occupy only a restricted part of those views and not dominate them.”

9. 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)

10. 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 3 km of the Proposed Development ***“the turbines would be far enough away from houses 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)***

11. The Scottish Ministers’ decision letter for Afton wind farm contains the following statement:

“With regards to impacts on residential properties, Ministers agree with the assessment in the ES and subsequent SEI3 and consider that that the Development would not result in any overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live.”

12. This decision letter of the Scottish Ministers has a higher status than an individual Reporter’s decision and represents a position of government rather than an individual Reporter.

13. The application for the Harelaw Renewable Energy Park was another Section 36 application. Although it was refused, the Reporter at paragraph 8.51 made the following statement:

“I have used ‘locations’ rather than ‘properties’ in the preceding paragraph because I note from the Residential Visual Assessment and also from information provided by Mr and Mrs McGeoch’s landscape consultant that some locations contain more than one property. These are 42 East Hareshaw – three, 55 Pebblebank – two, 64 Corsehouse Farm – two and 36 not named – a terrace, number unknown. Furthermore, in the assessment of whether there would be a significant impact the Residential Visual Assessment includes as ‘significant’ properties that are lived in by people who are financially involved in the Proposed Development (16 Townhead of Floak, 18 Mid Floak, 66 Driffenbeg, 75 Gabroc Hill). I have disregarded properties which have a financial involvement, as I consider residents in those properties would be willing to suffer a diminution in their residential amenity because of the financial benefit they would gain.”

14. Again, this report was adopted by the Scottish Ministers.

15. More recently, in August 2018, in relation to the proposed Lurgiescleuch Wind Farm near Hawick, a reporter stated the following in allowing the appeal for 7 turbines up to 149.9m to blade tip:

“Whilst planning law is not intended to protect the view from individual properties, it is generally accepted that it would not be in the public interest for a development to create unacceptable living conditions at a dwelling. Various tests have been applied in these circumstances, but my attention has been drawn, in particular, to that accepted by the Scottish Ministers with regard to their decision on a section 36 application at Afton Wind Farm in East Ayrshire in 2014. Here the Ministers considered

whether the development would result in “overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live.” With this test in mind, I have looked at those dwellings within two kilometres of the appeal site, other than those which would have limited or no visibility of the turbines... I am satisfied that the appeal proposal would not result in a situation where the above test would be failed at any of those properties”.

Assessment Methodology

16. 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.
17. 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 Proposed 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.
18. 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.
19. 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).

20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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.
26. In this RVAS, those effects described as major, major/moderate and in some cases moderate, are identified as ‘significant’ effects as required by the *Electricity Works (Environmental Impact Assessment) Regulations 2017*.
27. The assessment presented within this RVAS is based on information Pegasus has been able to gather from aerial photographs and from publicly accessible locations in the surrounding landscape.
28. For each property, or group of properties, within 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 turbines;
 - 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;
 - Angle of the turbines in the view from each facade or part of the curtilage with a view of the development (as explained illustratively at 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 development.
29. 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.
30. 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.
31. 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’.

32. 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 Proposed Development.

Properties within 2 km of the Proposed Turbines

33. Table A6.4.1 below identifies the existing residential properties which lie within 2 km of the proposed turbine locations of the Proposed Development. Each of the properties or property groups 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 A6.4.3 to A6.4.12.

Table A6.4.1 - Properties within 2 km of the Proposed Turbines

ID:	Property/Group Name:	Nearest Turbine	Approx. Distance to Nearest Turbine	Approx. Direction to Proposed Development
1	Station House	T11	1,388m	NW
2	Blackwood Cottage*	T11	1,386m	NW
3	Westerhouse	T12	1,651m	SW
4	Craigend	T12	1,682m	SW
5	6no. Properties at West Toun	T12	1,786m	SW
6	Properties at Midfield Road	T12	1,792m	S/SW
7	Properties on eastern section of Bellfield Road, east of Railway Road	T12	1,873m	S/SW
8	Properties located on mid Bellfield Road, from Braehead Road to Railway Road	T12	1,805m	S/SW
9	Properties on Braehead Place	T12	1,709m	S
10	Properties on Braehead Road	T12	1,834m	S
11	Properties on south Middlemuir Road and Belvedere Place	T12	1,686m	S/SE
12	Properties on Coalburn Road	T12	1,854m	SE

**It is acknowledged that Blackwood Cottage is owned by the Applicant. However, for the purposes of this RVAS all properties have been assessed in the same manner irrespective of any involvement or otherwise. The property at Broadlea has not been assessed as it lies within existing coniferous plantation that will screen the Proposed Development.*

Assessment of Effects

34. The following section presents the information gathered through field survey and desktop study, and provides detailed analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the Proposed Development, for each property or group of properties, within 2 km.
35. 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 A6.4.12 illustrate aerial imagery alongside the horizontal extent and various distances between each property and the proposed wind turbines.

Property Name: Station House

Property ID:	1
OS Grid Reference (approx. centre of dwelling):	E282127, N631007
Approx. Direction to Site:	Turbines located from NW to NE
Distance from Dwelling to Nearest Turbine:	T11 (1,388m) NW
Single Property or Group:	Single
Number of Floors:	1 bungalow
Orientation of Main Elevations of the Property:	E-SE

36. Having previously visited the property and through assumptions based on research and the material available (e.g.: site observations from a distance, mapping) the following is a collation of the information gathered. Station House is located west of Douglas, in the area named Douglas West situated 1.45 km along Station Road off the A70. Station Road is also the access track to the Existing Hagshaw Hill and Hagshaw Hill Extension Wind Farms and the designated logging route to the woodland beyond. The access route of Station Road traverses the Douglas Water and is visually fairly open until about 200 m before Station House where the road enters a forested area on a slight incline. Views then open up again to the rear of Station House with views towards Blackwood Hill, Arkney Hill and Burnt Rig.
37. Station House is situated opposite Blackwood Cottage and in close proximity to the Outdoor Centre. The property is a bungalow, with all windows located on the ground floor. The old colliery spoil tip on the immediate north-eastern horizon provides an element of a visual barrier to the plantation situated in the distance, but views towards the forest in which the site is located do extend through to the north-west.
38. The bungalow's front elevation faces east to south-east and the rear elevation has west to north-west views. The living room is situated to the rear of the property with clear views across the back garden in a north-westerly direction. Looking west there are views of the Existing Hagshaw Hill and Hagshaw Extension turbines which are partially filtered by intervening vegetation. 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 and Hagshaw Hill Extension 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. 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 property's 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.

39. 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.

Locations within the Property

40. As demonstrated in the bare-earth wireframe included in Annex A it is acknowledged that there would be the potential for views of the majority of the Proposed Development from the house. The closest proposed turbine to Station Cottage is T11 located 1,388m north-west of the property. As shown in the corresponding wireframe for Station Cottage there would be apparent views out towards a number of the proposed turbines. Due to the planned felling of parts of the plantation woodland it is assumed that the turbines would be more prominent in the landscape and views would include some associated ancillary development in the short term until such times as the replanted forestry matures. The rooms to the rear of the property with north and north-westerly views would have the most visible outlook of the Proposed Development.
41. It is also acknowledged that some of the consented Douglas West turbines would be visible in the foreground of views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). However, it is noted that this property has a financial involvement in the consented Douglas West Wind Farm which lies closer to the property than the Proposed Development.

Locations within the Garden and Curtilage

42. As apparent when looking at the corresponding wireframe, the majority of turbines would be visible from the curtilage of the property, particularly to the north-west of the property extents. The surrounding woodland to the south-east and sparse woodland to the south-west would limit some of the visibility towards the turbines to the extremities of the site. It is considered that the rear of the property curtilage would have the most prominent views.

Locations along the Access Track

43. Due to the presence of woodland prior to Station House and the incline on the approach to the woodland, it would be likely that the receptor would have limited visibility of turbines until beyond the woodland. When leaving the property, the receptor would be driving away from the turbines and therefore would have limited visibility of the turbines, if any.

Summary Table and Discussion of Effects:

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none">• Rooms with windows to the north-west: High• Garden and curtilage: High• Access track: Low
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<p><u><i>Nature and Magnitude of Change in the View:</i></u></p> <ul style="list-style-type: none"> • Rooms with windows to the north-west: High • Garden and curtilage: High • Access track: High
<p><u><i>Level of Effect:</i></u></p> <ul style="list-style-type: none"> • Rooms with windows to the north-west: Major • Garden and curtilage: Major • Access track: Moderate/minor

44. It is considered there would be a ‘worst-case’ major effect on the visual amenity of the property, which would be significant. Effects on views from north-west facing windows and the views from the garden and curtilage are also assessed as major due to the elevated position. All such effects are considered **significant**. However, such effects would not give rise to an overbearing or overwhelming effect on visual amenity.
45. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the foreground view. The presence of these turbines in the near view would reduce the overall level of effect to **moderate**. The effect is considered to be **not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.
46. Based upon the information available with respect to the property, taking into account its location and its setting, it is anticipated that the turbines would be visible. The assessment above is considered to reflect the worst-case effects.

Property Name: Blackwood Cottage

Property ID:	2
OS Grid Reference (approx. centre of dwelling):	E282017, N630963
Approx. Direction to Site:	Turbines located from NW to N
Distance from Dwelling to Nearest Turbine:	T11 (1,386m) NW
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	W-NW

47. Having previously visited the property and through assumptions based on research and the material available (e.g.: site observations from a distance, mapping) the following is a collation of the information gathered.

48. Blackwood Cottage is situated opposite Station House and adjacent to the Outdoor Centre. The property is a two storey house, with windows located on both floors, there is a conservatory to the west of the property. The primary elevation is to the north-west. Located on the western side of the property is a large conservatory which 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 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 the Existing Hagshaw Hill Wind Farm. There are two small dormer windows located on the first floor which afford the same open westerly views as the conservatory below. To the north of the property, the vegetation and landform combine to reduce visibility.
49. 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. The old colliery spoil tip on the immediate north-eastern horizon provides an element of a visual barrier to the plantation situated in the distance, but views to the forest in which the site is located do extend through to the north-west.
50. It is also acknowledged that the property is owned by the Applicant and has an involvement in the scheme.

Locations within the Property

51. As demonstrated in the bare-earth wireframe included in Annex A it is acknowledged that there would be the potential for views of the majority of the proposed turbines from the house, but due to the woodland surrounding the property the extent of such views would be reduced.
52. The closest proposed turbine to Blackwood Cottage is T11 located 1,386m north-west of the property. As shown in the corresponding wireframe for Blackwood Cottage there would be apparent views out towards a number of the proposed turbines. Due to the planned felling of parts of the plantation woodland in which the turbines would sit, it is assumed that the turbines would be more prominent in the landscape as a result and would include some of the associated ancillary development in the short term, until the replanted forestry matures. The rooms to the rear of the property with north and north-westerly views would have the most available views of the proposed turbines but due to the woodland in the immediate vicinity, views would be more limited than the neighbouring Station House.
53. It is also acknowledged that some of the consented Douglas West turbines would be visible in the foreground of views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). However, it is noted that this property also has a financial involvement in the consented Douglas West Wind Farm which lies closer to the property than the Proposed Development.

Locations within the Garden and Curtilage

54. As apparent when looking at the corresponding wireframe, the majority of proposed turbines would be visible from the curtilage of the property, particularly to the north-west of the property extents. The surrounding woodland to the south-east and woodland to the south-west would limit some of the visibility towards the turbines to the extremities of the site. It is considered that the rear of the property curtilage would have the most prominent views, the woodland surrounding the property would reduce the impact of these views to a certain extent.

Locations along the Access Track

55. Due to the presence of woodland prior to Blackwood Cottage and the incline on the approach to the woodland, it would be likely that the receptor would have limited visibility of proposed turbines until passing the large woodland, when approaching the house. There would then be a relatively clear view of the proposed scheme. When leaving the property, the receptor would be driving away from the turbines and therefore would have limited visibility of the proposed turbines if any.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the north-west: High • Garden and curtilage: High • Access track: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the north-west: High • Garden and curtilage: High • Access track: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the north-west: Major • Garden and curtilage: Major • Access track: Moderate/minor

56. It is considered there would be a ‘worst-case’ major effect on the visual amenity of the property, which would be **significant**. However, such effects would not result in an overwhelming or overbearing effect on the visual amenity.

57. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the foreground view. The presence of these turbines in the near view would reduce the overall level of effect to **moderate**. The effect is considered to be **not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Westerhouse

Property ID:	3
OS Grid Reference (approx. centre of dwelling):	E282817, N633483
Approx. Direction to Site:	Turbines located from SW to W
Distance from Dwelling to Nearest Turbine:	T12 (1,651m) SW
Single Property or Group:	Single
Number of Floors:	1
Orientation of Main Elevations of the Property:	E-SE

58. Having previously visited the property and through assumptions based on research and the material available (e.g.: site observations from a distance, mapping) the following is a collation of the information gathered.
59. Westerhouse 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 reduce visibility to longer views from the property in this direction. There are no windows on the southern facade of the property. Due to the relatively enclosed nature of the property it is thought that views out from the property are fairly limited.
60. 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. 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 from the property will be significantly reduced by the intervening vegetation during both winter and summer months.
61. Evergreen vegetation is located along the western boundary of the property and encloses views within the garden and areas of the driveway. Further blocks of vegetation on the western side of the track provide additional screening particularly from the northern end of the driveway. At the southern end of the garden, within the yard area between the property and the outbuildings the evergreen vegetation becomes sparser.

Locations within the Property

62. As demonstrated in the bare-earth wireframe included in Annex A it is acknowledged in the absence of vegetation there would be the potential for views of all the proposed turbines. However, due to the presence of woodland surrounding the property the views out would be reduced.
63. The closest proposed turbine to Westerhouse is T12 located 1,651m south-west of the property. As shown in the corresponding wireframe for Blackwood Cottage due to the scale of the turbines there would be views out towards a number of proposed turbines. However, taller and denser vegetation located on the western side of the track heavily filters any 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.
64. It is also acknowledged that the consented Douglas West turbines would be visible in the foreground of any views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). However, it is noted that this property also has a financial involvement in the consented Douglas West Wind Farm which lies closer to the property than the Proposed Development.

Locations within the Garden and Curtilage

65. As apparent when looking at the corresponding wireframe, the majority of turbines would theoretically be visible from the curtilage of the property but due to the woodland within and beyond the property perimeter, the visibility would be limited.

Locations along the Access Track

66. Due to the presence of woodland along the route to Westerhouse, along the western edge, there would be limited views across to the proposed turbines, but glimpsed views would be visible through the clearings to the west and south-west. When leaving the property, the receptor would be driving away from the turbines but are likely to be able to see the proposed turbines through the clearings to the west.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the west and north-west: High • Garden and curtilage: High • Access track: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the west and north-west: Low • Garden and curtilage: Low • Access track: Low
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the west and north-west: Moderate/minor • Garden and curtilage: Moderate/minor • Access track: Minor

67. It is considered there would be a 'worst-case' moderate/minor effect on the visual amenity of the property due to the density and height of the existing woodland. Therefore, it would be deemed as **not significant**. It is not considered that there would be such a degree of effect that could be considered to be overbearing on the amenity of the residents.

68. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the foreground view. The presence of these turbines in the near view would further reduce the overall level of effect as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Craigend

Property ID:	4
OS Grid Reference (approx. centre of dwelling):	E282803, N633552
Approx. Direction to Site:	Turbines located from W to SW
Distance from Dwelling to Nearest Turbine:	T12 (1,682m) SW
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	W-NW

69. Having previously visited the property and through assumptions based on research and the material available (e.g.: site observations from a distance, mapping) the following is a collation of the information gathered.
70. Craigend is a two storey house with a north-western primary elevation and a rear elevation to the south-east to east. Craigend is located adjacent to Westerhouse. Due to the relatively enclosed nature of the property, it is thought that views out from the property are fairly limited. Evergreen vegetation is located along the western boundary of the property and encloses views within the garden and areas of the driveway.
71. Craigend is a two storey building. 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 west.
72. Direct views from the kitchen/living room French doors look towards the seating area on the decking and across the garden on the western side of the property, across the track towards a series of 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 a south-western direction. Views to the north-west look towards the rear garden and a large pond. The protruding living room screens views to the south-west.
73. Views from the dining room bay window look to the west north-west but 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. 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 a visual barrier. There is a small 'velux' style window located in the roof space above the utility room, which is a bathroom window which the intervening vegetation of the shelter belts reduces visibility from.
74. Views from the ground floor living room are from a single sash window overlooking 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.
75. Views from the first floor bedroom are dual aspect. There are windows facing both to the north north-east and the south south-west. 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 a visual barrier.
76. Views from the first floor secondary 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 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.

77. 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. The views from this room are obscured by the frosted glass.
78. The garden slopes away from the property to the north towards the pond. The presence of the property and surrounding vegetation limit views to a certain extent. The most northern end of the garden has surrounding vegetation, but it is lower. 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.

Locations within the Property

79. As demonstrated in the bare-earth wireframe included in Annex A it is acknowledged that in the absence of vegetation there would be the potential for views of all the proposed turbines. However, due to the woodland surrounding the property the views out would be reduced.
80. The closest proposed turbine to Craigend is T12 located 1,682m south-west of the property. As shown in the corresponding wireframe for Craigend, due to the scale of the turbines, there are likely to be views out towards a number of proposed turbines above the trees, but the woodland would reduce the overall level of visibility. However, taller and denser vegetation located on the western side of the track would filter any views in a westerly and south-westerly direction.
81. 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 property's roof in a very oblique direction. Also, due to the relatively enclosed nature of the property it is assessed that there would be no opportunity to view the ground level infrastructure associated with the Proposed Development.
82. 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 it is unlikely that the turbines would be visible, in the worst-case scenario only very oblique views of the blade tips of the turbines may be visible above the vegetation.

Locations within the Garden and Curtilage

83. While glimpsed views of the turbines may be available, the turbines would not form defining features in the view and would not detract from enjoyment of the outside space.

Locations along the Access Track

84. Due to the presence of woodland along the western edge on the approach to Craigend, there would be limited views to the proposed turbines, but glimpsed views would be visible through the clearings to the west and south-west. When leaving the property, the receptor would be driving away from the proposed turbines, but the turbines are likely to be seen through the clearings to the west.

Sensitivity of Views in which turbines would be visible:

- Rooms with windows to the west and north-west: High
- Rooms with windows to the south to south-west facing: High
- Garden and curtilage: High
- Access track: Medium

<p><u><i>Nature and Magnitude of Change in the View:</i></u></p> <ul style="list-style-type: none"> • Rooms with windows to the west and north-west: Low • Rooms with windows to the south to south-west facing: Low • Garden and curtilage: Low • Access track: Low
<p><u><i>Level of Effect:</i></u></p> <ul style="list-style-type: none"> • Rooms with windows to the west and north-west: Moderate/minor • Rooms with windows to the south to south-west facing: Moderate/minor • Garden and curtilage: Moderate/minor • Access track: Moderate/minor

85. The intervening vegetation provides significantly filtered views towards the turbines. Due to the quality and maintenance of the shelter belts, although unlikely, it may be possible to have occasional glimpsed views of the turbines through the vegetation. The property at most will experience a low magnitude of change, resulting in a worst-case moderate/minor level of effect due to the density and height of the existing woodland. This 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. It is not considered that there would be such a degree of effect that could be considered to be overbearing on the amenity of the residents.

Property Name: 6no. Properties at West Toun

Property ID:	5
OS Grid Reference (approx. centre of dwelling):	E282813, N633740
Approx. Direction to Site:	Turbines located from W to SW
Distance from Dwelling to Nearest Turbine:	T12 (1,786m) SW
Single Property or Group:	Group 6 Properties
Number of Floors:	1 - 3
Orientation of Main Elevations of the Property:	W-NW

86. Having previously visited the property and through assumptions based on research and the material available (e.g.: site observations from a distance, mapping) the following is a collation of the information gathered.

87. West Toun House and Steadings are made up of up to 6 dwellings of varying heights. West Toun House is the tallest of the properties with 2 floors where the third floor is dormers with views to the north-

west. West Toun Steadings is a two storey building also with main views out to the north-west. The remaining buildings are all one and one and a half storeys with main views out to the north-west.

88. Views from the front elevations of the properties are orientated in a north-westerly 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. None of the properties have windows that view out to the south-west.
89. West Toun House is the largest of the properties. 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 is 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. Views out are 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. 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. 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.
90. West Toun Steadings and surrounding buildings are the remaining properties at West Toun. 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, the views 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. Views to the north-west across the driveway look towards the mature vegetation beyond. Views to the east are enclosed and views to the north-west and west are enclosed by the series of tree belts sweeping around to the west.

Locations within the Properties

91. The properties appear not to have any outlook in a south-westerly direction. There is also considerable vegetation around the perimeter of the properties. Therefore, there would be little effect on views to the south-west.

Locations within the Garden and Curtilage

92. Views of the proposed turbines from the front gardens and driveways will be limited due to the amount of vegetation in the surrounding landscape. Views from the rear gardens will be varied. From near to the properties, intervening vegetation in the landscape will significantly filter and screen views of the turbines. At the southern extents of the gardens, some very limited views of the Proposed Development above the intervening vegetation may be available.

Locations along the Access Track

93. Due to the presence of woodland along the route to the West Toun House properties there is little chance that the Proposed Development will be seen from the access track, but glimpsed views may be available through the woodland on the approach to the properties.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Rooms with windows to the north-west: High • Rooms with windows to the south-east: High • Garden and curtilage: High • Access track: Medium
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Rooms windows to the north-west: Low • Rooms windows to the south-east: Low • Garden and curtilage: Medium • Access track: Low
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Rooms windows to the north-west: Moderate/minor • Rooms windows to the south-east: Moderate/minor • Garden and curtilage: Moderate • Access track: Moderate/minor

94. The orientation of the West Toun properties is such that the primary views are from south-east facing windows at the rear of the properties overlooking the countryside, including fields and plantation forestry beyond. Windows on the north-eastern facade of the properties also provide open views across the surrounding landscape, which would be unaffected by the Proposed Development. Within the intervening landscape between the West Toun properties and the site, there are many coniferous and deciduous tree belts. This vegetation will provide significant filtering of views of the proposed turbines. From the upper floors of the properties, it may be possible to afford glimpsed and very oblique views of the proposed turbines; however, these will not affect the direct line of sight and it would be unlikely to make a visible difference. West Toun House and surrounding properties would experience no greater than a low magnitude of change, resulting in a low level of effect. The properties 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 gardens glimpsed views of the Proposed Development may be available, in the worst-case causing a medium magnitude of change in the view, resulting in a moderate level of effect. Such effects would **not be significant** due to the level of filtering to views and the context in which the turbines will be seen. It is not considered that there would be such a degree of effect that could be considered to be overbearing on the amenity of the residents.

Property Name: Properties at Midfield Road

Property ID:	6
OS Grid Reference (approx. centre of dwelling):	E281483, N634486
Approx. Direction to Site:	Turbines located S-SW
Distance from Dwelling to Nearest Turbine:	T12 (1,792m) S/SW
Single Property or Group:	Group
Number of Floors:	Varies – Mostly 2
Orientation of Main Elevations of the Property:	Varies mostly S and SE

95. Midfield Road is located to the south-east of Coalburn. The houses on Midfield Road are mostly made up of two storey semi-detached and short terraced properties. The primary elevations to the rear of the properties are mostly south to south-east facing.
96. The group of properties along Midfield Road have wide open views across the former opencast coal fields of Coalburn. Many of the properties along the street are Coal Authority and ex-Coal Authority houses, some of which have been taken down to the furthest south-western end of the road. Views across the former coal fields extend as far as Hagshaw Hill with the Existing Hagshaw Hill and Hagshaw Hill Extension Wind Farms visible. These views are particularly apparent from the south-western edge of the street. The houses located on the northern side of the street would have less visibility than the south-west, apart from those to the west of the street due to the presence of a row of houses reducing their visibility across the former mine.

Locations within the Properties

97. Although the properties on Midfield Road would experience views towards the turbines, as shown on the corresponding wireframe, vegetation at the rear of the houses would provide a degree of filtering of views from these properties. It is possible that the properties would have a view from both ground floor and first floor rooms. The closest turbine to properties on the street would be turbine 12 which would be located 1836m away from the closest house perimeter, seen in a south-westerly direction.
98. It is also acknowledged that some of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern end of the Proposed Development site will however be partially screened by a low ridgeline in the foreground immediately behind the properties.

Locations within the Gardens and Curtilages

99. Views of the proposed turbines from the rear gardens would be fairly open as shown on the corresponding wireframes. There is a mix of vegetation on the boundaries of the properties and the openness of the views varies but, in a worst case, all 13 turbines would be visible to varying extents.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Windows to the south-west from the properties: High • Windows to the south-east: Medium • Gardens and curtilages: High
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Windows to the south-west from the properties: High • Windows to the south-east: Moderate • Gardens and curtilages: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Windows to the south-west from the properties: Major • Windows to the south-east: Moderate • Gardens and curtilages: Major

100. The Proposed Development would in the worst-case result in a high magnitude of change in the view, resulting in a major level of effect. The orientation of these properties is such that the primary views from south-west facing windows at the rear of the properties would experience a major level of effect,

such effects would be **significant**. The level of effect in views from south east facing windows would be moderate and not significant due to the orientation of the properties relative to the site. Windows on the north-eastern and north-western facades of the properties provide views into Coalburn and these would not be affected by the Proposed Development. Overall, it is not considered that there would be such a degree of effect that could be considered to be overbearing on the amenity of the residents.

101. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the view to the south and south west. The presence of these turbines in the view would reduce the overall level of worst-case effect to **moderate**. The effect is considered to be **not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Properties on eastern section of Bellfield Road, east of Railway Road.

Property ID:	7
OS Grid Reference (approx. centre of dwelling):	E281595, N634659
Approx. Direction to Site:	Turbines located S-SW
Distance from Dwelling to Nearest Turbine:	T12 (1,873m) S/SW
Single Property or Group:	Group
Number of Floors:	Varies – Mostly 2
Orientation of Main Elevations of the Property:	Varies mostly S and SE

102. The eastern section of Bellfield Road is located to the south-east of Coalburn. The properties located along the southern edge of the road experience views across the former Dalquhandy opencast coal mine. The properties located to the eastern extent would not have as clear views due to the presence of properties located on Midfield Road curtailing their visibility. The houses on Bellfield Road are mostly made up of two storey semi-detached and short terraced properties. The primary elevations to the rear of the properties are mostly south to south-east facing. Views across the former colliery extend as far as Hagshaw Hill with the Existing Hagshaw Hill and Hagshaw Hill Extension Wind Farms visible. These views are particularly notable from the south-western edge of the street.

Locations within the Property

103. The properties on the south-western Bellfield Road would experience views towards the turbines due to the open nature of the rear of the properties, as shown on the corresponding wireframe. The properties to the northern side of the road would not have as clear visibility due to the presence of buildings in the immediate views. It is possible that the properties would have views from first floor rooms. The closest turbine to the street would be turbine 12 which would be located 1873m away from the closest house perimeter, seen in a south-westerly direction.
104. It is also acknowledged that some of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern end of the Proposed Development site will however be partially screened by a low ridgeline in the foreground immediately behind the properties.

Locations within the Gardens and Curtilages

105. Views of the proposed turbines from the front gardens of the properties on Bellfield Road between Railway Road and Beechmount Avenue would be fairly open, as shown on the corresponding wireframes. Due to the lack of vegetation on the boundaries of the properties and the open nature of the views, all 13 turbines are likely to be visible. The properties situated to the east of Railway Road would have limited views across to the turbines because of the presence of houses situated in their immediate vicinity.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none">• Windows to the south-west from the properties: High• Windows to the north-east: High• Gardens and curtilages: High
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none">• Windows to the south-west from the properties: High to Medium• Windows to the north-east: High to Medium• Gardens and curtilages: High to Medium
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none">• Windows to the south-west from the properties: Major to Moderate• Windows to the north-east: Major to Moderate• Gardens and curtilages: Major to Moderate

106. The Proposed Development would, in the worst-case result in a high to medium magnitude of change in the view, resulting in a major to moderate level of effect. Such effects are significant. The orientation of the properties is such that the primary views from south-west facing windows at the rear of the properties would experience a high to medium magnitude of change, the effect would also be major to moderate and therefore significant. The properties situated between Midfield Road and Bellfield Road would have more prominent open views of the development as there are no houses located directly in front of them, whereas the properties on the eastern section of Bellfield Road, and to the east of Railway Road, would have more filtered views. Windows on the north-eastern facades of the properties provide views towards Coalburn and these would not be affected by the Proposed Development. Although there would be some **significant** effects for the worst-case of views from these properties, such effects would not result in an overwhelming or overbearing effect upon visual amenity.

107. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the foreground view. The presence of these turbines in the near view would reduce the overall level of effect to **moderate**. The effect is considered to be **not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Properties located on mid Bellfield Road, from Braehead Road to Railway Road.

Property ID:	8
OS Grid Reference (approx. centre of dwelling):	E281349, N634549
Approx. Direction to Site:	Turbines located S-SW
Distance from Dwelling to Nearest Turbine:	T12 (1,805m) S/SW
Single Property or Group:	Group
Number of Floors:	Varies – Mostly bungalows with some dormers
Orientation of Main Elevations of the Property:	Varies mostly S and SE

108. Properties on Bellfield Road are mostly made up of detached bungalows, bungalows with dormer windows and a few two storey houses. Views to the south from the properties can, in part, extend as far as Hagshaw Hill with the Existing Hagshaw Hill and Hagshaw Hill Wind Farm Extension visible. These views are particularly afforded by from the middle group of houses on the street where no properties are situated to the immediate front.

109. The properties on mid Bellfield Road located between Braehead Road and Railway Road, are majority southward facing with open views across the fields. The central group of properties to the north of Bellfield Road that have an open outlook to the fields located on the south of Bellfield Road have an uninterrupted view towards Hagshaw Hill, the Existing Hagshaw Hill Wind Farm and Hagshaw Hill Wind Farm Extension. This group of properties largely have southward facing front elevations and their rear elevations looking northwards.

110. The houses located behind the properties to the north of Bellfield Road would have a more filtered view to the south due to the presence of properties situated to the south of Bellfield Road. The group of properties to the east of the bend on Bellfield Road have south-east facing rear gardens and have north-west facing main elevations. The houses located behind (to the north-east of) the eastern properties on Bellfield Road would also have a more filtered view to the south due to the presence of properties situated to the south of Bellfield Road. These properties have their main elevation facing to the south-east, with north-westerly secondary elevations. The property situated on Railway Road is a two storey house and stands taller than a lot of those on Bellfield Road. For this reason, views may be more open from the first floor of the property in all directions, but due to the south-easterly to easterly primary elevation, the views out to the south are more limited. The ground floor windows also have more of a restricted view to the south due to the presence of vegetation that surrounds the southern boundary.

111. West of Bellfield Road, to the east of Braehead Road, the properties have a southerly outlook. Their primary elevations face south, but due to the presence of properties on Braehead Place being situated directly to the front, their views to the south are limited.

Locations within the Properties

112. The central group of properties on Bellfield Road, which have an open outlook to the fields located on the south of Bellfield Road, have an uninterrupted view out towards Hagshaw Hill and thus the Existing Hagshaw Hill Wind Farm and Hagshaw Hill Wind Farm Extension. This group of properties, with largely southward facing front elevations would experience views towards the Proposed Development.

113. The properties either side of the central group, to the east and west on Bellfield Road, would not experience as clear visibility due to the presence of buildings in front of them and the orientation of the buildings. It is possible that the properties would experience views from first floor rooms. The closest turbine to Bellfield Road is turbine 12 which would be located 1,805m away from the closest house perimeter in a south-westerly direction.

114. It is also acknowledged that some of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern end of the Proposed Development site will however be partially screened by a low ridgeline in the foreground immediately behind the properties.

Locations within the Gardens and Curtilages

115. Views of the proposed turbines from the gardens of the middle section of Bellfield Road would be fairly open as shown on the corresponding wireframes. Due to the lack of vegetation on the boundaries of the properties and the open nature of the views, all 13 turbines are likely to be visible to varying extents. The properties situated just to the west of Railway Road and east of Braehead Road would have limited views towards to the turbines due to the presence of the houses situated in their immediate vicinity.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Windows to the south from the properties: High • Gardens and curtilages: High
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Windows to the south from the properties: High to Medium • Gardens and curtilages: High to Very Low
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Windows to the south from the properties: Major to Moderate • Gardens and curtilages: Moderate to Minor

116. The Proposed Development would, in the worst-case, result in a high to medium magnitude of change in the view, resulting in a major to moderate level of effect which is **significant**. However, there would not be any overbearing or overwhelming effect upon the properties.

117. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the foreground view. The presence of these turbines in the near view would reduce the overall level of effect to **moderate**. The effect is considered to be **not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Properties on Braehead Place.

Property ID	9
OS Grid Reference (approx. centre of dwelling):	E281178, N634417
Approx. Direction to Site:	Turbines located SW-SE
Distance from Dwelling to Nearest Turbine:	T12 (1,709m) S
Single Property or Group:	Group
Number of Floors:	Varies – Mostly bungalows
Orientation of Main Elevations of the Property:	Varies mostly NW

118. The properties to the east of Braehead Place are a series of three single storey bungalows. These three properties all have views across the former colliery landscape extend as far as Hagshaw Hill with the Existing Hagshaw Hill and Hagshaw Hill Extension Wind Farms visible. The one property on the east of Braehead Place that has its front elevation onto Bellfield Road has a rear elevation to the south. The two remaining properties on the east of Braehead Place have north-west front elevations. The one situated in the middle has a large conservatory that faces south-west.

119. To the western side of Braehead Place there is a group of low-lying properties a few two storey houses (facing onto Bellfield Road) and most of which are bungalows whose views do not extend very far to the south due to the positioning, orientation and wooded area beyond to the south and south-west which limit the views.

Locations within the Properties

120. As demonstrated in the bare-earth wireframe included in Annex A there would be theoretical visibility of all of the proposed turbines. Due to the presence of woodland situated to the west of Braehead Place, alongside the sunken nature of the buildings to the west side would conceal a lot of views to the south of the properties in the direction of the turbines. In winter months there may be more visibility towards the turbines. The houses on the eastern side of Braehead Place have south-eastern to eastern views and so would have less open direct views towards the Proposed Development but the windows that look out to the south and south-west will have open views towards the turbines.

121. It is also acknowledged that a number of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern side of the Proposed Development site will however be partially screened by the presence of woodland in the foreground view immediately beyond the properties.

Locations within the Gardens and Curtilages

122. As apparent when looking at the corresponding Annex wireframe, the gardens and curtilage of the properties on the eastern side of Braehead Place may have views out to the Proposed Development from the southern edges. Other properties on Braehead Place would have a limited view from their gardens and curtilage due to sunken positions and vegetation.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Windows to the south-east from the properties: High • Gardens and curtilages: High
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Windows to the south-east from the properties: Medium • Gardens and curtilages: Medium
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Windows to the south-east from the properties: Moderate • Gardens and curtilages: Moderate

123. The Proposed Development would, in the worst-case, give rise to a medium magnitude of change in the view, resulting in a moderate level of effect which is **significant**, such effects would be experienced from properties on the east of Braehead Place in views in a south-easterly direction. The properties to the west of Braehead Place would not experience a substantial change in view due to orientation and the nature of filtered views beyond properties and woodland. Although there would be significant effects for the worst-case of these properties, such effects would not result in an overwhelming or overbearing effect upon visual amenity.

124. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the foreground view. The presence of these turbines in the near view would reduce the overall level of effect to **moderate** but **not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Properties on Braehead Road.

Property ID:	10
OS Grid Reference (approx. centre of dwelling):	E281149, N634575
Approx. Direction to Site:	Turbines located SW-SE
Distance from Dwelling to Nearest Turbine:	T12 (1,834m) S
Single Property or Group:	Group
Number of Floors:	Varies – 1-1.5 (bungalows & bungalows with dormers)
Orientation of Main Elevations of the Property:	Varies mostly E, some SE

125. The properties on Braehead Road are mostly made up of bungalows some of which have dormers that have a westerly aspect. The properties on Braehead Road have limited outlook to the east due to the lack of windows facing in this orientation and the properties on Bellfield Road limiting the visibility. Braehead Road itself is a narrow road with limited visibility out to the east of the houses. Directly to the rear of the properties on the west there is a large wooded area which restricts visibility out in a westerly direction from a ground floor level and to a certain extent from a first-floor level. The

properties are fairly close to each other and for this reason that would limit visibility out to the south and north too. The end bungalow backing onto the Bellfield Road has no windows on the gable-end therefore views to the south are limited to negligent.

Locations within the Property

126. The properties along Braehead Road have limited views from all directions. The views towards the Proposed Development would be minimal if anything as there appear not to be any windows facing a southerly direction. The houses at the end of the street that connects to Bellfield Road that have dormer windows looking in a westerly direction might have very oblique views in a south-westerly direction.

127. It is also acknowledged that a number of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern end of the Proposed Development site will however be partially screened by woodland in the wider intervening landscape beyond the properties.

Locations within the Garden and Curtilage

128. The garden and curtilage of the properties down Braehead Road are limited in size, the gardens are mainly to the rear of the properties and fairly protected by the woodland to the west. The perimeter to the east is very tight to the road and therefore have very limited views.

Locations along the Access Track

129. The Proposed Development would be visible from the access road of Bellfield Road but views would be limited when turning north towards the properties down Braehead Road. When driving away from the properties there may be glimpses towards the Proposed Development but due to the houses and woodland to the south directly in front of the street the views would still be filtered.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Bedroom windows on the first storey with views to the west to south-west from the properties: Medium • Windows on ground floor with views to the west to south-west from the properties: High • Gardens and curtilages: High • Access track: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Bedroom windows on the first storey with views to the west to south-west from the properties: Low • Windows on ground floor with views to the west to south-west from the properties: Low • Gardens and curtilages: Low • Access track: Medium
<p><u>Level of Effect:</u> Bedroom windows on the first storey with views to the west to south-west from the properties: Moderate to Minor</p> <ul style="list-style-type: none"> • Windows on ground floor with views to the west to south-west from the properties: Minor • Gardens and curtilages: Moderate/minor • Access track: Minor

130. The Proposed Development would in the worst-case cause a medium magnitude of change in the view of the access track, and a low magnitude of change for the bedrooms due to some of the properties having dormers that may have oblique views towards the Proposed Development, resulting in a moderate to minor level of effect as the worst-case. The orientation of the properties on the west of Braehead Road is such that the views would be negligible, and therefore would **not have a significant effect**. These effects are not considered to be overbearing or overwhelming.
131. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the near view. The presence of these turbines in the view would further reduce the overall level of effect as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Properties on Middlemuir Road and Belvedere Place.

Property ID	11
OS Grid Reference (approx. centre of dwelling):	E281048, N634360
Approx. Direction to Site:	Turbines located S-SE
Distance from Dwelling to Nearest Turbine:	T12 (1,686m) S/SE
Single Property or Group:	Group
Number of Floors:	Varies – 1-1.5 (bungalows & bungalows with dormers)
Orientation of Main Elevations of the Property:	Varies mostly E, some SE

132. The properties on Middlemuir Road and Belvedere Place are majority bungalows with a few bungalows with dormers which are low-lying with a large wooded bund located along the south-eastern boundaries of all the properties on Belvedere Place. The properties on Belvedere Place have primary views in a north-westerly direction. The properties on Middlemuir Road are bungalows that have easterly primary elevations with some south-westerly views. Due to the low-lying nature of these properties and the woodland surrounding there are not many distant views apart from a couple of vistas in the vegetated area to the south-west.

Locations within the Property

133. Due to the properties being set in amongst bunding and woodland it is anticipated that views towards the Proposed Development would be limited. Blade tips of some of the proposed turbines may be glimpsed from the south-westerly windows of the bungalows on Middlemuir Road.

Locations within the Garden and Curtilage

134. The properties on Middlemuir Road are quite tightly clustered and would therefore have limited views beyond the first row of properties on the southern end of the road. The garden and curtilage of the bungalows at the end of this road would be fairly protected by the woodland to the south-east, south and south-west, blade tips of some of the proposed turbines may be glimpsed from the southern edge of the curtilage and gardens. The bunding and woodland behind and surrounding the properties on

Belvedere Place would mean that these properties would not have a view of the turbines from the gardens.

135. It is also acknowledged that a number of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern end of the Proposed Development site will however be partially screened by woodland and bunding in the near landscape beyond the properties.

Locations along the Access Track

136. The Proposed Development would be visible from the access road of Bellfield Road on approach to Belvedere Close and Middlemuir Road. When accessing the properties on Middlemuir Road there may be glimpsed views toward the Proposed Development from the road. Belvedere Close may have glimpsed views towards the Proposed Development but this is less likely than on Middlemuir Road.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Windows with views to the west to south-west from the properties: High • Gardens and curtilages: High • Access track: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Windows with views to the west to south-west from the properties: Low • Gardens and curtilages: Low • Access track: Low
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Windows with views to the west to south-west from the properties: Moderate/minor • Gardens and curtilages: Moderate/minor • Access track: Minor

137. The Proposed Development would in the worst-case cause a low magnitude of change in the view due to the lack of visibility toward the site, a few end properties may have oblique views towards the Proposed Development from south-westerly conservatories and windows, resulting in a moderate to minor level of effect as a worst-case. The bunding and vegetation around the properties on Belvedere Close would limit their views towards the Proposed Development. Therefore, the effects on Middlemuir Road and Belvedere Close would **not be significant** due to the level of filtering to views, the bunding and the low-level positioning of the properties. These effects would therefore not be overbearing or overwhelming for the properties on Middlemuir Road and Belvedere Close.

138. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the near view. The presence of these turbines in the view would further reduce the overall level of effect as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Property Name: Properties on Coalburn Road.

Property ID:	12
OS Grid Reference (approx. centre of dwelling):	E281049, N634563
Approx. Direction to Site:	Turbines located SW-SE
Distance from Dwelling to Nearest Turbine:	T12 (1,854m) SE
Single Property or Group:	Group
Number of Floors:	Varies – 1-2
Orientation of Main Elevations of the Property:	Varies mostly E, some SE

139. Coalburn Road, when approached from Bellfield Road, has an incline with properties mainly situated on the western side of the road. These properties are majority bungalow with dormers and two storey houses with primary elevations facing east. On the eastern side of Coalburn Road the Coalburn Primary School premises has a few one and half and two storey dwellings located around the perimeter. These buildings have south-easterly primary elevations that have some views extending as far as Hagshaw Hill with the Existing Hagshaw Hill and Hagshaw Hill Extension Wind Farms visible.

Locations within the Property

140. Visibility out from the properties along Coalburn Road is varied. Properties located on the south-eastern end of Coalburn Road surrounding the perimeter of the Primary School grounds have the longest distance views on Coalburn Road, and there for would have views out towards the Proposed Development. The properties at the south-western end of Coalburn Road are mainly orientated with primary elevations to the east, they also have more woodland restricting their visibility so therefore would have less visibility towards the Proposed Development, but may still experience oblique views of some of the proposed turbines. The dwellings situated on higher land, as the road inclines, have more windows located on the eastern and western façades, and their garden perimeters and curtilages may experience a greater level of visibility.

141. It is acknowledged that a number of the consented Douglas West turbines would be visible in views towards the Proposed Development in cumulative scenario 1 (as described in the main LVIA). Some of the Douglas West turbines and the eastern end of the Proposed Development site will however be partially screened by woodland in the wider intervening landscape beyond the properties.

Locations within the Garden and Curtilage

142. The garden and curtilage of the properties down Coalburn Road mostly are orientated to the west and north-west of the properties. Some of the gardens may have views out to the south-east towards some of the Proposed Development on the higher ground, but these would still be limited.

Locations along the Access Track

143. The Proposed Development would be visible from the access road of Bellfield Road but views would be limited when turning north towards the properties down Coalburn Road. When driving down Coalburn

Road from the north to the south there may be glimpsed views towards the Proposed Development but due to the number of houses and woodland in front of the Proposed Development the views would still be filtered.

<p><u>Sensitivity of Views in which turbines would be visible:</u></p> <ul style="list-style-type: none"> • Windows from rooms with views to the south: High • Gardens and curtilages: High • Access track: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Windows from rooms with views to the south: High to Medium • Gardens and curtilages: High to Low • Access track: Low
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Windows from rooms with views to the south: Major to Moderate • Gardens and curtilages: Major to Moderate/minor • Access track: Minor

144. The Proposed Development would in the worst-case cause a high magnitude of change in the views to the south due to some of the properties having possible views out towards the Proposed Development from the south-eastern edge of Coalburn Road. This would result in a major to moderate level of effect as the worst-case. The majority of the properties along Coalburn Road would not have a significant effect from the turbines due to properties having limited or no windows out in the direction of the proposed site, however, some of the properties that front Coalburn Road on the south-eastern edge have long distance views to Hagshaw Hill and therefore it is therefore deemed that there would be a **significant** level of effect. Although there would be significant effects for the worst-case views from some of these properties, these effects would not result in an overwhelming or overbearing effect upon visual amenity.

145. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines in the intervening landscape. The presence of these turbines in the view would reduce the overall level of effect to **moderate and not significant** as the Proposed Development would reinforce the existing characteristics of the future baseline landscape.

Summary and Conclusion

146. Table A6.4.2 summarises the predicted worst-case level of effect on visual amenity resulting from the Proposed Development, from any view from the house and curtilage of each assessed property or group within 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	Station House	Major	Major	Yes	No
2	Blackwood Cottage*	Major	Major	Yes	No
3	Westerhouse	Moderate/minor	Moderate/minor	No	No
4	Craigend	Moderate/minor	Moderate/minor	No	No
5	6no. Properties at West Toun	Moderate/minor	Moderate	No	No
6	Properties at Midfield Road	Major	Major	Yes	No
7	Properties on eastern section of Bellfield Road, east of Railway Road	Major/Moderate	Major/Moderate	Yes	No
8	Properties located on mid Bellfield Road, from Braehead Road to Railway Road	Major/moderate	Moderate to Minor	Yes	No
9	Properties on Braehead Place	Moderate	Moderate	Yes	No
10	Properties on Braehead Road	Moderate/Minor	Moderate/Minor	No	No
11	Properties on south Middlemuir Road and Belvedere Place	Moderate/minor	Moderate/minor	No	No
12	Properties on Coalburn Road	Major to Moderate	Major to Moderate/minor	Yes	No

**It is acknowledged that Blackwood Cottage is owned by the Applicant. However, for the purposes of this RVAS all properties have been assessed in the same manner irrespective of any involvement or otherwise.*

147. Having undertaken a thorough assessment of the relationship between the Proposed Development and the residential properties located within, or just over, 2 km of the proposed wind turbine locations, it is concluded that when the experience from each property is considered in the round, none of 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 such that the turbines would not prevent an appreciation or understanding of the underlying landscape context.
148. In cumulative scenario 1, the Proposed Development would be seen beyond the consented Douglas West turbines from all of the assessed properties. These consented turbines would form an already prominent feature in the near landscape and the Proposed Development would be seen in the context of the Douglas West turbines. The consented Dalquhandy and Cumberhead Wind Farms would also be visible features in views from properties in Braehead and parts of Coalburn. The overall visual effects of the Proposed Development would therefore be lower than that of the baseline landscape as wind energy development would already form part of the view.