

Appendix 6.5 Residential Visual Amenity Study (RVAS)

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APPENDIX 6.5 - 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. In assessing the overall level of effect that would be experienced at each property consideration has also been given to the effects of turbine lighting (excluding the embedded mitigation so as to assess the 'worst case') and this has been weighed into the judgement about the significance of the effect at each property. The visual assessment of turbine lighting is included at **Appendix 6.4**.
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. 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 149.9 m 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”.

16. In the case of the Proposed Development, the nearest properties which are not financially involved in the scheme are located at distances of beyond 1.3 km, with only 12 such uninvolved properties located within 2 km of a proposed turbine.

Assessment Methodology

17. 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.
18. 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.
19. 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.
20. 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).
21. 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.
22. 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.
23. 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.

24. 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 A6.5.2);
 - 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.
25. 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.
26. 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.
27. 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) (Scotland) Regulations 2017*.
28. As set out in the introductory section of the LVIA Chapter, it was deemed inappropriate to carry out individual property visits due to the Government guidance concerning social distancing associated with the COVID-19 pandemic. Therefore, this assessment has been carried out following a desk-based review of detailed mapping and aerial photography, informed by site work undertaken from publicly accessible locations.
29. 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 A6.5.2);
 - 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.
30. 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.
31. 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.

32. 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'.
33. 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

34. Table A6.5.1 below identifies the existing residential properties which lie within 2 km of the proposed turbine locations of the Proposed Development. Each of the properties has been assigned a property reference number as indicated in Table A6.5.1. The location of these properties is illustrated in Figure A6.5.1 while an Aerial Photo Record of each property assessed is presented on Figures A6.5.3 to A6.5.11.

Table A6.5.1 - 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, 2	1 and 2, Dunside Waterworks Cottages	T16	1.38 km	SSW to SE
3	Dunside Reservoir House	T16	1.57 km	SSW to SE
4, 5	Lower Waterhead Farm & The Old Dairy, Waterhead Farm	T19	1.9 km	SW to S
6	Cleughhead	T19	1.47 km	SW to S
7	Halfmerkland	T19	1.93 km	WSW to SSW
8, 9	Birkenhead and Waterside View	T19	1.57 km	WSW to SSW
10	North Bankend	T19	1.9 km	NW to SW
11	Todlaw	T17	1.55 km	NW to SE
12	Stockhill Farm	T21	1.7 km	NW to SW
13	<i>Logan Farm *</i>	<i>T10</i>	<i>0.75 km</i>	<i>NE to S</i>
14	<i>Broomknowe *</i>	<i>T20</i>	<i>1.27 km</i>	<i>NW to SW</i>
15	<i>North Cumberhead *</i>	<i>T20</i>	<i>1.0 km</i>	<i>NW to SW</i>
16	<i>South Cumberhead - ABANDONED</i>	<i>T21</i>	<i>1.24 km</i>	<i>NW to SW</i>
17	<i>Blackhill Cottage *- ABANDONED</i>	<i>T20</i>	<i>0.42 km</i>	<i>NNW to SSW</i>

35. Those properties within 2 km identified with an asterisk (*) are financially involved properties. Due to their financial involvement in the project, the involved properties have not been assessed in detail. However, it is acknowledged that there would be a significant effect from these properties. Similarly, South Cumberhead which is abandoned has not been assessed.

Assessment of Effects

36. The following section presents the information gathered through desktop study, and provides analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the Proposed Development, for each uninvolved property or group of properties, within 2 km.
37. 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 A6.5.3 to A6.5.11 illustrate aerial imagery alongside the horizontal extent and various distances between each property and the proposed wind turbines.

Property Group Name: Dunside Waterworks Cottages

Property ID:	1 & 2
OS Grid Reference (approx. centre of property group):	275320, 637176
Approx. Direction to Site:	SSW to SE
Distance from Group to Nearest Turbine:	1,388 m (T16)
Single Property or Group:	Group
Number of Floors:	Assumed 2 floors
Orientation of Main Elevations of the Property:	N-S

38. Nos.1 & 2 Dunside Waterworks Cottages are located to the west of Lesmahagow next to the eastern end of Dunside Reservoir and to the west of Logan Water. The cottages would previously have been associated with the filter station that was located adjacent to the reservoir that is situated at the western end of Auchrobert Road.
39. The access road to this group of properties leads from the minor road between Warlaw Hill in the south and the B7076 in the north approximately 2.2 km to the north-east of the properties. The access road passes two large shelterbelts situated to the south of the road before passing Auchrobert Farm that is partially surrounded by existing trees. To the west of the farm the access road passes a single wind turbine positioned close to the point where the access track to Auchrobert Wind Farm branches off and continues to the wind farm, situated approximately 540 m to the north-west. From this point the access road to the cottages continues south and enters the Logan Water valley, which is a narrow valley with a steeper southern valley side that rises up towards Standingstone Hill. The valley sides are open, moorland with blocks of coniferous woodland to the north at Auchrobert Hill and to the south, around Nutberry Hill and Standingstone Hill that are situated within the northern edge of the Proposed Development site.
40. Nos.1 & 2 Dunside Cottages are situated in a fork in the access road, with the southerly leg continuing south towards Logan Reservoir and the westerly leg continuing a short distance to Dunside Reservoir. No.1 Dunside Cottage is situated to the east of the group nearest to the fork in the road, while No.2 is situated to its immediate west, closer to the reservoir.
41. The front elevations of the cottages face due north and enjoy an open aspect with views up the rising terrain towards the existing Auchrobert Wind Farm that is situated approximately 1.2 km to the north-west, partly screened by the intervening landform. The western and southern boundaries of No.2 are surrounded by vegetation, while the southern and eastern boundaries of No.1 are partially enclosed by boundary vegetation. There is a gap within the vegetation along the southern boundary that broadly aligns with the offset between the two properties that will allow views south across Logan Water and up the southern valley side towards Standingstone Hill and the Proposed Development.

Extent of Visibility from the Properties

42. The bare-earth wirelines included at Annex A from No.1 and No.2 illustrate almost identical theoretical visibility from both properties, with parts of all turbines visible. From No. 2 there is slightly greater screening by the intervening landform of the towers of Turbines 17, 19 and a greater proportion of Turbine 18 is screened with only the hub and blades visible.

43. However, in practice the coniferous woodland in Cumberhead Forest will provide a further screening of the turbines in views south from the properties. Turbine 1, 4 and Turbine 20 are largely screened by the intervening landform with only blade tips visible above the landform, and so these turbines are likely to be fully screened by the coniferous woodland in which the development is sited.

Locations within the Properties

44. From within the properties, receptors will only experience views of the turbines from rooms and windows with southerly aspects, with views of the Proposed Development situated over 1.3 km to the south of the properties and extending from the south-west through to the south south-east of properties.
45. In addition to the screening provided by the intervening landform indicated in the bare-earth wirelines, the screening provided by the forest plantation within the Proposed Development site, together with vegetation around the boundaries of the property group will provide further partial screening of the proposed turbines. It is considered that the dense boundary vegetation that extends around the western and southern boundaries of No.2 is likely to provide greater screening of the Proposed Development, compared to No.1 where views are likely to be more filtered due to the boundary vegetation appearing to be less extensive.
46. However, it is noted that the gap within the southern boundary vegetation will allow views through towards the Proposed Development.

Locations within the Garden and Curtilage

47. Similarly, only views of the proposed turbines will be available from the gardens and curtilage situated to the south of each property with greater screening of the Proposed Development likely to be experienced in views from garden to the south of No.2 due to the extensive vegetation along its southern edge.

Locations along the Access Track

48. The access road leading to the properties gradually rises in elevation as it approaches the properties. The Proposed Development will be sited to the south of the road and views are likely to be partially restricted by the landform of the valley, with views limited to the upper parts of the turbine towers, hubs and blades with views experienced at an oblique angle to the access road, with the proposed turbines set back approximately 1.4 km from the road. Receptors travelling in a south-westerly direction towards the properties will experience greater effects. 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 facing south: High • Garden and curtilage to the south: 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 facing south: High • Garden and curtilage to the south: High • Access track: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Rooms with windows facing south: Major • Garden and curtilage to the south: Major • Access track: Moderate/minor

49. It is considered there would be a 'worst-case' major effect on the visual amenity experienced by receptors at No.1 and No.2. Although views from south facing windows and the views from the garden and curtilage to the south of the properties are likely to be partially filtered by boundary vegetation, the level of effects are assessed as **major** due to the distance from the properties, the full extent of the wind farm being visible at a higher elevation to the south of the properties. All such effects are considered **significant**. However, effects would not give rise to an overbearing or overwhelming effect on visual amenity due to the separation distance between the property and the Proposed Development.
50. It is assessed that there would be a 'worst-case' **moderate minor** effect on the visual amenity experienced by people travelling along the access road in a south-westerly direction.
51. These effects would remain in the future baseline scenario that would also include the consented Cumberhead Wind Farm, as that development is situated at greater distance to the south east of the Proposed Development that is situated in the foreground of views experienced from the properties.

Property Name: Dunside Reservoir House

Property ID:	3
OS Grid Reference:	274917, 637254
Approx. Direction to Site:	SSW to SE
Distance from Property to Nearest Turbine:	1,572 m (T16)
Single Property or Group:	Single
Number of Floors:	2 floors
Orientation of Main Elevations of the Property:	NNE - SSW

52. Dunside Reservoir House is located to the west of Lesmahagow next to the eastern end of Dunside Reservoir and to the west of Logan Water. The house is situated at the eastern end of the reservoir and approximately 295 m to the west north-west of Nos.1 and 2 Dunside Cottages.
53. The access road leading to this property follows the same route as the access road that leads to Dunside Cottages, leading off the minor road between Warlaw Hill in the south and the B7076, passing the two large shelterbelts situated to the east of Auchrobert Farm and passing the farm and the single turbine before continuing south and climbing through the Logan Water valley, which is a narrow valley with a steeper southern valley side that rises up towards Standingstone Hill. The valley sides are open, moorland with blocks of coniferous woodland to the north at Auchrobert Hill and to the south, around Nutberry Hill and Standingstone Hill that are situated within the northern edge of the Proposed Development site.
54. Dunside Reservoir House is situated at the western end of the road that leads to Nos.1 & 2 Dunside Cottages. The house is situated to the immediate north of the access road, adjacent to the north-eastern bank of the reservoir. From review of the aerial photography the property appears to be two-storey stone-built property orientated north north-east to south south-west, with a gable end porch on the south south-western façade of the property, facing the access road. A single-storey extension is situated on the western façade of the property. The property has a number of outhouses primarily located to the west of the house.
55. To the north-west of the property a large block of coniferous woodland abuts the northern bank of the reservoir on the rounded low hill to its north. The central part of this woodland has been felled and Auchrobert Wind Farm is sited on this hill. To the east of the woodland, the gently rounded landform comprises open moorland. The grounds of the former filter station are situated to the east of the property and extend along the northern edge of the access road between the property and Dunside Cottages. To the south-east of the property is a small group of trees that will partially filter views towards the rising landform of Standingstone Hill to the south of Logan Water.
56. The front elevation of the house faces south south-west while the rear façade faces north-north east in the opposite direction of the Proposed Development. To the immediate south of the property is a garden area that is bordered along its southern edge adjacent to the access road by a tall hedge. A path leads from the access road into the front garden and passes a small outbuilding situated in the south-eastern corner of the front garden. A small garden area appears to be situated along the eastern edge of the property which appears to be walled. The property does not appear to have any external space on its northern side.

Extent of Visibility from the Properties

57. With reference to the bare-earth wireline included at Annex A from the property parts of all of the proposed turbines will be visible, although only Turbines 16 and 12 will be seen almost at their full height and some of the more distant turbines (Turbines 1, 4, 20 and 21) will be largely screened by the intervening landform of Standingstone Hill and Nutberry Hill to the south east of the property.
58. However, in practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a southerly direction from the property.

Locations within the Properties

59. From within the house, receptors will only experience views of the turbines from rooms and windows with southerly aspects, with views of the Proposed Development situated over 1.5 km to the south of the properties and extending from the south through to the south-east of property.
60. In addition to the screening provided by the intervening landform indicated in the bare-earth wireline, the screening provided by the forest plantation within the Proposed Development site, together with vegetation along the southern boundary of the property and the group of trees situated immediately to the south-east of the curtilage will provide further partial screening to views of the proposed turbines.

Locations within the Garden and Curtilage

61. Similarly, only views of the proposed turbines will be available from the gardens and curtilage situated to the south of the property but these will be filtered and partially screened by the hedgerow along the southern boundary of the house and by the group of trees situated to the south-east of the property.

Locations along the Access Track

62. The access road leading to the properties gradually rises in elevation as it approaches Dunside Cottages then turns west towards the house. The Proposed Development will be sited to the south of the road and views are likely to be partially restricted by the landform of the valley, with views limited to the upper parts of the turbine towers, hubs and blades with views experienced at an oblique angle to the access road, with the proposed turbines set back approximately 1.4 km from the road.
63. Receptors travelling in a south-westerly direction towards the reservoir will experience greater effects but once turned off the access road at Dunside Cottages and heading west towards the house, the proposed turbines will be situated behind the receptor and views of the Auchrobert turbines will become available to the north-west of the house. When leaving the property, the receptor would be driving towards the turbines, but once turned north-east onto the access road leading back to Auchrobert Farm will have turned 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 facing south south-west: High• Garden and curtilage to the south south-west: 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 facing south south-west: High• Garden and curtilage to the south south-west: High• Access track: High

Level of Effect:

- Rooms with windows to the south south-west: Major
- Garden and curtilage to the south south-west: Major
- Access track: Moderate/minor

64. It is considered there would be a 'worst-case' major effect on the visual amenity experienced by receptors at Dunside Reservoir House. Although views from windows on the south south-western side of the house and from the garden and curtilage to the south of the house are likely to be partially filtered by boundary vegetation, the level of effects are assessed as **major** due to the distance from the properties, the full extent of the wind farm being visible at a higher elevation to the south on Standingstone Hill and Nutberry Hill. All such effects are considered **significant**. However, the effects would not give rise to an overbearing or overwhelming effect on visual amenity due to the separation distance between the property and the Proposed Development.
65. It is assessed that there would be a 'worst-case' **moderate minor** effect on the visual amenity experienced by people travelling along the access road in a south-westerly direction.
66. These effects would remain in the future baseline scenario that would also include the consented Cumberhead Wind Farm, as that development is situated at greater distance to the south-east of the Proposed Development that is situated in the foreground of views experienced from the house.

Property Group Name: Lower Waterhead

Property ID:	4, 5
OS Grid Reference (approx. centre of property group):	277131, 637713
Approx. Direction to Site:	SW to S
Distance from Group to Nearest Turbine:	1,901 m (T19)
Single Property or Group:	Group
Number of Floors:	2 floors
Orientation of Main Elevations of the Property:	NNE - SSW

67. Lower Waterhead Farm and The Old Dairy, Waterhead Farm are situated approximately 376 m to the south-west of the minor road between Warlaw Hill in the south and the B7076 and are accessed via an access track that leads down from the road, crossing Logan Water and rising up the gently rounded landform and looping round and approaching the properties from the north. Apart from a small line of deciduous trees on the southern side of the access track as it turns off the minor road and trees along the banks of Logan Water the rolling landform is largely open.
68. The properties are situated at the south-western end of the access track. The Old Dairy is situated on the north side of a central courtyard area while Lower Waterhead Farm is situated on the western side of the courtyard. A variety of outbuildings and larger metal clad barns are positioned to the east of the courtyard. To the east of these outbuildings a paddock has been formed that extends from the outbuildings, north to the access track and north-east towards Logan Water. A small burn passes through the centre of this area, bordered by areas of rougher grassland. A number of small grazing areas have been formed to both the north and south of the burn.
69. From review of aerial photographs the properties are single storey traditional stone-built cottages. Lower Waterhead, situated on the western edge of the courtyard is orientated east north-east to west south-west, with windows facing into the courtyard and also windows on the rear façade facing into a walled garden, beyond which lies a dense, wide block of woodland that extends to the north, south and eastern sides of the property.
70. The Old Dairy is situated on the north edge of the courtyard and is orientated north north-west to south south-east. Windows on the northern edge of the property face north north-west away from the direction of the Proposed Development while windows on the southern side face into the courtyard, towards what appears to be a partly dilapidated building on the southern side of the courtyard, beyond which is the block of woodland that wraps around the west of Lower Waterhead.
71. The three existing Cleughhead Farm wind turbines are situated approximately 900 m to the south-west of the properties.

Extent of Visibility from the Properties

72. With reference to the bare-earth wirelines included at Annex A from these properties parts of all of the proposed turbines will be visible in theory, with Turbines 16 and 19 appearing tallest and near to their full height. Some of the more distant turbines (Turbines 1, 2 and 5) will be largely screened by the

intervening landform of Standingstone Hill and Tod Law to the south west of the properties. Due to the orientation of the Proposed Development in relation to the properties Turbines 4, 15 and 19 will appear stacked creating a slightly more prominent cluster of turbines in the right hand part of the view.

73. However, in practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a south-westerly direction from the property. Additionally further screening will be provided by the woodland block on the western and southern flanks of Lower Waterhead and views will be further screened by the dilapidated buildings on the southern side of the courtyard that will partially screen views from the Old Dairy and from the courtyard.

Locations within the Properties

74. From within Lower Waterhead, views of the Proposed Development would only be potentially available from rooms with windows on the western side of the property. However, the woodland block to the immediate west of the property is likely to largely screen views of the Proposed Development. Windows on the eastern façade of the property face in the opposite direction to the Proposed Development.
75. From within The Old Dairy views would only be potentially available from windows on the southern side of the property that face into the courtyard. Such views will be further screened by the derelict buildings on the southern side of the courtyard and the woodland block to the south.

Locations within the Garden and Curtilage

76. Views of the proposed turbines will only potentially be available from the gardens and curtilage situated on the western edge of Lower Waterhead. Due to the close proximity of the woodland to the edge of the garden it is likely that views of the Proposed Development will be screened by the adjacent woodland to the west and if any were to be available, they would be experienced at over 1.9 km to the south-west of the property and at an oblique angle to the garden.
77. Views from the courtyard on the eastern side of the property and the southern side of The Old Dairy are likely to be screened by the adjacent buildings to the south and woodland to the south.

Locations along the Access Track

78. The access road leading to the properties gradually falls in elevation as it turns off the minor road, with views in the south-westerly direction likely to be available due to the openness of the gently rolling rural landscape. The access track continues downslope and views would only be available almost perpendicular to the track. Once the track crosses Logan Water and rises up the western valley slopes and sweeps round and continues to the properties the turbines will appear directly ahead to the track and direct views will be available. When leaving the properties, the receptor would be driving away from the turbines, with the turbines appearing to the rear of the receptor. Therefore, they 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 in Low Waterhead facing west south-west: High • Rooms with windows in The Old Dairy facing south south-east: High • Garden and curtilage to the west of Low Waterhead: High • Courtyard to the south of The Old Dairy: 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 in Low Waterhead facing west south-west: Low

- Rooms with windows in The Old Dairy facing south south-east: Low
- Garden and curtilage to the west of Low Waterhead: Low
- Courtyard to the south of The Old Dairy: Low
- Access track: High

Level of Effect:

- Rooms with windows in Low Waterhead facing west south-west: Minor
- Rooms with windows in The Old Dairy facing south south-east: Minor
- Garden and curtilage to the west of Low Waterhead: Minor
- Courtyard to the south of the Old Dairy: Minor
- Access track: Moderate

79. It is considered that there would be a 'worst-case' low magnitude of change to the visual amenity experienced by receptors at both Low Waterhead and The Old Dairy as views from windows and external garden and curtilage to the west of Low Waterhead and from windows and the courtyard to the south of The Old Dairy are likely to be screened by adjacent buildings and woodland. Therefore, the level of effect is assessed as **minor** with effects considered not to give rise to an overbearing or overwhelming effect on visual amenity due to the separation distance between the properties and the Proposed Development.
80. It is assessed that there would be a 'worst-case' **major/moderate** effect on the visual amenity experienced by people travelling along the access road towards the property, with the effect considered to be significant.
81. These effects would remain in the future baseline scenario that would also include the consented Cumberhead Wind Farm, as that development is situated to the south of the Proposed Development further from these properties.

Property Name: Cleughhead

Property ID:	6
OS Grid Reference:	277731, 637657
Approx. Direction to Site:	SW to S
Distance from Group to Nearest Turbine:	1,473 m (T19)
Single Property or Group:	Single
Number of Floors:	2 floors
Orientation of Main Elevations of the Property:	NNW - SSE

82. Cleughhead Farm is situated approximately 766 m to the south-west of the minor road between Warlaw Hill in the south and the B7076 in the north. The farm is accessed along a track that leads down from the minor road past Scorrieholm, crossing Logan Water and continuing in a south-westerly direction towards the farm. Apart from a band of deciduous trees along the banks of Logan Water the rural landscape approaching the farm is open, comprising both rough and managed grassland fields.
83. The farmhouse is situated at the western end of the access track, to the north of the track and orientated north north-west to south south-east. The property appears to be a traditional stone-built farmhouse that is C-shaped, with outbuildings connected to the main dwelling and extending to the north north-west from each end of the farmhouse, with a central courtyard with several further metal barns situated to the immediate west and abutting the eastern side of the farmhouse. A small grazing field is situated next to the barns to the west of the farmhouse while a larger grazing field is situated to the north of the cluster of farm buildings. The area to the immediate east of the barns to the east of the farmhouse is rough grassland.
84. A line of tall trees extends for approximately 140 m along the access track to the immediate south-west of the farm, with a further group of trees next to the south south-eastern side of the farmhouse. A further line of tall trees extends to the north-east of the farm along the southern edge of the grazing field to the north of the farm. A small shelterbelt of coniferous trees orientated north-south is situated approximately 160 m to the south-west of the farm.
85. A group of three small-scale wind turbines is situated approximately 490 m to the west of the farm adjacent to the access track past the farm.

Extent of Visibility from the Properties

86. With reference to the bare-earth wireline included at Annex A from the property parts of 20 of the proposed turbines will be visible in theory, with Turbines 17 and 19 appearing most prominent, although only the upper parts of the towers are visible. Turbine 1 is entirely screened from view, while some of the more distant turbines (Turbines 5, 6, 7, 10 and 11) will be largely screened by the intervening landform between the farm and the Proposed Development. The Proposed Development will occupy a relatively small proportion of the view to the south-west and appear as a single unit.
87. However, in practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a south-westerly direction from the property. Additionally further screening will be provided by the line of trees along the access

track to the immediate south of the farmhouse and the group of trees next to the south south-eastern façade of the property. The existing group of three turbines to the west of the property will also be present in the foreground of any available views.

Locations within the Properties

88. Views of the Proposed Development from rooms within Cleughhead would be restricted to windows on the western and southern side of the property and would be experienced at an oblique angle. However, metal barns to the immediate west of the farmhouse, the band of trees along the access track that passes to the south and the group of trees to the south side of the farmhouse are likely to largely screen views of the Proposed Development.

Locations within the Garden and Curtilage

89. From aerial photography it is difficult to ascertain the location of any garden relative to the farmhouse. However, views of the Proposed Development from the small paddock to the west of the farm buildings will be filtered by the trees alongside the access track to the south of the property and by the shelterbelt to the south-west.
90. Views from the courtyard on the northern side of the property will be restricted by surrounding farm buildings.

Locations along the Access Track

91. The access road leading to the properties gradually falls in elevation as it turns off the minor road, with views in the south-westerly direction likely to be available due to the openness of the gently rolling rural landscape. The access track continues downslope and views would be available directly ahead of the track as it approaches the farm. When leaving, receptors would be driving away from the Proposed Development, with the turbines appearing to the rear of the receptor. Therefore, they 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 facing west south-west and south south-east: High • Curtilage to the west: High • Courtyard to the north: 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 facing west south-west and south south-east: Low • Curtilage to the west: Low • Courtyard to the north: Very Low • Access track: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Rooms with windows facing west south-west and south south-east: Minor • Curtilage to the west: Minor • Courtyard to the north: No effect • Access track: Moderate

92. It is considered that there would be a 'worst-case' low magnitude of change to the visual amenity experienced by receptors in views to the south-west from windows to the west south-west and south south-east and the curtilage to the west of the farm buildings due to the amount of screening immediately adjacent to the property. The resulting level of effect is assessed as **minor** which is not considered significant, nor would it give rise to overbearing or overwhelming effects from the property.
93. From the courtyard to the north, views would be entirely screened by buildings, resulting in very low magnitude of change to the view and **no effect**.
94. It is assessed that there would be a 'worst-case' **moderate** effect on the visual amenity experienced by people travelling along the access in westerly direction towards the farm which is considered significant as the Proposed Development is aligned with the track resulting in views being experienced directly ahead for the duration of the journey along the track towards the farm.
95. These effects would remain in the future baseline scenario that would also include the consented Cumberhead Wind Farm, as that development is situated to the south of the Proposed Development and further from the farm.

Property Name: Halfmerkland

Property ID:	7
OS Grid Reference:	277963, 636855
Approx. Direction to Site:	WSW to SSW
Distance from Property to Nearest Turbine:	1,937 m (T19)
Single Property or Group:	Single
Number of Floors:	1 floor
Orientation of Main Elevations of the Property:	W-E

96. Halfmerkland is situated approximately 430 m to the south south-west of the minor road between Warlaw Hill in the south and the B7076 in the north. The farm is accessed off the same access track that leads to Cleughhead Farm, that leads down from the minor road past Scorrieholm and crossing Logan Water and continuing in a south-westerly direction before turning off onto a separate track that leads south south-east towards the house. Apart from a band of deciduous trees along the banks of Logan Water the rural landscape approaching the farm is open, comprising managed grassland fields.
97. The house is situated at the south-eastern end of the access track and is orientated west to east. The property appears to be a traditional stone-built single storey property that is C-shaped, with the two outer wings pointing to the west, with the central space between the two wings on the western edge of the property. The property is enclosed by a wall to the west, south and east that defines the boundary between the curtilage and the fields beyond. A single mature tree stands to the east of the house at the corner of a small walled garden area. To the west, a line of tall trees extends along the south-western boundary, but otherwise the boundaries are relatively open.
98. Approximately 330 m to the south-west of the property a shelterbelt is positioned on the higher ground towards Birkenhead Farm.

Extent of Visibility from the Properties

99. With reference to the bare-earth wireline included at Annex A from the property parts of all of the proposed turbines will be visible in theory, with Turbines 17 appearing most prominent. The majority of Turbines 20 and 21 are screened by the intervening landform, as are some of the more distant turbines. Due to the orientation of the property, the Proposed Development will occupy a relatively small proportion of the view to the south-west and appear as a composite unit, although it is noted that Turbines 20 and 21 appear slightly further from the other turbines, but these will be largely screened by the landform.
100. However, in practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a south-westerly direction from the property. Additionally further screening will be provided by the shelterbelt on the higher ground to the south-west.

Locations within the Properties

101. Views of the Proposed Development from rooms within the property would be restricted to windows on the western and southern side of the property and would be experienced at an oblique angle. However, any available views will be further screened by the shelterbelt planting to the south-west.

Locations within the Garden and Curtilage

102. The garden and curtilage of the property is located both to the west and east of the property. To the east, the main direction of views will be eastwards, away from the Proposed Development. Within the curtilage to the west of the house views will be available to the south-west towards the Proposed Development but such views will be filtered by existing trees along the south-western boundary of the property and the shelterbelt on higher ground to the south-west.

Locations along the Access Track

103. The access road leading to the house partly follows the route to Cleughhead. To the west of Logan Water the Proposed Development will appear directly ahead of the track, but when the track leading to the property turns off and heads to the south south-east, the Proposed Development will be positioned perpendicular to the west of the track. When leaving, receptors would be driving away from the Proposed Development, with the turbines appearing to the rear of the receptor. Therefore, they 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 facing west and south: High• Curtilage to the east: High• Curtilage to the west: 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 facing west and south: High• Curtilage to the east: Very low• Curtilage to the west: High• Access track: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none">• Rooms with windows facing west and south: Major• Curtilage to the east: Minor/No effect• Curtilage to the west: Major• Access track: Moderate/major

104. It is considered that there would be a 'worst-case' high magnitude of change to the visual amenity experienced by receptors in views to the south-west from windows to the west and south facades of the property, resulting in a **major** level of effect which is considered significant. However, it would not give rise to overbearing or overwhelming effects from the property due to the separation distance from the dwelling to the Proposed Development.

105. From the curtilage to the west, views would be partially filtered by boundary vegetation but the magnitude of change would be high, resulting in major effects that are considered significant. However, it would not give rise to overbearing or overwhelming effects due to the separation distance from the dwelling to the Proposed Development.
106. It is assessed that there would be a 'worst-case' **moderate** effect on the visual amenity experienced by people travelling along the access in westerly direction towards the farm which is not considered significant as although the Proposed Development is aligned with the track for a short section to the west of Logan Water, the Proposed Development is then positioned to the west of the track as it leads to the house for a greater proportion of the approach to the house.
107. These effects would remain in the future baseline scenario that would also include the consented Cumberhead Wind Farm, as that development is situated to the south of the Proposed Development and further from the property.

Property Group Name: Birkenhead and Waterside View

Property ID:	8, 9
OS Grid Reference (approx. centre of property group):	277695, 636520
Approx. Direction to Site:	WSW to SSW
Distance from Group to Nearest Turbine:	1,573 m (T19)
Single Property or Group:	Single
Number of Floors:	Waterside View - 1 floor Birkenhead Farm – 2 floor
Orientation of Main Elevations of the Property:	Waterview – E Birkenhead – ESE to WNW

108. This property group, collectively referred to as Birkenhead comprises two separate properties, Waterside View and Birkenhead that are situated approximately 1.1 km to the south-west of the minor road between Warlaw Hill in the south and the B7076 in the north. The properties area accessed along via an access track on the northern side of Birkenhead Burn that continues past these properties in a west south-westerly direction to Logan Farm next to Logan Reservoir which is approximately 4 km to the west south-west. The access track leads south from the minor road, past Holmhead then turns to the south-west and continues through the Birkenhead Burn valley to the properties. The access track is partly lined with hedgerows with occasional hedgerow trees to its north edge, beyond which lie open managed grassland fields. To its south lies Birkenhead Burn which flows through a narrow incised valley, with steep valley sides, with scattered trees with moorland beyond. The access track gradually climbs in elevation as it progresses in a west south-west direction towards the properties and there are views to the south-west to the coniferous woodland around Standingstone Hill and Tod Law.
109. The properties are situated to the north and south of a farmyard through which the access track passes and continues towards Logan Farm. To the south is Birkenhead which is a two-storey traditional stone-built farmhouse, with an open aspect to the east north-east, across the farmyard and the open fields to the north east in the opposite direction of the Proposed Development. To the south-east of Birkenhead is a group of trees that filters views from the access track through to the garden area to the west and south of the house. The western façade of the property faces west south-west with views over the immediate garden area, silage storage area and agricultural buildings to the south-west and east north-east.
110. Waterside View is a bungalow of more recent construction situated on the northern side of the farmyard. The property enjoys open views to the north-east across the rural landscape back down towards Logan Water. To the east south-east there is a small garden space surrounded to the south-east and west by farm buildings, restricting views to the south-west towards the Proposed Development.
111. A shelterbelt extends to the north of the properties while a further shelter extending to the north and south of the access track leading to Logan Farm is situated approximately 220 m to the west south-west. A further belt of trees is situated approximately 50 m to the south of Birkenhead to the north of Birkenhead Burn.

Extent of Visibility from the Properties

112. With reference to the bare-earth wirelines included at Annex A from these properties parts of all of the proposed turbines will be visible in theory, with Turbines 17 appearing towards its full height and most prominent in the view. The majority of Turbines 20 and 21 are screened by the intervening landform, as are some of the more distant turbines. The Proposed Development will occupy a moderate proportion of south-westerly views and appear as a composite unit, although it is noted that Turbines 16 and 19, 20 and 21 appear slightly further from the other turbines. However, in the case of Turbines 20 and 21 these will be largely screened by the landform.
113. However, in practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a south-westerly direction from Birkenhead. The shelterbelt to the west of Birkenhead will provide further partial screening of some turbines.
114. Due to the proximity of Waterside View to adjacent farm buildings, views to the south-west towards the Proposed Development will be entirely screened by the intervening buildings.

Locations within the Properties

115. Views of the Proposed Development from rooms within Birkenhead would be restricted to windows on the western and southern side of the property and would be experienced at an oblique angle from windows on the southern side of the house, while views from windows on the western side will be direct. However, any available views from ground floor rooms will be partially screened by adjacent farm buildings to the east south-east of Birkenhead and screening within the garden and nearby shelterbelt.
116. From Waterside, views towards the turbines will be limited to views from windows on the southern side of the property, as views from windows on the western side of the property will be restricted by the close proximity to farm buildings to the west and south of the property. However, views from windows on the southern façade of the property will also be interrupted by the close proximity of Birkenhead to the south south-west and the large barn to the south.

Locations within the Garden and Curtilage

117. The garden and curtilage of Birkenhead is located to the immediate west and south of the house, with views partially restricted by the barns to the west south-west and screening within the garden and nearby shelterbelt. However, the proximity to the turbines means that there is likely to be views of the turbines above the localised screening.
118. The garden area associated with Waterside View is located to the immediate west of the property and is enclosed along its western and southern sides by adjacent farm outbuildings. It is considered that due to the close proximity of these outbuildings to the garden views of the turbines are likely to be screened by the adjacent buildings.

Locations along the Access Track

119. Approaching the properties from the north-east along the track there will be partial views of the turbines directly ahead of the track. The landform of the Birkenhead Burn valley will partially restrict wide views to the south-west with views, while the group of trees to the south-east corner of Birkenhead will also partially filter views of the Proposed Development, although it is noted that views will become more apparent in winter months when trees are dormant. When leaving, receptors would be driving away from the Proposed Development, with the turbines appearing to the rear of the receptor. Therefore, they 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 in Birkenhead with windows facing west south-west: High• Rooms in Waterside View with windows facing west south-west: High• Curtilage of Birkenhead to the west and south: High• Curtilage of Waterside View to the west: High• Access track: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none">• Rooms in Birkenhead with windows facing west south-west: High• Rooms in Waterside View with windows facing west south-west: Low• Curtilage of Birkenhead to the west and south: High• Curtilage of Waterside View to the west: Low• Access track: Low
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none">• Rooms in Birkenhead with windows facing west south-west: Major• Rooms in Waterside View with windows facing west south-west: Minor• Curtilage of Birkenhead to the west and south: Major• Curtilage of Waterside View to the west: Minor/No effect• Access track: Moderate

120. It is considered that there would be a ‘worst-case’ high magnitude of change to the visual amenity experienced by receptors in views to the south-west from windows to the west south-west and south facades of Birkenhead, resulting in a **major** level of effect which is considered significant due to the distance to the turbines and their position on higher ground to the south-west around Nutberry Hill.
121. From Waterside View there would be a ‘worst-case’ low magnitude of change to the visual amenity experienced by receptors in views to the south-west from windows to the west south-west of the property, resulting in a **minor** level of effect which is not considered significant. This is because views will largely be screened by the farm outbuildings to the immediate west of the property.
122. From the curtilage to the west and south of Birkenhead views would be partially filtered by buildings and local screening to the west but it is judged that the ‘worst-case’ magnitude of change experienced would be high, resulting in **major** effects that are considered significant due to the same reasons as for views from this property.
123. Views from within the garden and curtilage of Waterside View would be largely restricted by the adjacent outbuildings, resulting in a ‘worst-case’ low magnitude of change to the visual amenity experienced by receptors in the garden area, which is considered to result in **minor/no effect**.
124. It is assessed that there would be a ‘worst-case’ **moderate** effect on the visual amenity experienced by people travelling along the access in westerly direction towards the properties which is considered significant as the Proposed Development is positioned ahead of the track and the turbines will be prominent new elements within the view.
125. Although the effects experienced by receptors at Birkenhead and those receptors travelling towards the properties are assessed as being significant, they would not give rise to overbearing or overwhelming effects due to the separation distance from the Proposed Development.

126. These effects would remain in the future baseline scenario that would also include the consented Cumberhead Wind Farm, as that development is situated to the south of the Proposed Development and further from the property.

Property Name: North Bankend

Property ID:	10
OS Grid Reference:	278338, 635160
Approx. Direction to Site:	NW to SW
Distance from Property to Nearest Turbine:	1,905 m (T20)
Single Property or Group:	Single
Number of Floors:	2 floor
Orientation of Main Elevations of the Property:	ENE - WSW

127. North Bankend is situated approximately 140 m to the west of the minor road leading from Stockbriggs to Cumberhead and occupies an elevated position above the road, on an area of localised high ground to the south of Tod Law and the River Nethan. It sits within an undulating valley with scattered tree groups and trees along the banks of the river. To the west of the farm, and to the north-west of the river the landform rises steeply towards Tod Law at 383 m AOD which is blanketed in coniferous woodland, providing the backdrop to the view. The access track leading to the farm is narrow and generally open, although towards its northern end it is lined to its southern edge by a hedgerow and a scattered group of trees to its north.

128. The farm comprises a traditional stone-built farmhouse with a small garden area on its eastern side, at the end of the track leading to the farm from the east. Behind this is set a traditional farmyard arranged in a C-shape with other stone-built buildings around it. There are extensive agricultural buildings to the immediate west of this, that extend to the north-west and south-west of the courtyard buildings. A dense stand of trees set slightly south of the southern leg extends along the southern edge of the farmyard buildings. The farm is surrounded to its west, south and east by managed grazing fields. A second farm access track approaches from the south, rising up the gently sloping terrain towards the farm. Approximately 220 m to the west of the farm, the land falls into the River Nethan valley before rising to the west towards Tod Law.

129. A single small scale wind turbine is situated approximately 470 m to the south of the property.

Extent of Visibility from the Properties

130. With reference to the bare-earth wirelines included at Annex A from this property, parts of all of the proposed turbines will be visible in theory, with Turbines 20 and 21 appearing towards their full height and most prominent in the view. The majority of Turbines 12, 15, 16 and 19 are screened by the intervening landform of Tod Law and Standingstone Hill. The Proposed Development will occupy a moderate proportion of south-westerly views and appear as a composite unit, although it is noted that Turbine 21 appears slightly further from the other turbines at the south-eastern corner of the Proposed Development.

131. In practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a south-westerly direction from the farm.

132. However, the proximity of adjacent farm buildings on the western edge of the main farmyard buildings are likely to screen views of the turbines from the property, with the existing small wind turbine present in the foreground of southerly views down the southern access track.

Locations within the Properties

133. Views of the Proposed Development from rooms within the property would be restricted to windows on the southern side of the property. However, the majority of views will be restricted by the block of trees along the southern side of the farm buildings and the proximity to the other farm buildings and barns on the western edge of the property. Any available views would be glimpsed at an oblique angle between the western end of the tree group to the south and the barns to the west. Views from the farm courtyard buildings would be screened by the other adjacent buildings. Views from the house at the north-eastern corner of the courtyard are to the east north-east and in the opposite direction to the Proposed Development.

Locations within the Garden and Curtilage

134. The garden and curtilage of the farmhouse is located to the immediate east of the farmhouse at the north-eastern corner of the farmyard and as such is positioned to the east of farmhouse. As such views are in the opposite direction from the Proposed Development. Any views to the south-west would be heavily filtered by the adjacent block of trees on the southern side of the farm.

Locations along the Access Track

135. Approaching the farm along the access track to the east of the farm there will be views available of the turbines that will be set on the higher ground to the west and such views will be experienced directly ahead of the track. Approaching the farm from the south, views would be available in a westerly direction towards the Proposed Development. However, such views would be experienced perpendicular to the track. When leaving, receptors would be driving away from the Proposed Development, with the turbines appearing to the rear of the receptor. Therefore, they 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 facing south: High• Curtilage to the east: High• Access tracks: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none">• Rooms with windows facing south: Very low• Curtilage to the east: Very low• Access tracks: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none">• Rooms with windows facing south: Minor/No effect• Curtilage to the east: Minor/No effect• Access tracks: Major/moderate

136. It is considered that there would be a 'worst-case' very low magnitude of change to the visual amenity experienced by receptors in views to the south-west from windows to the south facade of the property, resulting in a **minor/no effect**. It is considered that views of the Proposed Development from rooms within the property are highly unlikely due to amount of existing farm buildings along the western edge of the farmhouse and the block of trees along the southern edge of the farmyard buildings.

137. From the curtilage to the east of the main farmhouse situated to the north-east corner of the farmyard buildings it is assessed that the 'worst-case' magnitude of change experienced would be very low, resulting in **minor/no effect** as the garden area is situated to the east of the farm buildings and views west towards the Proposed Development would be restricted by the intervening buildings. None of the assessed effects are considered to be overbearing or overwhelming effects due to the restricted nature of views available to the west from either the property or its curtilage.
138. It is assessed that there would be a 'worst-case' **major/moderate** effect on the visual amenity experienced by people travelling along the access tracks leading to the farm which is considered significant as the Proposed Development will be prominent in views west from the tracks.
139. Considered against the future baseline scenario that would include the consented Cumberhead Wind Farm to the south-east the assessed effects would remain the same as the Proposed Development is situated to the west of the farm.

Property Name: Todlaw

Property ID:	11
OS Grid Reference:	278148, 635466
Approx. Direction to Site:	NW to SE
Distance from Property to Nearest Turbine:	1,556 m (T17)
Single Property or Group:	Single
Number of Floors:	2 floor
Orientation of Main Elevations of the Property:	WNW-ESE

140. Todlaw is situated approximately 780 m to the north-west of the minor road leading from Stockbriggs to Cumberhead and occupies an elevated position above the road, set at the head of a narrow depression at the foot of Tod Law that rises to 383 m AOD to the west of the property. The land to the immediate north-west of the property is open, marshy moorland that rises to the north-west towards the forest plantation within which the Proposed Development is sited. To the immediate east of the property is the narrow depression that falls away down towards the south-east, with its steep northern and southern sides that are well treed, with trees extending along the southern side of the property, with several large mature specimens at the western corner of the farmyard buildings on the southern side of the property. The access track leading to the farm follows the northern bank of the River Nethan at lower elevations towards the minor road to the east, then climbs into the enclosed depression, which the farmhouse sits at the head of.
141. The farm comprises a traditional stone-built farmhouse with a small garden area on its eastern side, at the end of the track leading to the farm from the east. Behind this is set a traditional farmyard arranged in a C-shape with other stone-built buildings adjoining the northern and southern ends of the farmhouse, forming a farmyard area off the western side of the farmhouse. There is an additional building extending along the south-western façade, with assorted other small buildings and containers to the south-east of this. The area to the north-west of the farmhouse beyond the farmyard appears to be partly used for materials storage.
142. Several large-scale, broadly rectangular grazing fields extend to the north and north-east of the farm situated on the gentler sloping lower slopes of Tod Law, while the land to the immediate west of the farm is marshy moorland that rises in elevation towards Cumberhead Forest plantation.

Extent of Visibility from the Properties

143. With reference to the bare-earth wireline included at Annex A from this property, parts of 13 of the 21 turbines will be visible in theory from the property, with views of five hubs while views of the rest would be limited to blade tips that would be seen above the intervening landform of Tod Law to the north-west of the property. The Proposed Development will occupy a moderate proportion of westerly view, with turbines appearing as a consistently spaced group.
144. In practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a westerly direction from the farm, meaning very little of the turbines will be visible above the existing woodland.

Locations within the Properties

145. Views of the Proposed Development from rooms within the property would be restricted to windows on the west north-west side of the main farmhouse. However, the attached outbuildings will channel views in a north-westerly direction meaning that views are likely to be limited to those turbines at the northern corner to the wind farm i.e. Turbines 16 and 19, with the other more westerly turbines screened by the adjacent buildings. However, westerly views may be available from rooms in the south-westerly buildings, depending on their use. Similarly, views from within the central farmyard between the buildings will be restricted by the surrounding buildings.

Locations within the Garden and Curtilage

146. The garden and curtilage of the farmhouse is located to the immediate east of the farmhouse. As such views are in the opposite direction from the Proposed Development.

Locations along the Access Track

147. Approaching the farm along the access track to the east of the farm there will be views available of the turbines that will be set on the higher ground to the north-west and such views will be experienced an oblique angle to the west of the track and in relative proximity to the Proposed Development, with the turbines appearing as prominent vertical elements on the higher ground to the west but set within the coniferous forest plantation. When leaving, receptors would be driving away from the Proposed Development, with the turbines appearing to the rear of the receptor. Therefore, they 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 north-west: High• Curtilage to the east: 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 facing north-west: Medium• Curtilage to the east: Very low• Access track: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none">• Rooms with windows facing north-west: Moderate• Curtilage to the east: Minor/No effect• Access tracks: Major/moderate

148. It is considered that there would be a 'worst-case' medium magnitude of change to the visual amenity experienced by receptors in views to the north-west from windows on the north north-west side of the property, resulting in moderate effects that are not considered significant due to the angle of view towards the Proposed Development and the level of screening provided by landform and existing plantation woodland.
149. From the curtilage to the east of the main farmhouse situated to the north-east corner of the farmyard buildings it is assessed that the 'worst-case' magnitude of change experienced would be very low,

resulting in **minor/no effect** as the garden area is situated to the east of the farm buildings and views west towards the Proposed Development would be restricted by the intervening buildings. None of the assessed effects are considered to be overbearing or overwhelming effects due to the restricted nature of views available to the west from either the property or its curtilage due to the intervening landform of Tod Law to the west.

150. It is assessed that there would be a 'worst-case' **major/moderate** effect on the visual amenity experienced by people travelling along the access tracks leading to the farm which is considered significant as the Proposed Development will be prominent in views west from the track.
151. Considered against the future baseline scenario that would include the consented Cumberhead Wind Farm to the south, the assessed effects would remain the same as the Proposed Development is situated to the west of the farm in closer proximity and so the change in views experienced from the property would be the same.

Property Name: Stockhill Farm

Property ID:	12
OS Grid Reference:	281341, 633548
Approx. Direction to Site:	NW to SW
Distance from Property to Nearest Turbine:	1,708 m (T21)
Single Property or Group:	Single
Number of Floors:	1 floor
Orientation of Main Elevations of the Property:	NNE - SSW

152. Stockhill Farm is situated at the end of a long access track that leads south for approximately 1.2 km from Over Stockbriggs, alongside the former railway that connected to the opencast workings to the south at Glenbuck. This access track passes through areas of young plantation woodland, interspersed with occasional stands of mature trees. To the west of the farm, a wide belt of trees extends along Scots Burn, with further groups of mature trees at the north-western corner of the farmyard, to its west and along its southern edge.

153. The farmhouse is situated towards the south-eastern boundary of the property, with gardens to its north, east and south. To the west of the farmhouse are a large number of farm buildings. An extensive belt of trees extends along the southern boundary of the farm.

Extent of Visibility from the Properties

154. With reference to the bare-earth wirelines included at Annex A from this property, parts of all of the proposed turbines will be visible in theory, with Turbines 18, 20 and 21 appearing towards their full height and most prominent in the view. The majority of Turbines 1, 4 and 19 are screened by the intervening landform of Tod Law and Mannoeh Hill. The Proposed Development will occupy a moderate proportion of westerly views and appear as a single entity.

155. In practice the coniferous woodland of Cumberhead Forest within which the Proposed Development is sited will provide a further screening of the turbines in views in a westerly direction from the farm.

156. However, the proximity of adjacent farm buildings on the western edge of the main farm house, together with vegetation extending along the banks of Scots Burn to the west are likely to provide further screening views of the turbines from the property.

Locations within the Properties

157. Due to the north north-east to south south-west orientation of the farmhouse and the position of the Proposed Development to the west, views of the development from within the property are unlikely to be available.

Locations within the Garden and Curtilage

158. The garden and curtilage of the farmhouse is located to the immediate north, east and south of the farmhouse at the eastern side of the farmyard and as such is positioned to the east of farmhouse. Views from the garden are likely to be largely restricted to parts of the garden to the north-east of the farmhouse, with areas to the east and south, unlikely to allow views due to the intervening farmhouse, further farm buildings to the west and trees along the southern boundary of the farm. Views from the

north-eastern part of the garden are likely to be filtered by farm buildings to the west north-west and existing trees to the west along the burn.

Locations along the Access Track

159. Approaching the farm along the access track to the north north-east of the farm there will be views available of the turbines that will be set on the higher ground to the west. Such views will be experienced at an oblique angle to the track. When leaving, receptors would be driving away from the Proposed Development, with the turbines appearing to the rear of the receptor. Therefore, they 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"> • Views from rooms in the farmhouse: High • Curtilage to the north-east: High • Access tracks: Low
<p><u>Nature and Magnitude of Change in the View:</u></p> <ul style="list-style-type: none"> • Views from rooms in the farmhouse: Very low • Curtilage to the north-east: High • Access tracks: High
<p><u>Level of Effect:</u></p> <ul style="list-style-type: none"> • Views from rooms in the farmhouse: Negligible • Curtilage to the north-east: Major/moderate • Access tracks: Moderate

160. It is considered that there would be a ‘worst-case’ very low magnitude of change to the visual amenity experienced by receptors in views to the south-west from the farmhouse due to the orientation of the property and the direction of views in relation to the Proposed Development, resulting in a **minor/no effect**.
161. From the curtilage to the north-east of the farmhouse it is assessed that the ‘worst-case’ magnitude of change experienced would be high, resulting in **Major/moderate effects** that would be significant due to degree of change introduced by the Proposed Development. However, such effects are not considered to be overbearing or overwhelming.
162. It is assessed that there would be a ‘worst-case’ **moderate** effect on the visual amenity experienced by people travelling along the access tracks leading to the farm which is not considered significant as views will be experienced at an oblique angle to the track.
163. Considered against the future baseline scenario that would include the consented Cumberhead Wind Farm to the south-west the assessed effects would remain the same as the Proposed Development is situated to the west and closer to the farm.

Summary and Conclusion

164. Table A6.5.2 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 (excluding any involved or abandoned properties). The table also indicates if any of these effects are considered to be significant.

Table A6.5.2: Summary of Effects on Visual Amenity

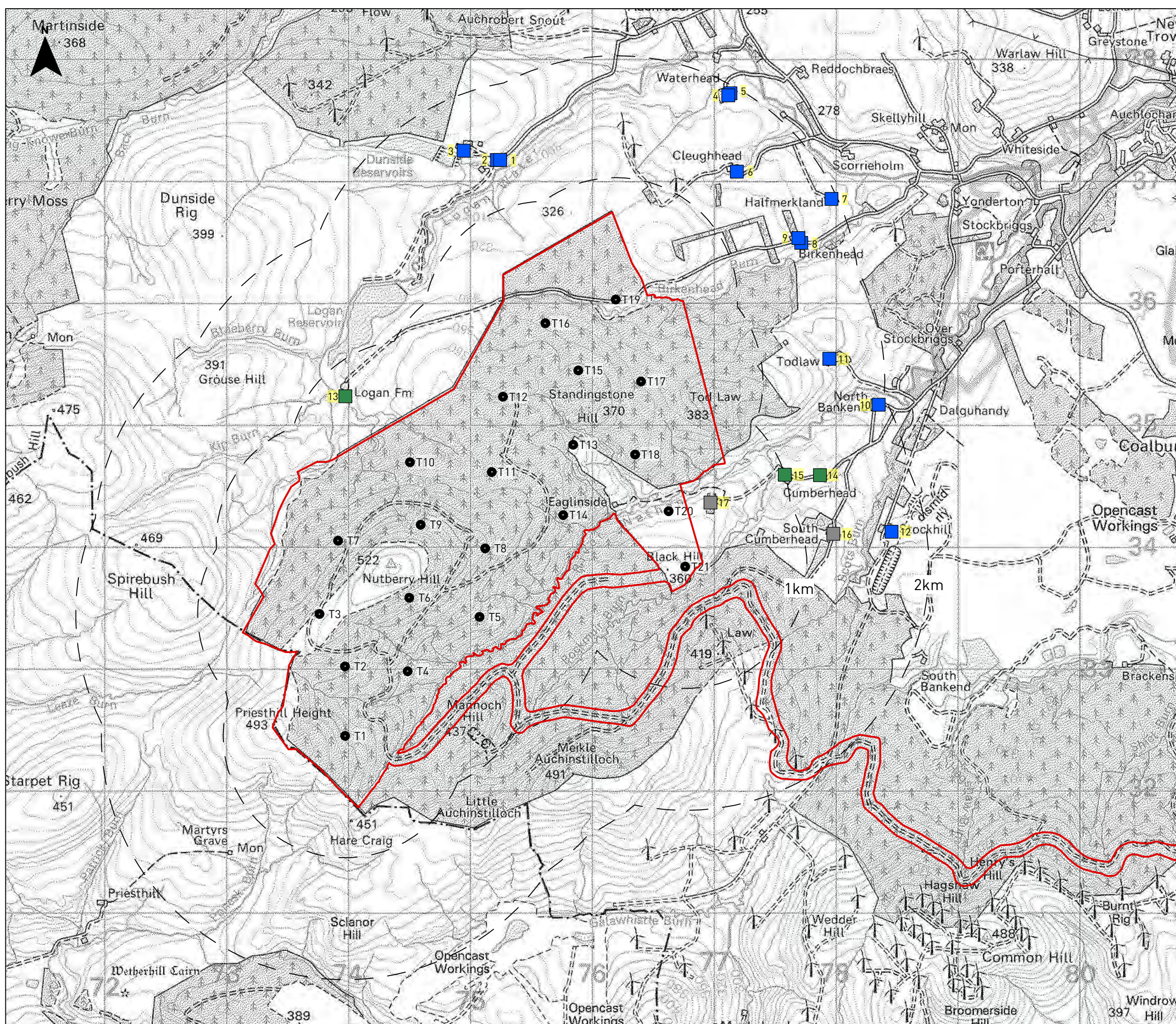
ID:	Property Name:	Worst-case effect from Within the Property	Worst-case effect from Curtilage	Significant	Overbearing
1, 2	1 and 2, Dunside Waterworks Cottages	Major	Major	Yes	No
3	Dunside Reservoir House	Major	Major	Yes	No
4, 5	Lower Waterhead Farm & The Old Dairy, Waterhead Farm	Minor	Minor	No	No
6	Cleughhead	Minor	No effect	No	No
7	Halfmerkland	Major	Major	Yes	No
8	Birkenhead	Major	Major	Yes	No
9	Waterside View	Minor	Minor/No effect	No	No
10	North Bankend	Minor/No effect	Minor/No effect	No	No
11	Todlaw	Moderate	Minor/No effect	No	No
12	Stockhill Farm	Negligible	Major/moderate	Yes – from curtilage	No

165. Having undertaken an assessment of the relationship between the Proposed Development and the residential properties located within 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.

166. In the future baseline scenario, the Proposed Development would be seen in front of the consented Cumberhead Wind Farm from a number of the assessed properties. These consented turbines would form an already notable feature in the landscape however they would lie beyond the Proposed Development which would appear within the foreground and closer to the assessed properties.

Therefore, whilst views of the other consented turbines may also be available in the future baseline scenario the level of effects would remain the same as assessed for the existing baseline, in all situations.

FIGURES



KEY

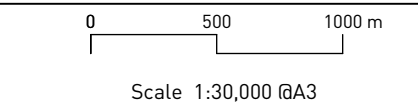
- Site Boundary and Proposed Turbine Locations
- Study Area Radius

Properties

- Properties
- Involved Properties
- Abandoned Properties

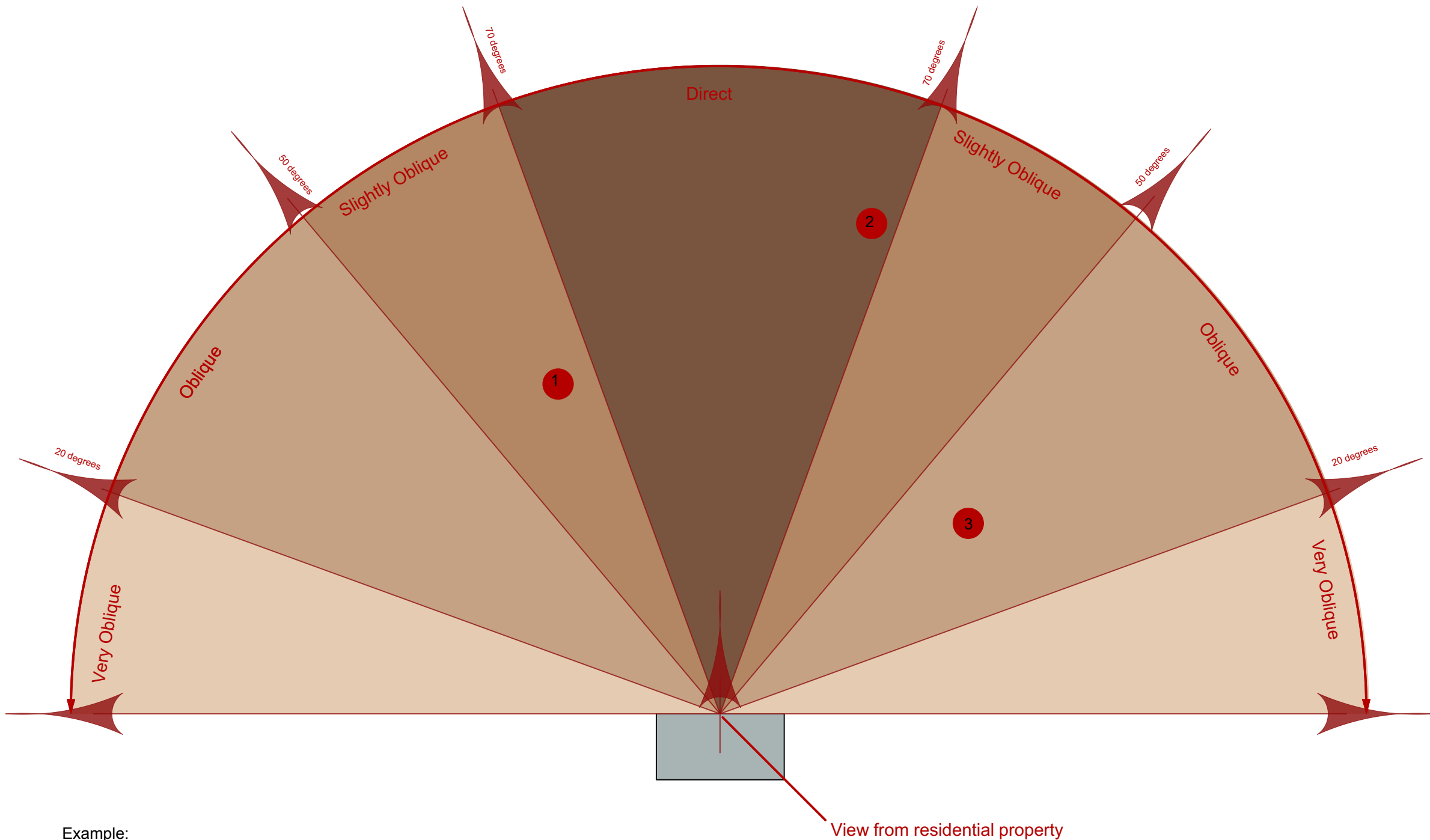
NO	NAME
1	1 Dunside Waterworks Cottages
2	2 Dunside Waterworks Cottages
3	Dunside Reservoir House
4	Lower Waterhead Farm
5	The Old Dairy, Lower Waterhead Farm
6	Cleughhead Farm
7	Halfmerkland
8	Birkenhead
9	Waterside View
10	North Bankend
11	Todlaw
12	Stockhill Farm
13	Logan Farm *
14	Broomknowe *
15	North Cumberhead *
16	South Cumberhead **
17	Blackhill Cottage ***

*Involved Properties
 ** Abandoned Properties
 *** Involved and Abandoned Property



Cumberhead West Wind Farm
 Environmental Impact Assessment Report
Figure A6.5.1 - Residential Properties within 2km

P19-2443.004



Example:

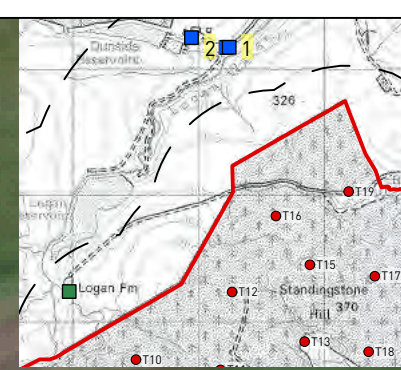
- 1** Turbine Location and Number
- Slightly Oblique - Turbine 1
- Direct - Turbine 2
- Oblique - Turbine 3



Cumberhead West Wind Farm
Environmental Impact Assessment Report

Figure A6.5.2 Angle of View

Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: A
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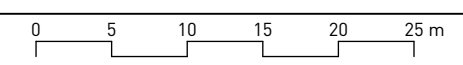
Properties

- 1 - 1 Dunsides Waterworks Cottages
- 2 - 2 Dunsides Waterworks Cottages

Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view

T19 1496m
 T19 1489m
 T19 1391m
 T19 1388m



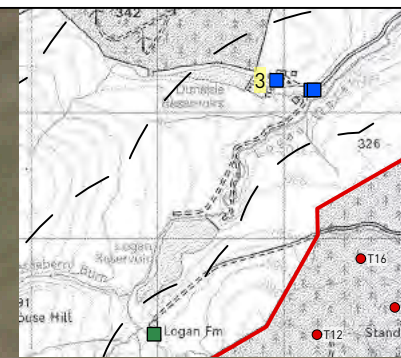
Scale 1:500 @A3



Cumberhead West Wind Farm
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**Figure A6.5.3 RVAS 1 & 2 Dunsides
 Waterworks Cottages**

Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: B
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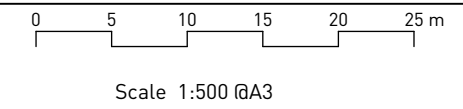
P19-2443.302



Property
3 Dunside Reservoir House

Direction and distance of turbine

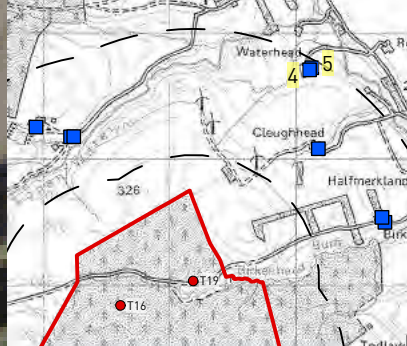
- Nearest turbine
- Theoretical extent of wind farm in view



Cumberhead West Wind Farm
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Figure A6.5.4 RVAS 3 Dunside Reservoir House



Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: B
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Properties

- 4 Lower Waterhead
- 5 The Old Dairy, Lower Waterhead Farm

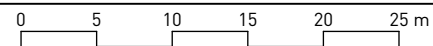
Direction and distance of turbine

-  Nearest turbine
-  Theoretical extent of wind farm in view

T7 4847m

T19 1901m

T21 3868m



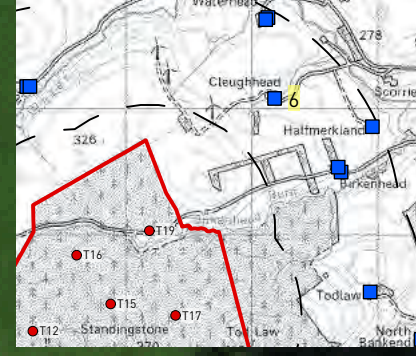
Scale 1:500 @A3



Cumberhead West Wind Farm
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Figure A6.5.5 RVAS 4 Lower Waterhead, 5 The Old Dairy, Lower Waterhead Farm

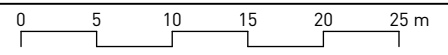
Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: B
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Property
6 Cleughhead Farm

Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view



Scale 1:500 @A3



Cumberhead West Wind Farm
Environmental Impact Assessment Report

Figure A6.5.6 RVAS 6 Cleughhead Farm

Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: B
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P19-2443.305

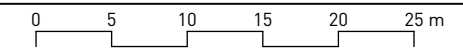


Property

7 Halfmerkland

Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view



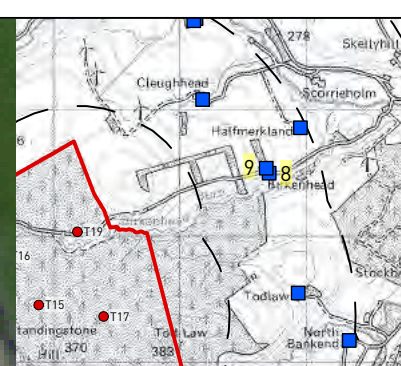
Scale 1:500 @A3



Cumberhead West Wind Farm
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Figure A6.5.7 RVAS 7 Halfmerkland

Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: B
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P19-2443.306

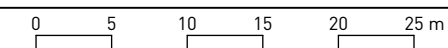


Properties

- 8 Birkinhead
- 9 Waterside View

Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view



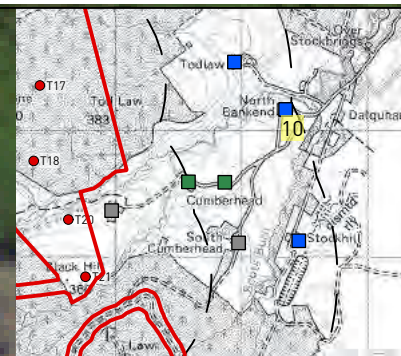
Scale 1:500 @A3



Cumberhead West Wind Farm
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**Figure A6.5.8 RVAS 8 Birkinhead Farm
& 9 Waterside View**

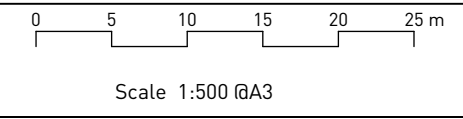
Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: B
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Property
 10 North Bankend

Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view

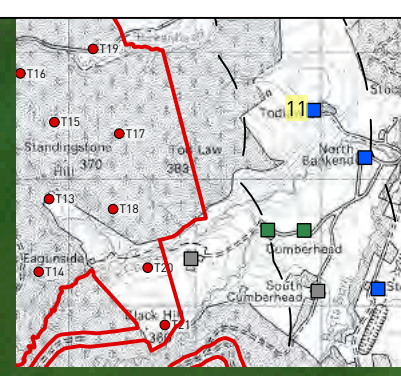


Cumberhead West Wind Farm
 Environmental Impact Assessment Report

Figure A6.5.9 RVAS 10 North Bankend

Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: C
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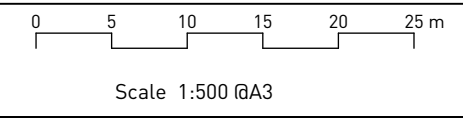
P19-2443.308



Property
 11 Todlaw Farm

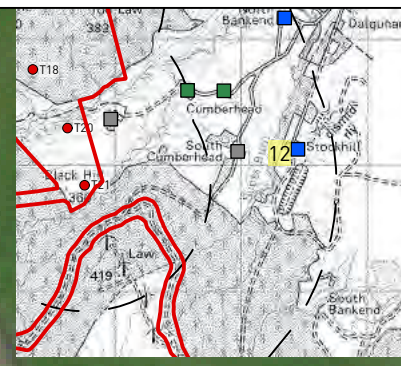
Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view



Cumberhead West Wind Farm
 Environmental Impact Assessment Report
Figure A6.5.10 RVAS 11 Todlaw Farm

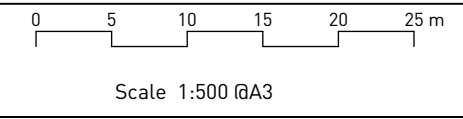
Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: C
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Property
 12 Stockhill Farm

Direction and distance of turbine

- Nearest turbine
- Theoretical extent of wind farm in view

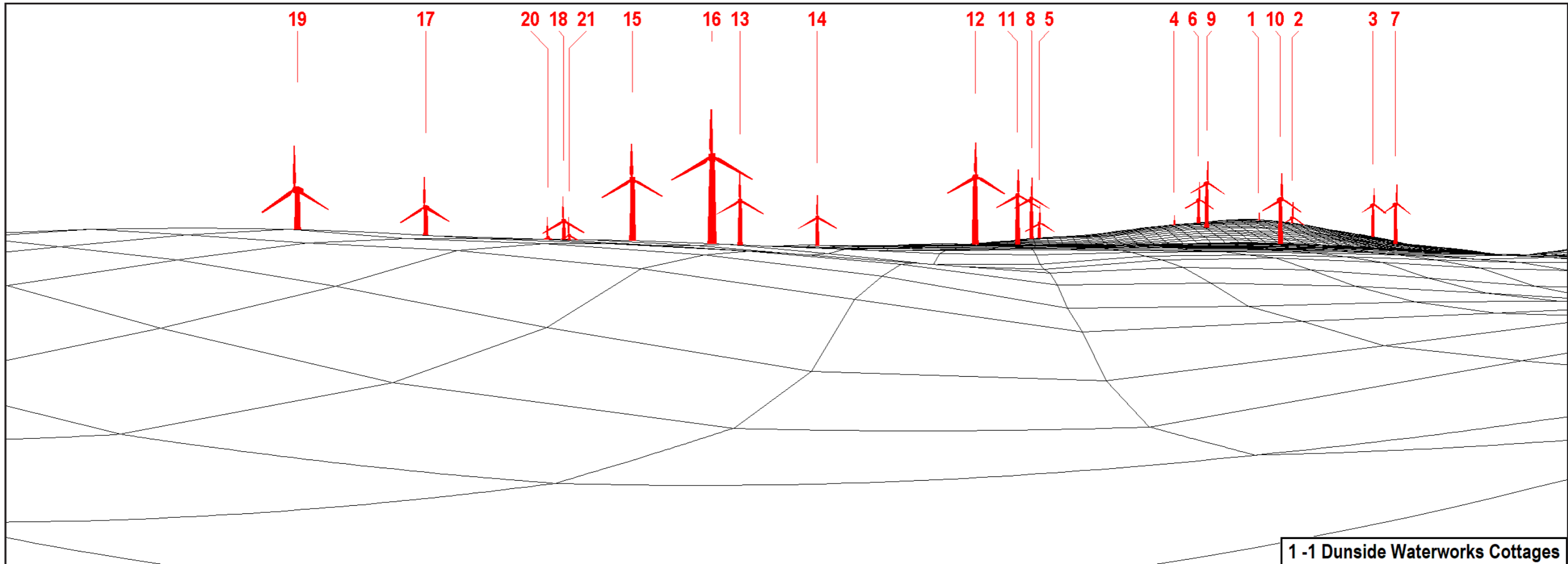


Cumberhead West Wind Farm
 Environmental Impact Assessment Report
Figure A6.5.11 RVAS 12 Stockhill Farm

Date: 29/10/2020	Drawn by: EK	Checked by: DT/DG	Version: C
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P19-2443.310

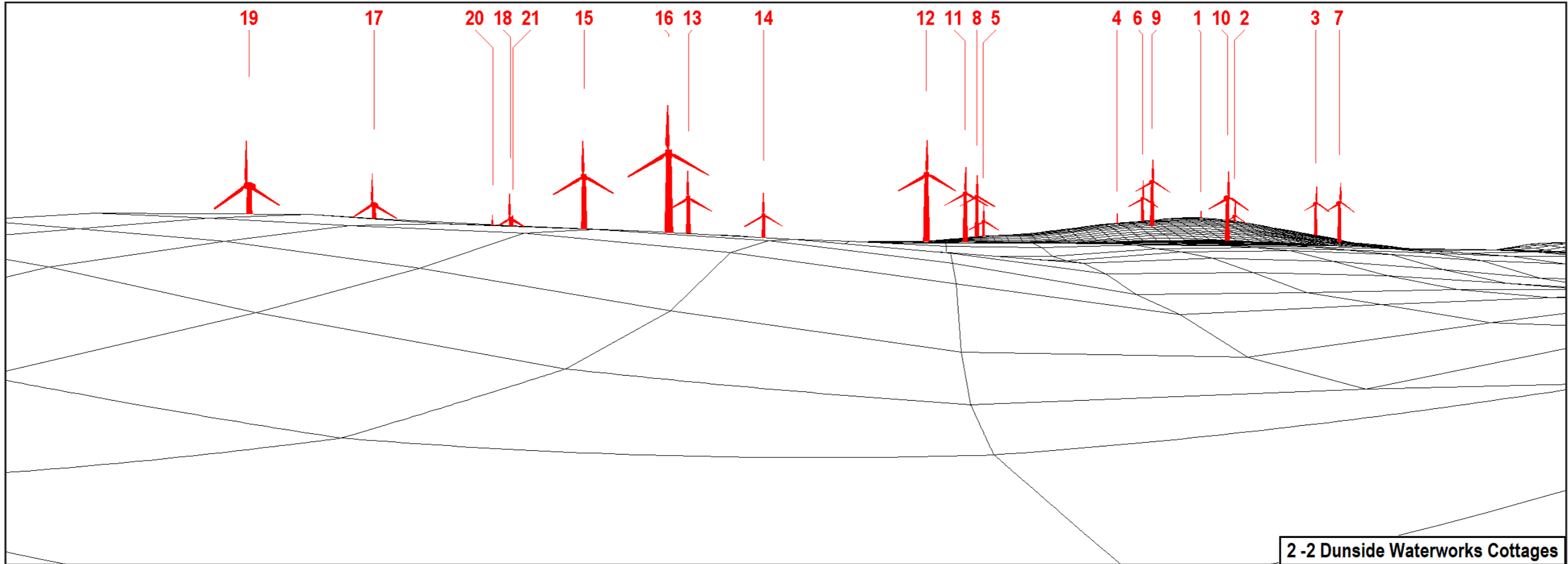
ANNEX A - 90 degree Wireframes of the Proposed Development from each property or group



Angle of view: 90°

Viewpoint Information

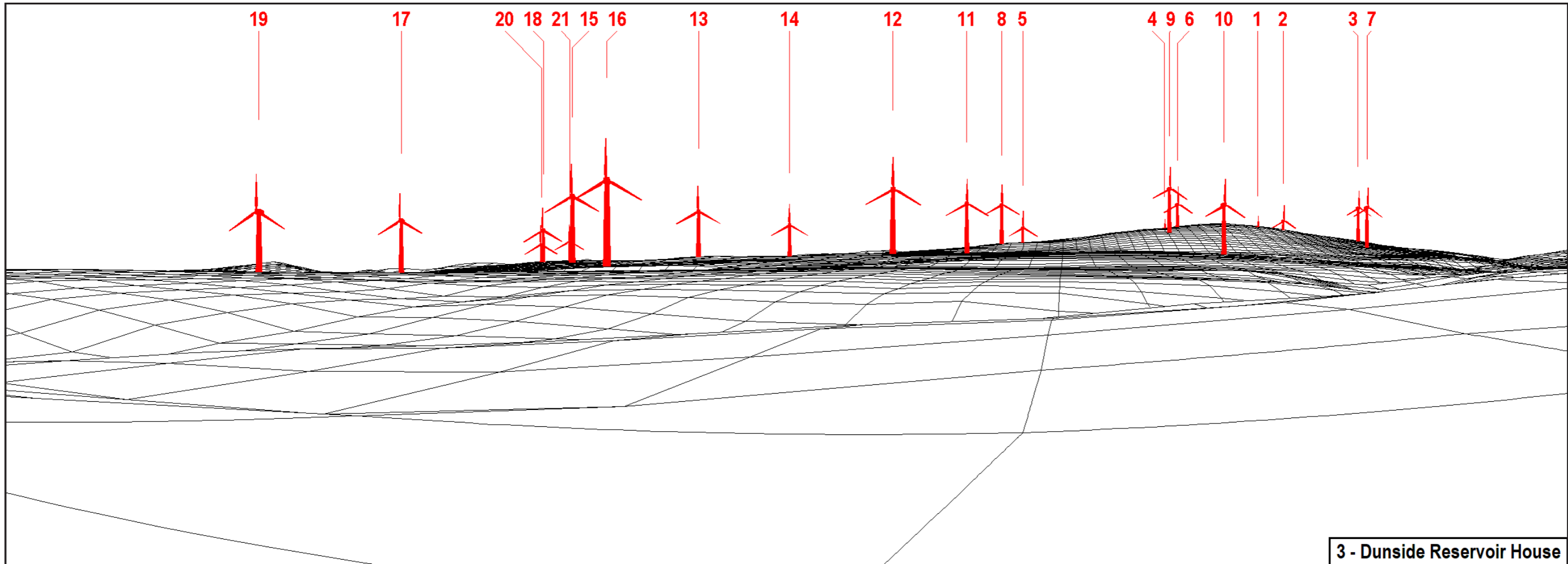
1 Dunside Waterworks Cottages
 OS Reference (approx. centre of property group): 275320, 637176
 Direction of view: SSW-SE



Angle of view: 90°

Viewpoint Information

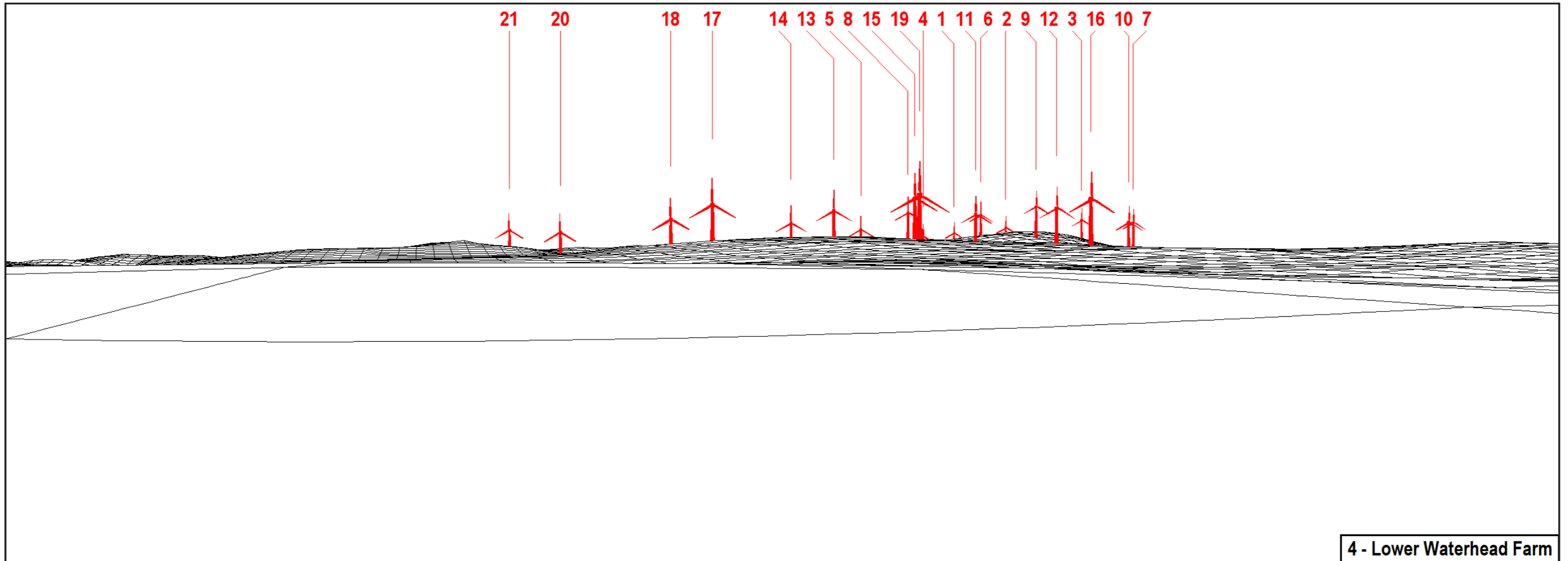
2 Dunside Waterworks Cottages
 OS Reference (approx. centre of property group): 275320, 637176
 Direction of view: SSW-SE



Angle of view: 90°

Viewpoint Information

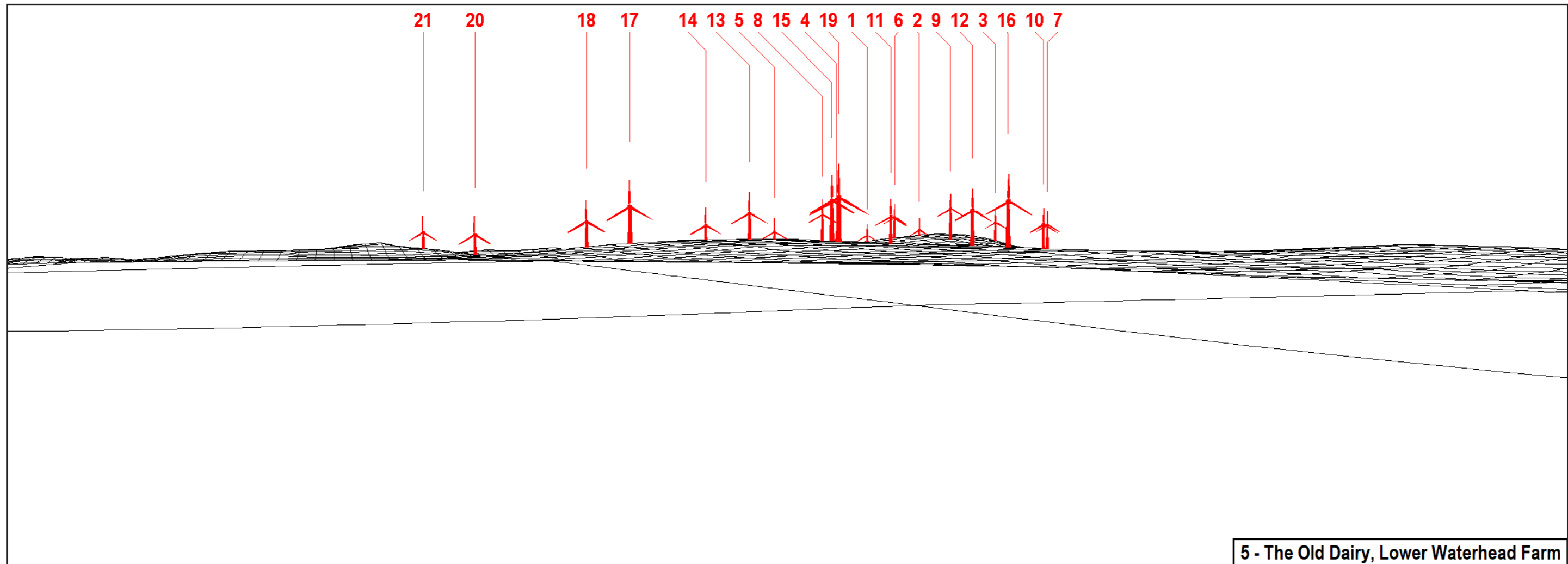
Dunside Reservoir House
 OS Reference: 274917, 637254
 Direction of view: SSW-SE



Angle of view: 90°

Viewpoint Information

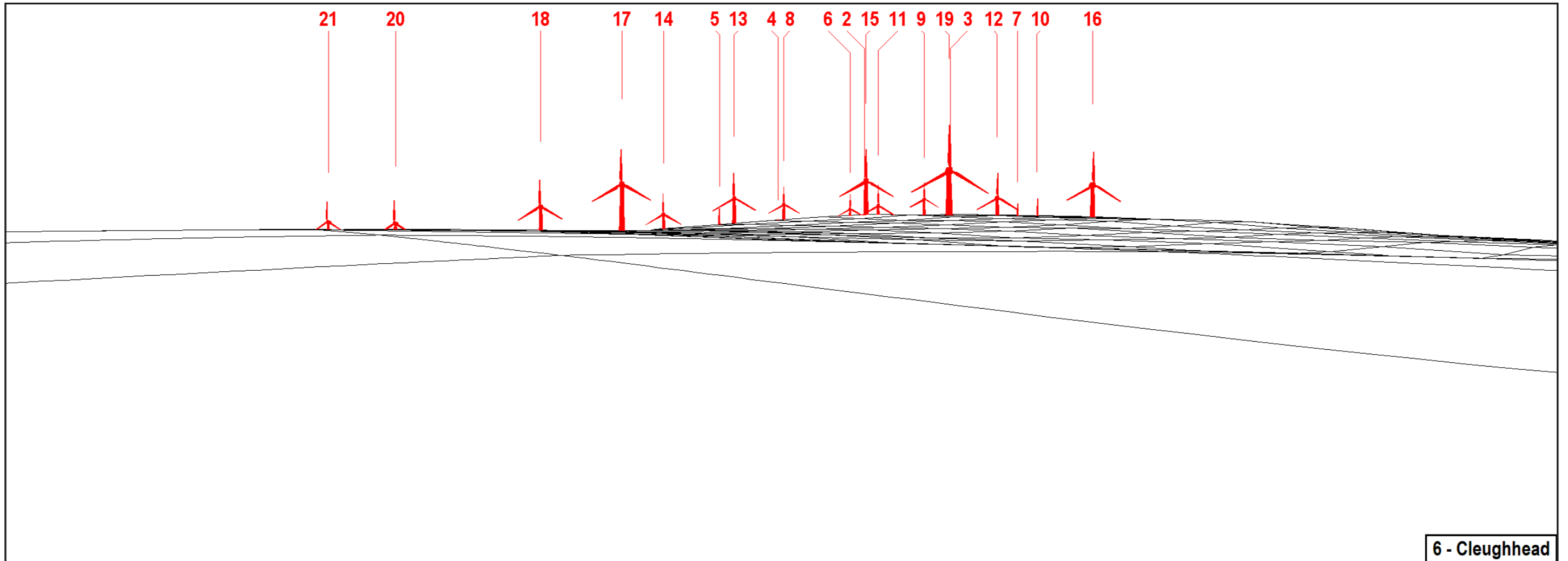
Lower Waterhead Farm
 OS Reference (approx. centre of property group): 277131, 637713
 Direction of view: SW-S



Angle of view: 90°

Viewpoint Information

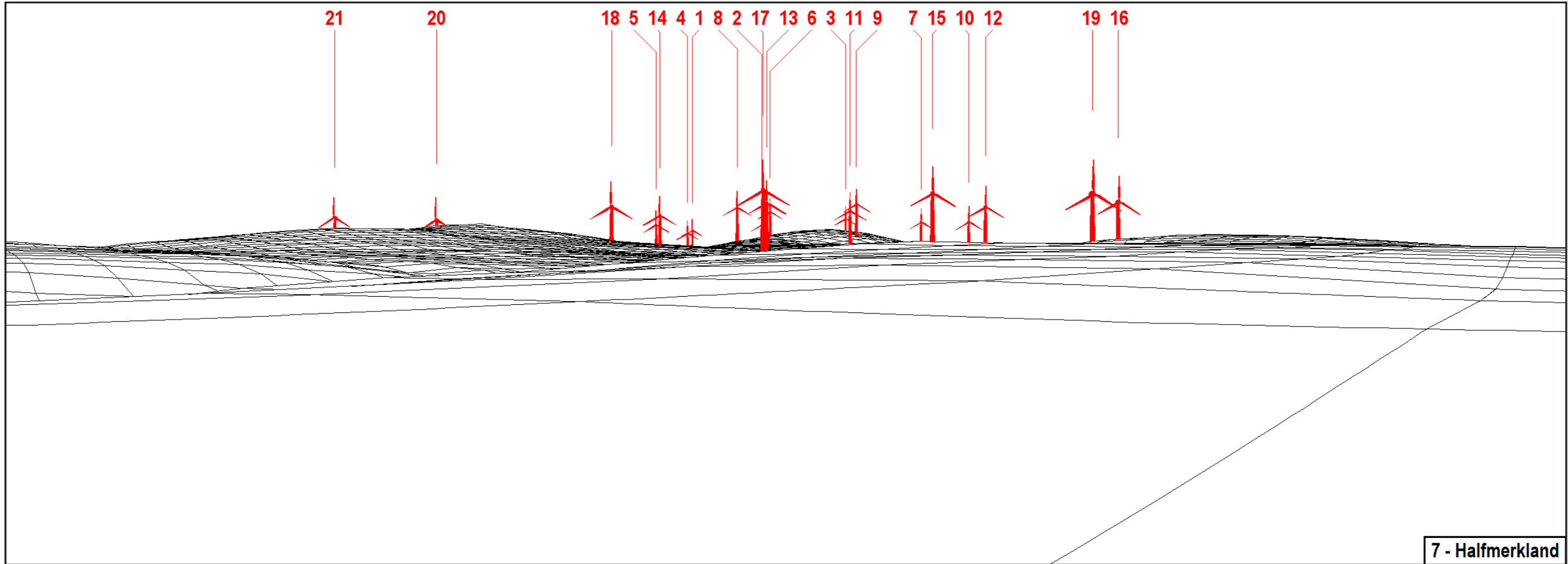
The Old Dairy, Lower Waterhead Farm
 OS Reference (approx. centre of property group): 277131, 637713
 Direction of view: SW-S



Angle of view: 90°

Viewpoint Information

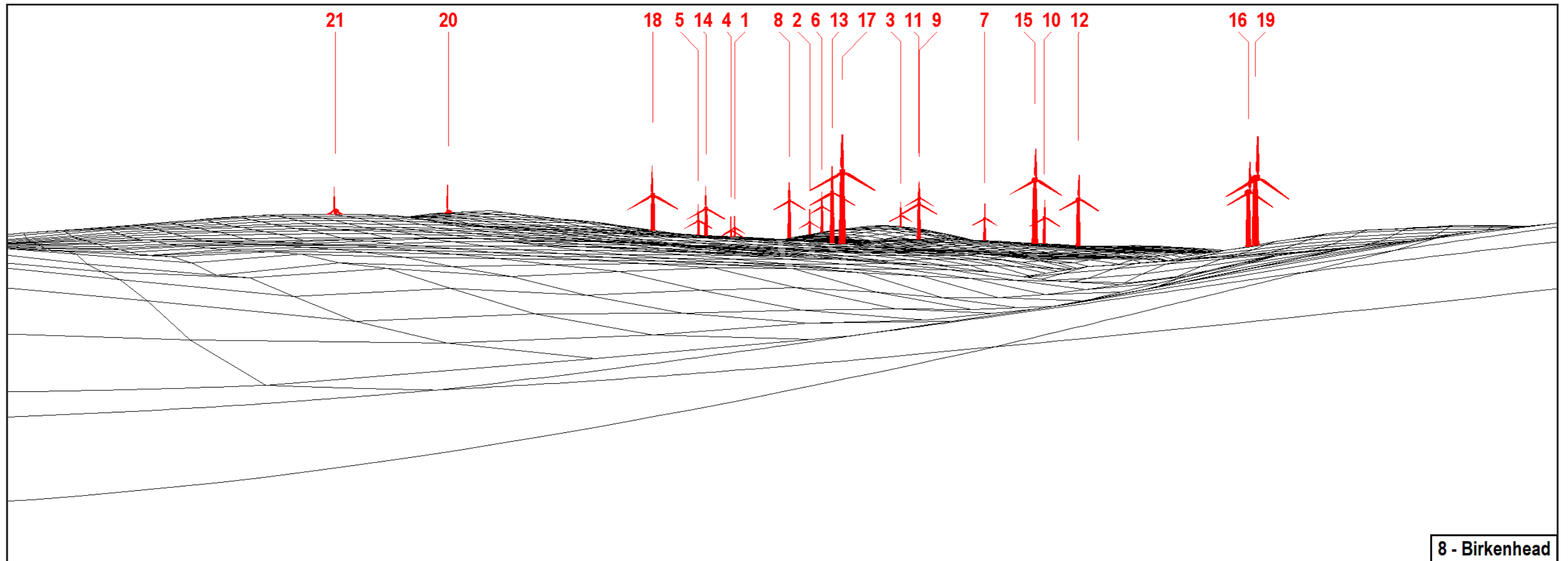
Cleughhead
 OS Reference: 277731, 637657
 Direction of view: SW-S



Angle of view: 90°

Viewpoint Information

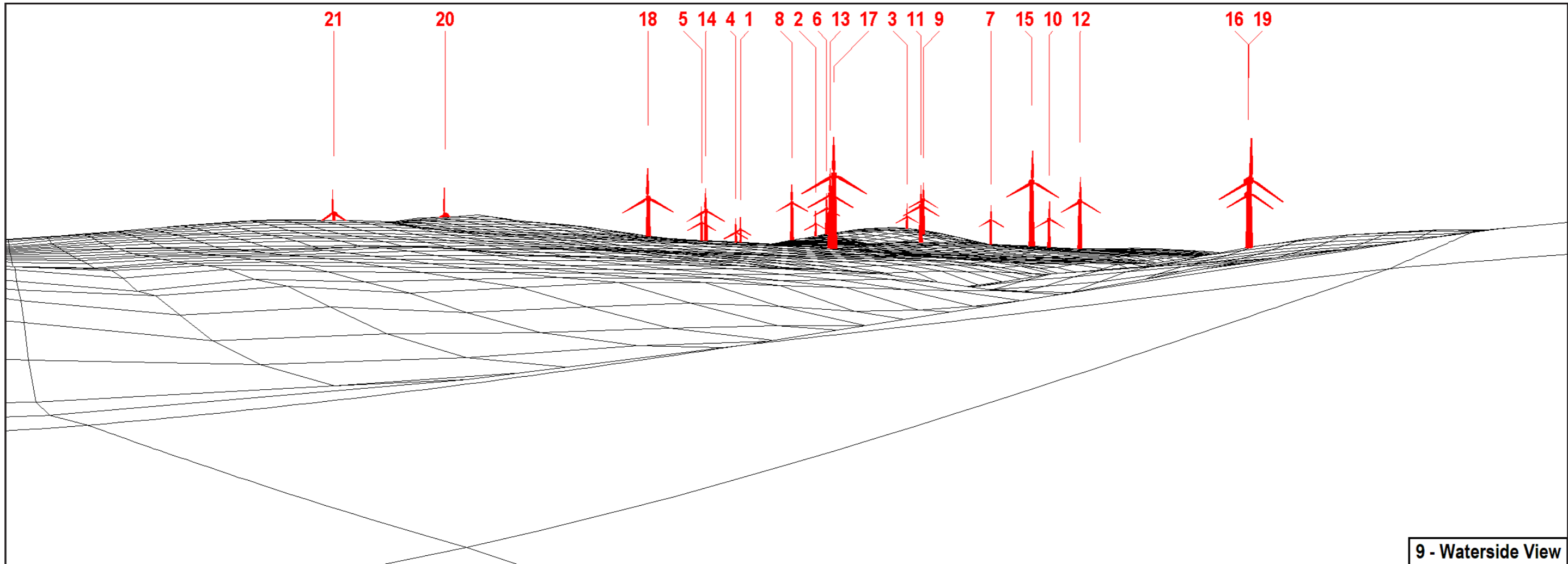
Halfmerkland
 OS Reference: 277963, 636855
 Direction of view: WSW-SSW



Angle of view: 90°

Viewpoint Information

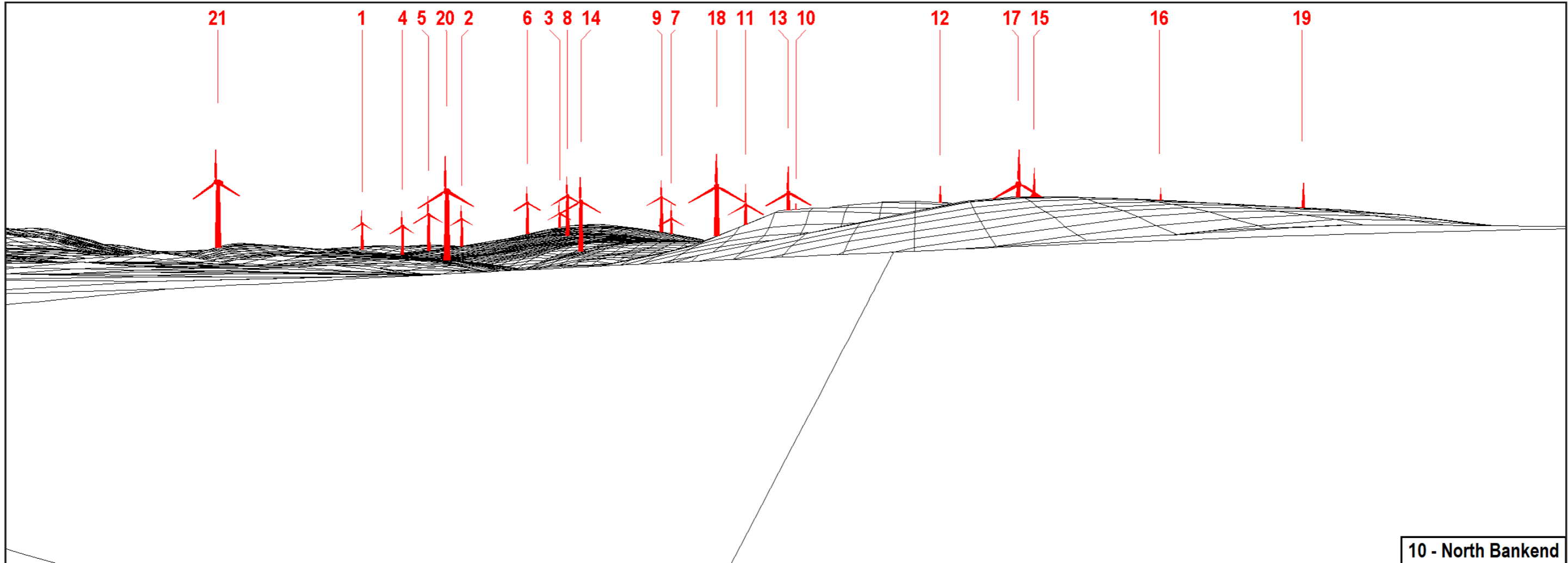
Birkenhead
 OS Reference (approx. centre of property group): 277695, 636520
 Direction of view: WSW-SSW



Angle of view: 90°

Viewpoint Information

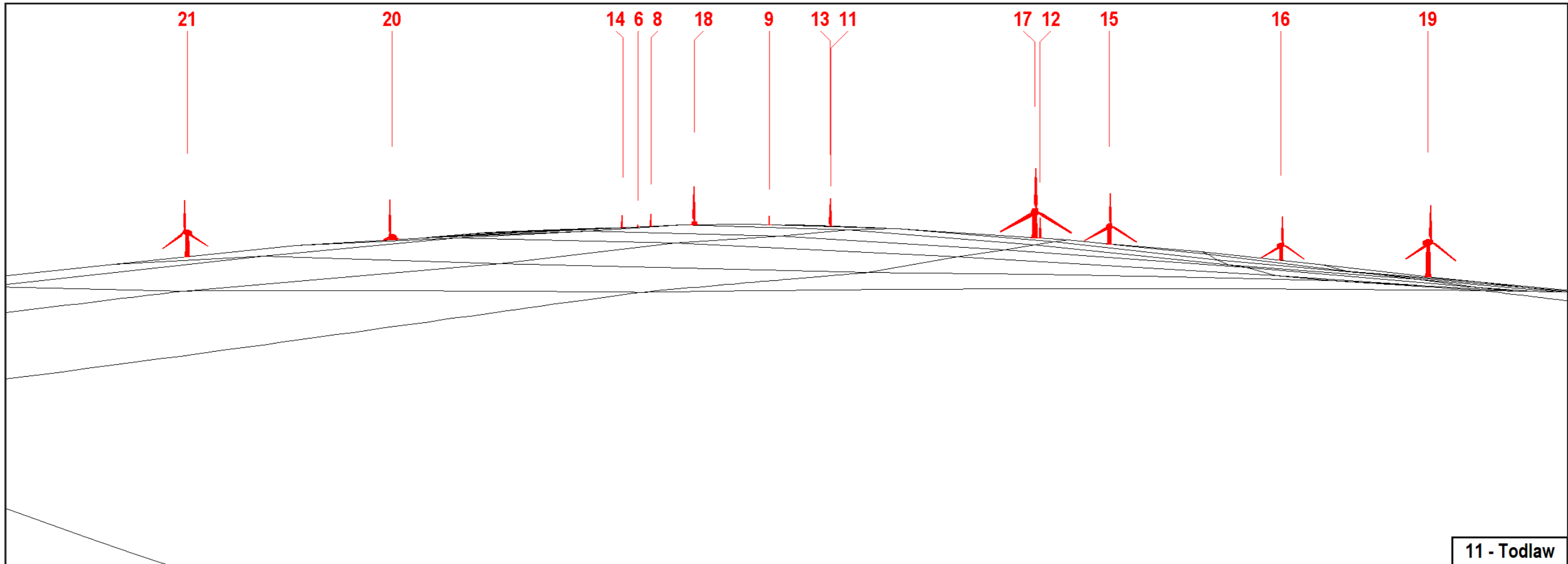
Waterside View
 OS Reference (approx. centre of property group): 277695, 636520
 Direction of view: WSW-SSW



Angle of view: 90°

Viewpoint Information

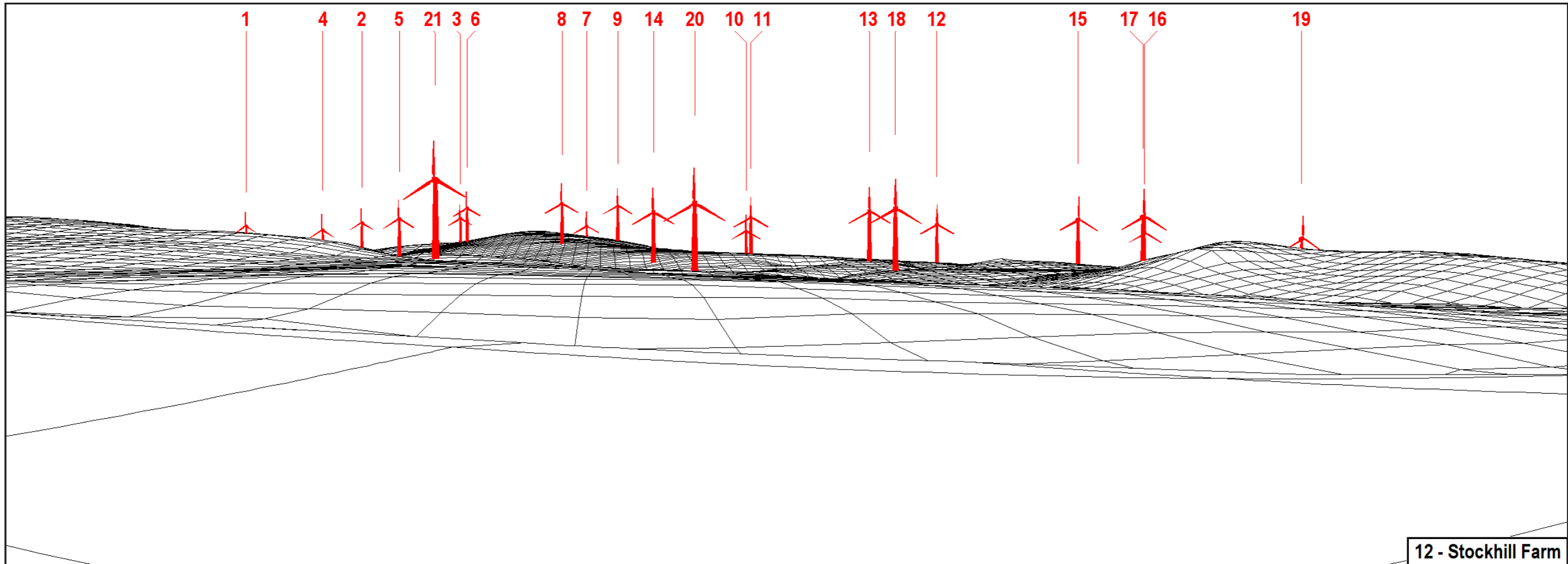
North Bankend
 OS Reference: 278338, 635160
 Direction of view: NW-SW



Angle of view: 90°

Viewpoint Information

Todlaw
 OS Reference: 278148, 635466
 Direction of view: NW-SW



Angle of view: 90°

Viewpoint Information

Stockhill Farm
 OS Reference: 281341, 633548
 Direction of view: NW-SW

