



# Technical Appendix 7.2

## Residential Visual Amenity Assessment

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# Technical Appendix 7.1

## Residential Visual Amenity Assessment

### 7.1 Introduction

1. **Chapter 7: Landscape and Visual Impact Assessment** describes an assessment of effects of the proposed Development on landscape and the views and visual amenity experienced by people at publicly accessible locations. GLVIA3 advises that "...it may be appropriate to consider private viewpoints, mainly from residential properties." (GLVIA3 para. 6.16). The Highland Council's (THC's) scoping response requested that "residential visual amenity should be assessed within the LVIA." As mentioned previously the Landscape and Visual Impact Assessment (LVIA) assesses effects on visual receptors at public places. A residential visual amenity assessment (RVAA) assesses the potential effects on views from private property and is the subject of separate but related guidance.
2. The RVAA is undertaken in accordance with current guidance published by the Landscape Institute in March 2019: Technical Guidance Note 2/19 Residential Visual Amenity Assessment (RVAA). The Guidance explains that the purpose of RVAA "...is to provide an informed, well-reasoned answer to the question: 'is the effect of the development on residential visual amenity of such nature and / or magnitude that it potentially affects 'living conditions' or residential amenity?'" The Guidance refers to this as the Residential Visual Amenity Threshold.
3. While the purpose and scope of LVIA and RVAA are different they are related and the RVAA is informed in part by the application of the LVIA methodology which identifies if effects are Significant or Not Significant. The findings of the RVAA will be used to inform the planning process with regard to potential effects on private views and how this is considered alongside other matters in the planning balance. The Guidance advises that: "It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before."

### 7.2 Methodology

4. The RVAA described in this Technical Appendix follows the approach advised in the Guidance which sets out the following four steps:
  - Step 1: definition of study area and scope of assessment. This is informed by the description of the proposed Development, defining the study area extent and scope of the assessment with respect to the properties to be included;
  - Step 2: evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed;
  - Step 3: assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and process; and
  - Step 4: further assessment of predicted change to properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.

#### 7.2.1 Step 1 Definition of the Study Area

5. THC's Onshore Wind Energy Supplementary Guidance (OWESG) indicates that applications for larger scale windfarm developments "...within 2 km of residential buildings and settlements, applicants will be expected to clearly demonstrate how potential impacts on amenity have been avoided or mitigated." (OWESG, para. 4.19). The RVAA Guidance advises that: "When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a

preliminary study area of approximately 1.5 - 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA."

6. A key consideration in defining the RVAA study area is the nature of the baseline environment in which residential properties are located and the potential for visibility of the proposed Development. The ZTV shown on **Figure 7.3** of the LVIA and **Figure 7.2.1** of this Technical Appendix indicate continuous theoretical visibility of the proposed Development within 2 km of the nearest wind turbines. The landscape is relatively open beyond the forestry plantation at the Site and the topography is undulating with residential properties mainly to the east and west of the proposed Development. A study area extending to 2 km in all directions from the outermost wind turbines of the proposed Development is considered appropriate given these factors. The 2 km study area boundary is not absolute and some residential properties slightly beyond the 2 km study area have been included as discussed in Step 2 below. It is not considered necessary to increase the study area beyond those properties on its outer fringes as a larger study area would be disproportionate and would not inform the RVAA assessment process or contribute to the purpose of the RVAA. The RVAA guidance provides the following advice regarding large RVAA study areas:

"The logic for these (exceptionally) large study areas was based on certain findings of LVIA's which identified significant visual effects from 'settlements' or from clusters of residential properties within this range. This fails to recognise that RVAA is a stage beyond LVIA. Consequently, many RVAAs, including those of windfarms with large turbines (150m and taller), have included disproportionately extensive study areas incorporating too many properties. This appears to largely be based on the misconception that if a significant effect has been identified in the LVIA adjacent to a property at 2.5km it will also potentially lead to reaching the Residential Visual Amenity Threshold."

#### 7.2.2 Step 2 Evaluation of Baseline Visual Amenity

7. The RVAA used publicly available Postcode data to plot potential residential properties within 2 km of the proposed Development in GIS. A total of 42 properties were identified which, following field survey work was reduced to 41 properties which are shown on **Figure 7.2.1**. An understanding of the Site and surrounding area from a preliminary site visit undertaken for the purposes of the LVIA was combined with desk-based studies using aerial imagery to identify properties at the fringes of the 2 km study area that would require further investigation. Following desk studies, a baseline field survey was undertaken.
8. The RVAA guidance advises that the following aspects are considered when evaluating the baseline:
  - "The nature and extent of all potentially available existing views from the property and its garden / domestic curtilage, including the proximity and relationship of the property to the surrounding landform, landcover and visual foci. This may include primary / main views from the property or domestic curtilage, as well as secondary / peripheral views; and
  - Views as experienced when arriving at or leaving the property, for example from private driveways / access tracks."
9. The field survey was undertaken from publicly accessible locations which at this Site was mainly public roads. Private tracks and driveways were not used to undertake the baseline survey. During the baseline survey the likelihood of visual effects is assessed at each residential property.

#### 7.2.3 Step 3 Assessment of Likely Change to Visual Amenity

10. Step 3 involves assessing the likely effects of the proposed Development at each residential property using the approach to LVIA advised in GLVIA3 and informed by the method described in **Technical Appendix 7.1**. Residents of private properties are considered to be of 'High' sensitivity which accords with GLVIA3 which recognises that residents are likely to be more susceptible to change. The magnitude of effect is assessed using the criteria described in **Technical Appendix 7.1** and significance of effect is also established using the same approach.
11. The purpose of Step 3 is to identify those properties that require further assessment in Step 4 in relation to the residential visual amenity threshold judgement. The Guidance advises that the following factors should be considered in Step 3:
  - "Distance of property from the proposed Development having regard to its size / scale and location relative to the property (e.g. on higher or lower ground);
  - Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;

- Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;
- Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;
- Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations;
- Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;
- Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and
- Mitigation opportunities – consider implications of both embedded and potential further mitigation.”

12. GLVIA3 (para. 6.36) indicates that residents using rooms normally occupied in waking or daylight hours will be particularly susceptible to changes to visual amenity. It follows that upper floor rooms which are commonly bedrooms and therefore occupied predominantly during night-time when residents are asleep, are less important and in this RVAA are given less weight in the overall assessment judgement.

13. The assessment of effects is based on baseline views with forestry. Where forestry is a factor in limiting views of the proposed Development by wholly or partly screening one or more wind turbines an assessment is made of the effects of the proposed Development with all forestry between the wind turbines and the property having been felled. Where forestry felling would have a bearing on the assessment of effects i.e. by changing the composition of views and/or increasing the magnitude of effect, this is described for relevant properties.

14. The assessment of effects also considers the proposed Slickly windfarm due to the short separation distance between it and the proposed Development.

#### 7.2.4 Step 4 Residential Visual Amenity Threshold Assessment

15. As mentioned previously identification of a ‘Significant’ effect at a residential property does not necessarily mean that it has reached the residential visual amenity threshold whereby there is a potential effect on ‘living conditions’ or residential amenity. The RVAA Guidance states:

*“The threshold at which a residential property’s visual amenity becomes an issue of Residential Amenity has sometimes been described as the point when ‘the effect(s) of the development on the ‘private interest’ is so great that it becomes a matter of ‘public interest’”. The planning system is only concerned with public interest. In certain circumstances, however, the effect of the development is so great that it is not in the public interest to create or allow ‘such conditions’ where they did not exist before.”*

16. The point at which the threshold is reached is therefore considerably greater than the measure of ‘Significant’ effect as described in the LVIA.

## 7.3 Step 3 - Assessment of Significance of Effect

17. This Section describes a summary of the assessment of the effects of the proposed Development at each residential property (RP) shown on **Figure 7.2.1**. A more detailed assessment of Step 3 is provided in **Annex 1** to this Technical Appendix. Where a ‘High’ magnitude of effect resulting in a ‘Significant’ effect is identified on a property it is considered in detail in Step 4 which is described in **Section 7.4: Step 4 - Residential Visual Amenity Threshold Assessment**. Where a ‘Medium’ magnitude of effect that results in a ‘Significant’ effect is identified the property is not considered further in Step 4. This approach is informed by the RVAA Guidance that indicates only those properties where the greatest magnitude of change is experienced should be examined in Step 4 (paragraphs 1.6, 2.5 and 4.18).

18. The assessment in Step 3 indicates that of the 41 properties assessed the magnitude of effect would be none or ‘Negligible’ and ‘Not Significant’ at 12 properties. Magnitude of effect would be ‘Low’ and ‘Not Significant’ at 14 properties and it would be ‘Medium’ and ‘Significant’ at nine properties. Of the 41 properties assessed the magnitude of effect would be ‘High’ and ‘Significant’ at the remaining six properties. These six properties are considered in more detail in Step 4 with further detail provided on assessment sheets.

Table 7.2.1: Step 3 assessment summary

No.	Property name	Distance and direction to nearest wind turbine	Magnitude of effect	Significance of effect
RP1	West Lodge	T1, 2.31 km South southeast	Low Medium once forestry is felled	Not Significant Significant once forestry is felled
RP2	Woodlands	T7, 2.33 km southwest	None Medium once forestry is felled	Not Significant Significant once forestry is felled
RP3	No 2 Cottage, Phillips Mains	T7, 1.79 km south southeast	None	Not Significant
RP4	No 3 Cottage, Phillips Mains	T7, 1.79 km south southeast	None	Not Significant
RP5	1 Phillips Mains	T7, 1.79 km south southeast	Low	Not Significant
RP6	Bridle Way	T10, 2 km southwest	Medium	Significant
RP7	Shean Cottage	T10, 2 km southwest	Medium	Significant
RP8	Widdershins Cottage	T10, 2 km southwest	Medium	Significant
RP9	Bencorragh House	T10, 2.19 km southwest	Low	Not Significant
RP10	Clairlea	T10, 2.4 km southwest	Negligible	Not Significant
RP11	Hazel Cottage	T10, 2.36 km southwest	Low	Not Significant
RP12	Ha of Gills	T10, 2.25 km southwest	Negligible	Not Significant
RP13	Kandahar	T10, 2.11 km southwest	Negligible	Not Significant
RP14	Belvedere	T10, 2.08 km southwest	Low	Not Significant
RP15	Heather Moor	T10, 2.2 km southwest	Low	Not Significant
RP16	Torshamn	T10, 1.97 km west southwest	Medium	Significant
RP17	Sandbank	T10, 1.89 km west	Medium	Significant
RP18	The Myre	T10, 1.84 km west	Low Medium once forestry is felled	Not Significant Significant once forestry is felled
RP19	Brabster Farm Cottage	T10, 1.94 km west	Low Medium once forestry is felled	Not Significant Significant once forestry is felled
RP20	Davie’s Croft	T10, 1.87 km west	Low Medium once forestry is felled	Not Significant Significant once forestry is felled
RP21	Old Schoolhouse	T10, 1.41 km northwest	Medium High once forestry is felled	Significant
RP22	Slickly	T4, 1.49 km northwest	None	Not Significant
RP23	Slickly Farm	T4, 1.64 km northwest	High	Significant

No.	Property name	Distance and direction to nearest wind turbine	Magnitude of effect	Significance of effect
RP24	Mooredge	T4, 1.73 km northwest	High	Significant
RP25	9 Lochend Holding	T4, 1.7 km northeast	Low Medium once forestry is felled	Not Significant Significant once forestry is felled
RP26	10 Lochend Holding	T4, 1.44 km northeast	High	Significant
RP27	The Whitehouse	T4, 1.42 km northeast	High	Significant
RP28	Morven View	T4, 2.11 km east northeast	Medium	Significant
RP29	Lochend Holding	T4, 2.38 km east	None	Not Significant
RP30	Lochend Holding	T4, 2.38 km east	None	Not Significant
RP31	Lochend Holding	T4, 2.38 km east	None	Not Significant
RP32	Lochend Holding	T4, 2.38 km east	None	Not Significant
RP33	Lochend Holding	T4, 2.22 km east	Low	Not Significant
RP34	Penny Falls	T3, 1.84 km east	High	Significant
RP35	3 Lochend Holding	T3, 1.84 km east	Low	Not Significant
RP36	2 Lochend Holding	T1, 1.65 km northeast	Low	Not Significant
RP37	Hollandmake	T1, 2.11 km east northeast	Low	Not Significant
RP38	Torvean	T1, 2.2 km east northeast	Low	Not Significant
RP39	Unnamed property	T1, 2.4 km east northeast	None	Not Significant
RP40	Broadlean	T1, 2.19 km southeast	High	Significant
RP41	Kittiwake	T1, 2.04 km south	Medium	Significant

## 7.4 Step 4 - Residential Visual Amenity Threshold Assessment

19. The sheets on the following pages provide a detailed assessment of the following properties which are identified in Step 3 as sustaining a 'High' magnitude of effect and a 'Significant' effect:

- RP21: Old Schoolhouse (after forestry felling only)
- RP23: Slickly Farm
- RP24: Mooredge
- RP26: 10 Lochend Holding
- RP27: The Whitehouse
- RP34: Penny Falls
- RP40: Broadlean

**RP21: OLD SCHOOLHOUSE**

**Single storey, detached cottage**

*Property location*

OS grid ref:	331540E, 969147N	<i>Hollandmey RED theoretical visibility</i>	
Altitude:	64 m	Affected field of view:	66°
Distance to nearest wind turbine:	1,413 m (T10)	No. blade tips visible:	10
		No. nacelles visible:	10

**Baseline residential visual amenity**

RP21 is a single storey detached cottage with the principal orientation to the south and with four windows on the north facing elevation. The principal orientation of the property is southeast-northwest with garden ground on all sides. There are several windows to the rear of the property which look across a grassed area to the property boundary which comprises of a stone wall approximately 1.2 m in height with some shrubs and trees. There is a stone outbuilding on the property boundary that provides some screening in the direction of the Site.

**Step 3: Assessment of significance of effect**

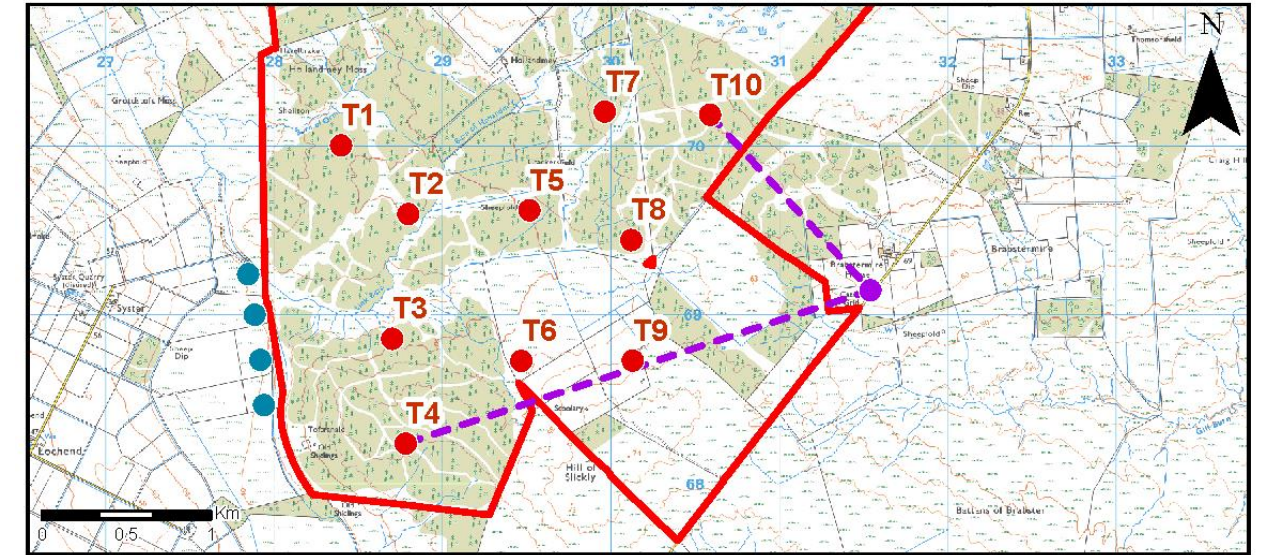
The nearest wind turbine would be T10 at a distance of 1.4 km to the northwest with T9 1.46 km to the southwest and T8 1.48 km to the west. When forestry is felled for timber the proposed Development would be a very noticeable new feature in views from the rear of the property partly obscured by vegetation and outbuildings.

Slickly would be visible in oblique views to the south with the nearest turbine being T1 at a distance of 2.6 km.

The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

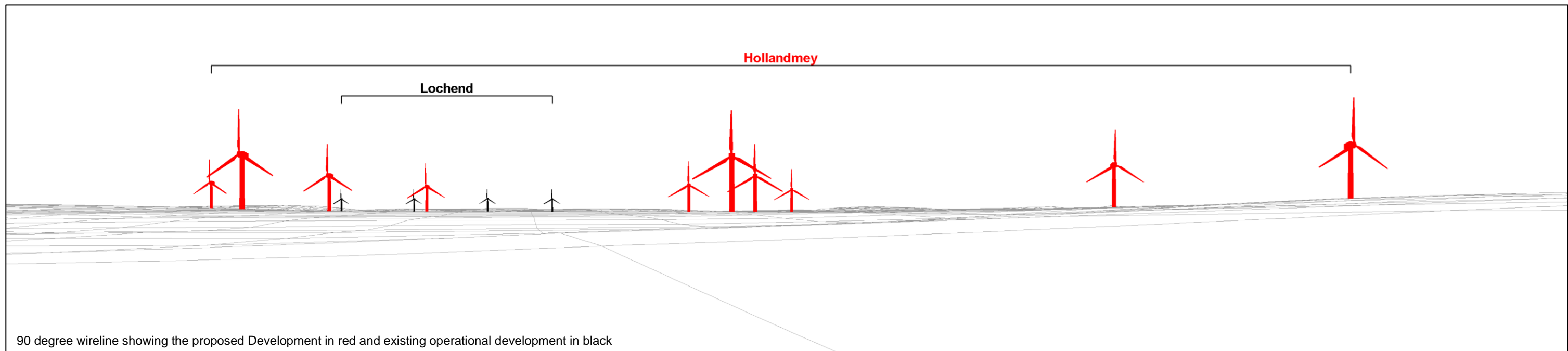
The proposed Development would be a prominent new focal point in views from the rear of the property. It would not be visible from the principal south facing elevation. The proposed Development would be set within a large-scale landscape and the wind turbines would not conflict with the scale of landform or other features in the view. While the effects would be **'Significant'**, and the proposed Development would be a prominent new focal point it would not be a dominant or overbearing feature of views from the dwelling house. The separation distance between RP21 and Slickly means that, while it would be a very noticeable new feature, it would not be a dominant or overbearing feature in views. The addition of the proposed Development would not result in windfarm development encircling the property. It is considered that the effects do not reach the RVAT.



Application Boundary (red outline), Affected Horizontal Field of View (dashed purple line), Lochend Windfarm (blue dots), Proposed Turbine Location (red dots), Residential Property (purple dot)



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90 degree wireline showing the proposed Development in red and existing operational development in black

**RP23: SLICKLY FARM**

**Single storey, detached cottage**

*Property location*

OS grid ref: 329652E, 966845N  
 Altitude: 58 m  
 Distance to nearest wind turbine: 1,645 m (T4)

*Hollandmey RED theoretical visibility*

Affected field of view: 47°  
 No. blade tips visible: 10  
 No. nacelles visible: 10

**Baseline residential visual amenity**

RP23 is a single storey cottage with the principal orientation to the south and with four windows on the north facing elevation. The dwelling house is accessed at its west elevation. There is partial screening by landform in the direction of the Site including mounds of spoil on the north side of the road by which the property is accessed.

**Step 3: Assessment of significance of effect**

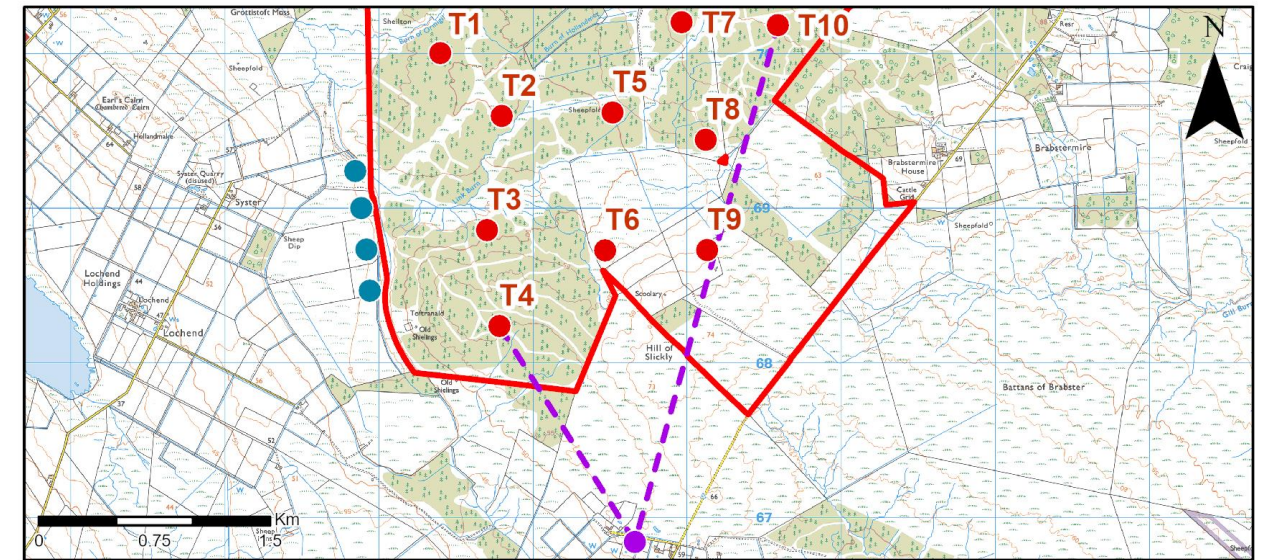
The nearest wind turbine would be T4 approximately 1.6 km to the northwest. T6 and T9 would be positioned approximately 1.88 km and 1.92km to the north. The proposed Development would be a prominent new focal point in views from the north elevation and from the domestic curtilage of the property. All ten wind turbines would be visible, and it would occupy a large proportion of the field of view.

The principal orientation of the RP23 is north-south with a single window on the east facing elevation. Slickly would be visible in views east from the east elevation and from garden ground although the principal view direction is to the south. The nearest wind turbine of Slickly would be T4 at a distance of 1.7 km.

The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

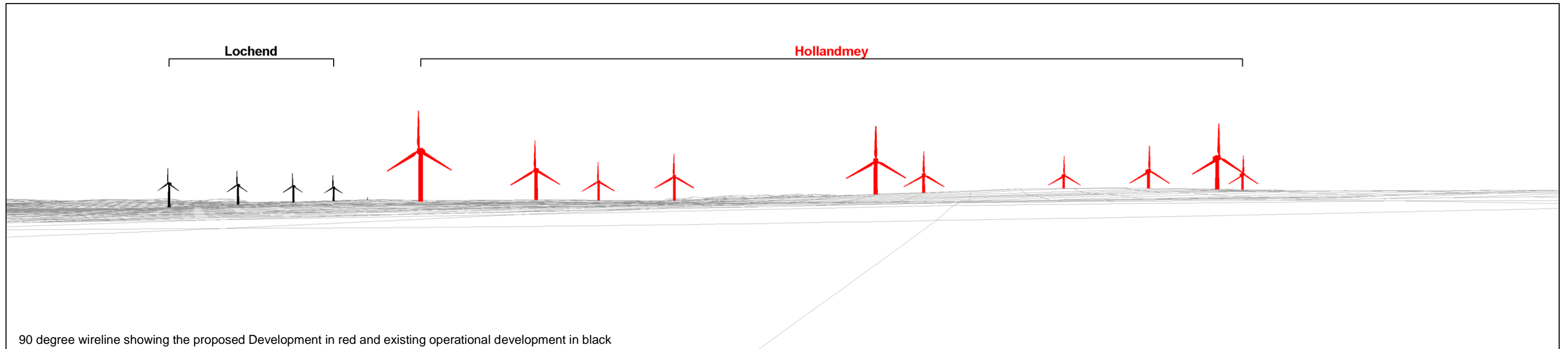
The proposed Development would be a prominent new focal point in views when viewed from the north elevation and the domestic curtilage of the dwelling house. It would not be visible from the principal south facing elevation. The proposed Development would be set within a large-scale landscape and the wind turbines would not conflict with the scale of landform or other features in the view. While the effects would be **'Significant'**, and the proposed Development would be a prominent new focal point it would not be a dominant feature of views from the dwelling house. The separation distance between RP23 and Slickly means that would be a very noticeable new feature from garden ground. However, it is unlikely to be discernible in principal views south from inside the dwelling and there would be restricted views and would not be a dominant or overbearing feature in views from garden ground. The addition of the proposed Development would not result in windfarm development encircling the property. It is considered that the effects do not reach the RVAT.



- Application Boundary
- Affected Horizontal Field of View
- Lochend Windfarm
- Proposed Turbine Location
- Residential Property



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90 degree wireline showing the proposed Development in red and existing operational development in black

**RP24: MOOREEDGE**

**Single storey, detached bungalow**

*Property location*

OS grid ref: 329791E, 966831N  
 Altitude: 59 m  
 Distance to nearest wind turbine: 1,734 m (T4)

*Hollandmey RED theoretical visibility*

Affected field of view: 48°  
 No. blade tips visible: 10  
 No. nacelles visible: 10

**Baseline residential visual amenity**

RP24 is a single storey cottage with the principal orientation to the south and with four windows on the north facing elevation. The dwelling house is accessed at its west elevation. There is partial screening by landform in the direction of the Site including mounds of spoil on the north side of the road by which the property is accessed.

**Step 3: Assessment of significance of effect**

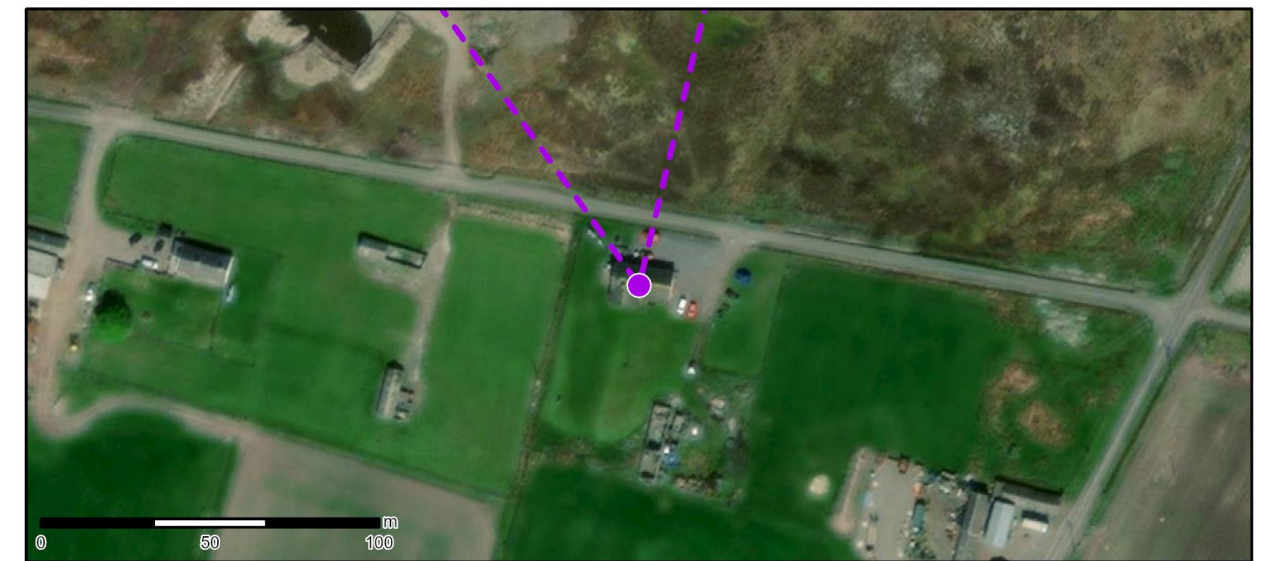
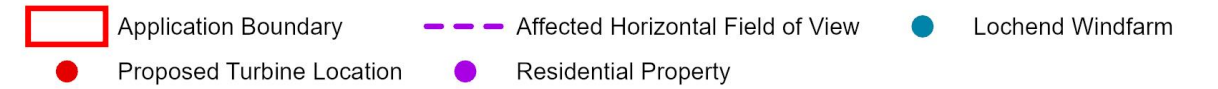
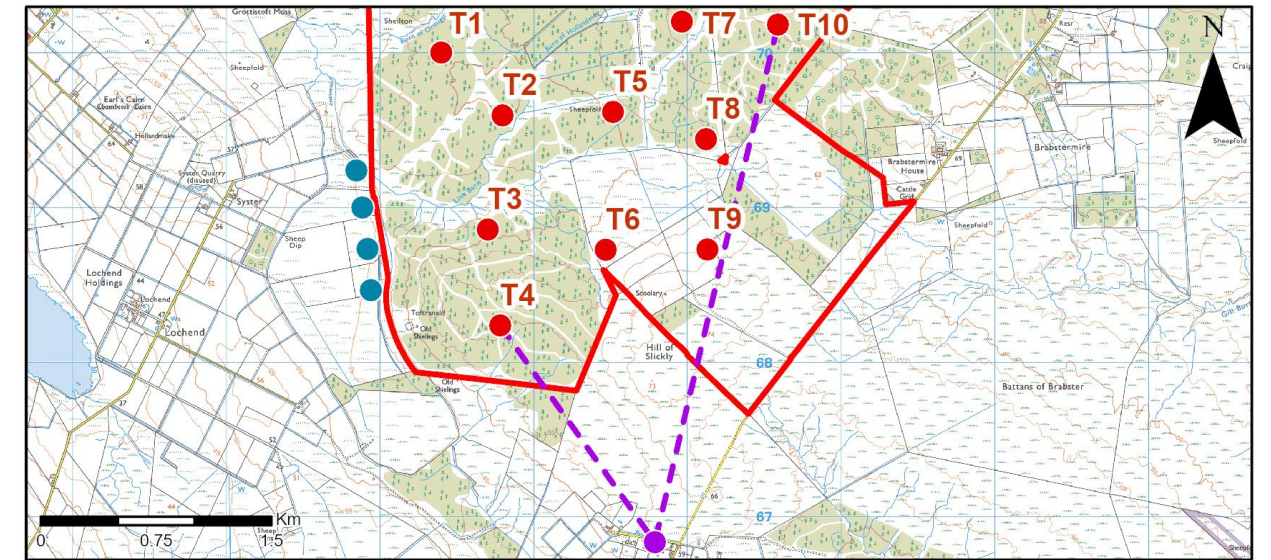
The nearest wind turbine would be T4 approximately 1.6 km to the northwest. T6 and T9 would be positioned approximately 1.88 km and 1.92km to the north. The proposed Development would be a prominent new focal point in views from the north elevation and from the domestic curtilage of the property. All ten wind turbines would be visible, and it would occupy a large proportion of the field of view.

Slickly is unlikely to be discernible from inside the dwelling due to the principal orientation of the dwelling being north-south and the absence of windows on the east facing elevation. Slickly would be visible in views east from garden ground although the principal view direction is to the south. The nearest wind turbine of Slickly would be T4 at a distance of 1.6 km.

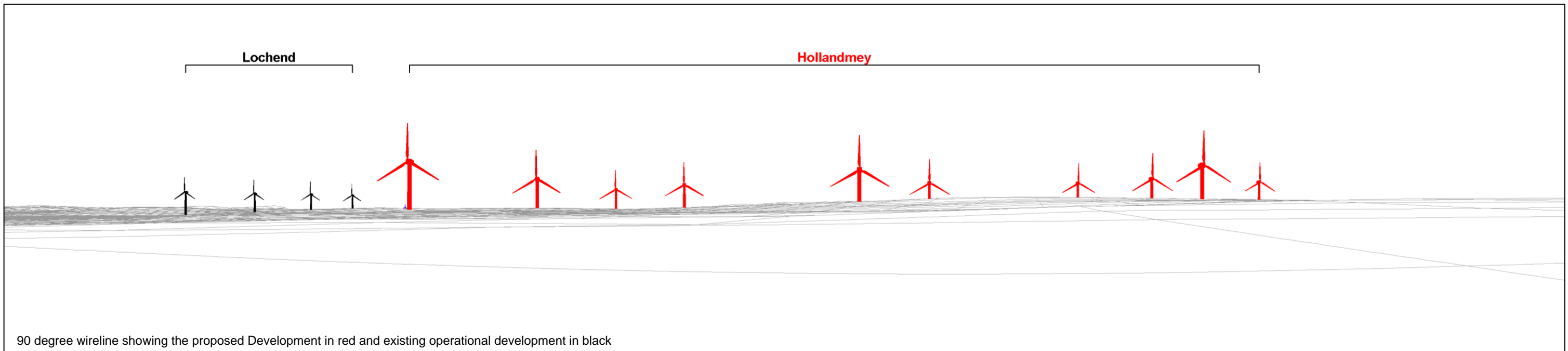
The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

The proposed Development would be a prominent new focal point in views when viewed from the north elevation and the domestic curtilage of the dwelling house. It would not be visible from the south facing elevation. The proposed Development would be set within a large-scale landscape and the wind turbines would not conflict with the scale of landform or other features in the view. While the effects would be **'Significant'**, and the proposed Development would be a prominent new focal point it would not be a dominant feature of views from the dwelling house. The separation distance between RP24 and Slickly means that it would be a very noticeable new feature from garden ground only. However, it is unlikely to be discernible from inside the dwelling and would not be a dominant or overbearing feature in views from garden ground. The addition of the proposed Development would not result in windfarm development encircling the property. It is considered that the effects do not reach the RVAT.



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90 degree wireline showing the proposed Development in red and existing operational development in black



**RP26: 10 LOCHEND HOLDING**

**Single storey, detached bungalow**

*Property location*

OS grid ref: 327429E, 967739N  
 Altitude: 54 m  
 Distance to nearest wind turbine: 1,442 m (T4)

*Hollandmey RED theoretical visibility*

Affected field of view: 46°  
 No. blade tips visible: 10  
 No. nacelles visible: 10

**Baseline residential visual amenity**

RP26 is a bungalow that is accessed directly from a minor road that provides access to it and RP27. The principal orientation is northeast-southwest and larger windows on the southwest elevation indicate that the principal rooms may be facing away from the Site. There are four windows and an entrance door on the northeast elevation and no windows or doors on the southeast elevation. Lochend Windfarm is a very noticeable feature in views. At the time the survey work was undertaken in November 2020 the property appeared uninhabited.

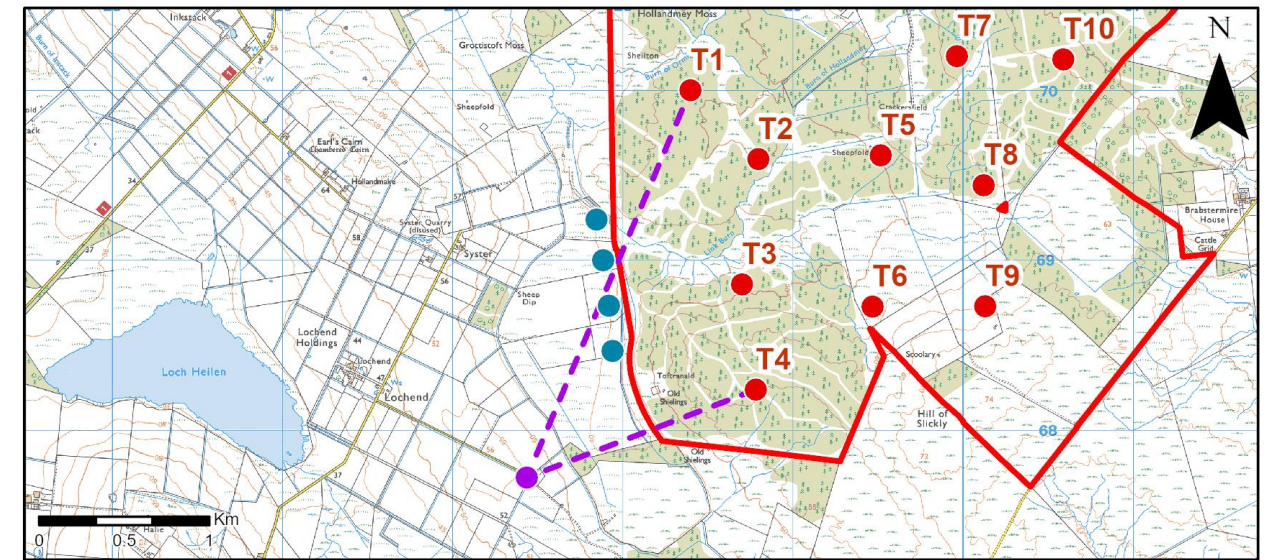
**Step 3: Assessment of significance of effect**

The nearest wind turbine would be T4 approximately 1.4 km to the northeast with T3 at a distance of 1.65 km. The proposed Development would be a prominent new focal point in views from the northeast elevation and from the domestic curtilage of the property. All ten wind turbines would be visible, and it would occupy a large proportion of the field of view. Slickly would be visible from garden ground only, at a distance of 4.2 km (T4) and would overlap with operational Stroupster windfarm.

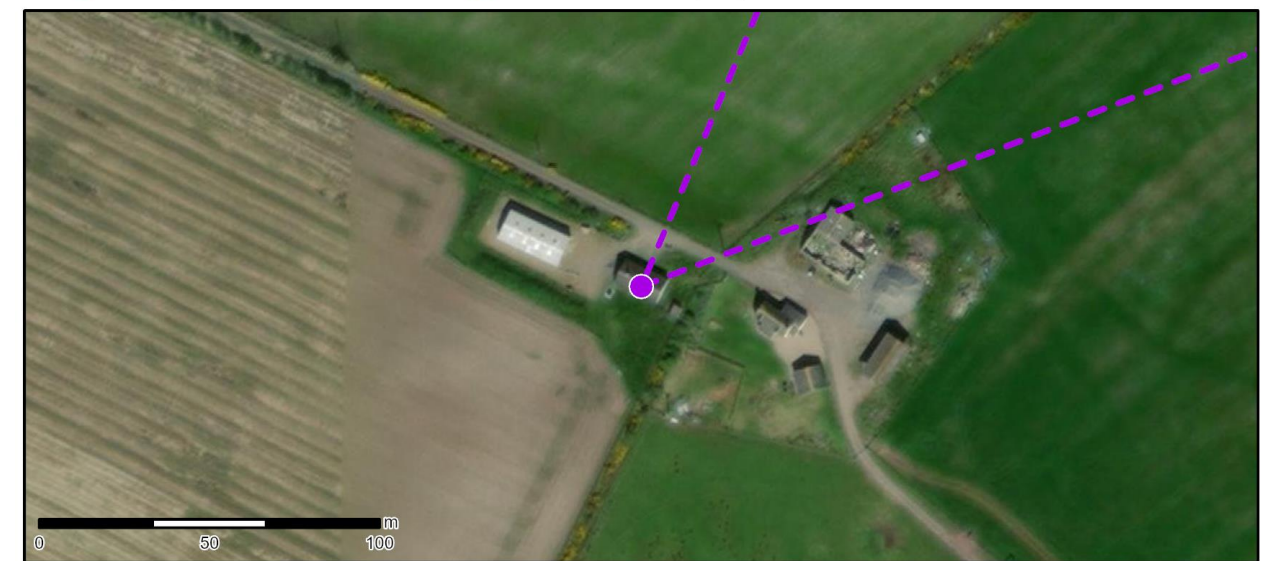
The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

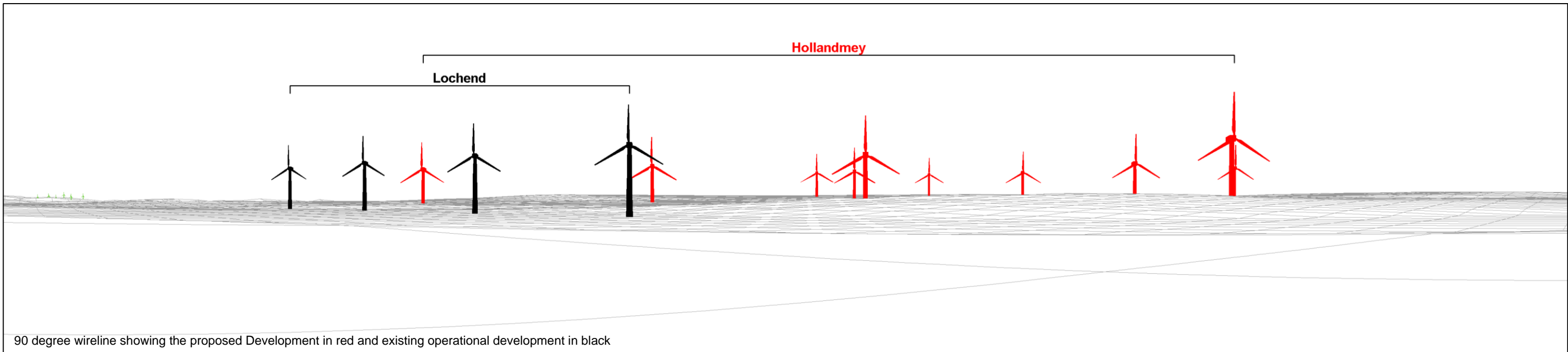
At the time the survey work was undertaken the property did not appear to be inhabited. The survey indicates that principal rooms are likely to be to the rear of the property facing south and the proposed Development would not be visible. The wind turbines would be at distances of 1.4 km and greater and would be set within a large-scale landscape partly merging with Lochend Windfarm. A large gap would remain between Stroupster and Slickly and the proposed Development would be seen as separate development. The proposed Development would not encircle the property in development nor would it over-intensify development. It is considered that the effects do not reach the RVAT.



- Application Boundary
- Affected Horizontal Field of View
- Lochend Windfarm
- Proposed Turbine Location
- Residential Property



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90 degree wireline showing the proposed Development in red and existing operational development in black

**RP27: THE WHITEHOUSE**

**Two storey, detached house**

*Property location*

OS grid ref: 327466E, 967716N  
 Altitude: 54 m  
 Distance to nearest wind turbine: 1,416 m (T4)

*Hollandmey RED theoretical visibility*

Affected field of view: 46°  
 No. blade tips visible: 10  
 No. nacelles visible: 10

**Baseline residential visual amenity**

RP27 is a two-storey detached house situated approximately 30 m east of RP26. The northeast elevation faces the Site and there are four small ground floor windows and one upper floor window on this elevation. The main entrance to the dwelling house is at the east end of the southwest elevation with a second entrance via a sunroom on the same elevation. The southwest elevation has a sunroom with large southwest facing window, two ground floor windows and two upper floor windows with a small Velux roof window. There is a double garage to the east of the dwelling house and garden ground to the rear and west side. To the east of the property there is a large open frame barn that partly screens views in the direction of the Site.

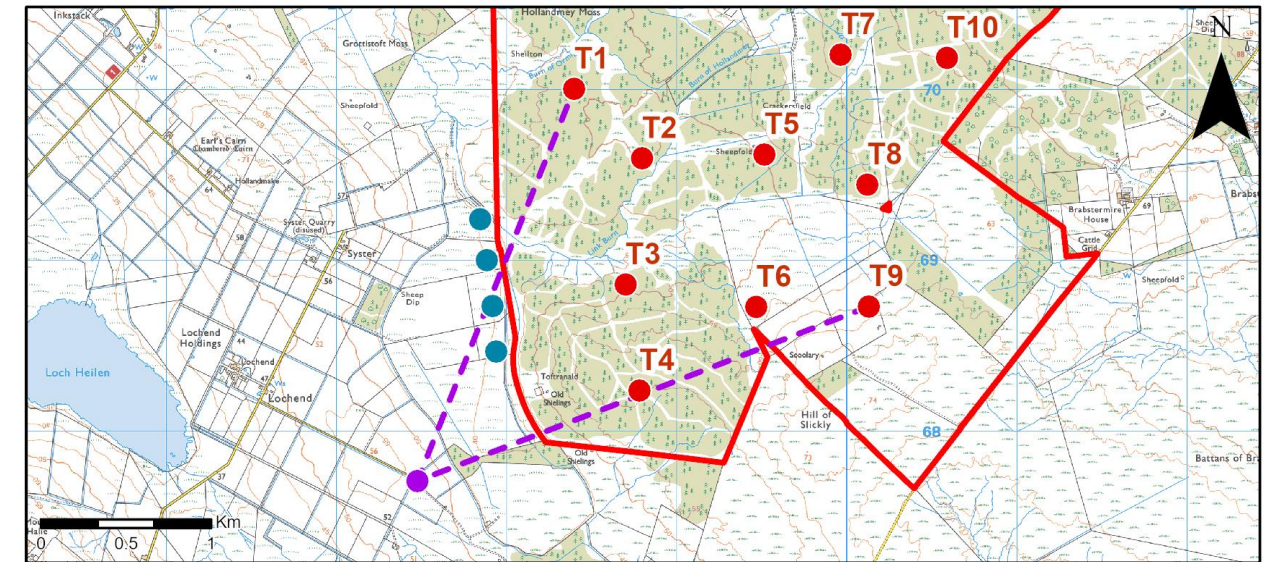
**Step 3: Assessment of significance of effect**

The nearest wind turbine would be T4 approximately 1.4 km to the northeast with T3 at a distance of 1.65 km. The wind turbines would appear smaller than Lochend Windfarm and would be associated with forestry plantation which would maintain the distance perspective. The proposed Development would occupy a large proportion of the field of view and would be a prominent new focal point in views from the domestic curtilage of the property and when glimpsed from the small windows of the northeast elevation. Slickly would be glimpsed from the east elevation and garden ground in combination with Stroupster. The detached garage associated with the property and an adjacent barn would partly screen Slickly and Stroupster.

The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

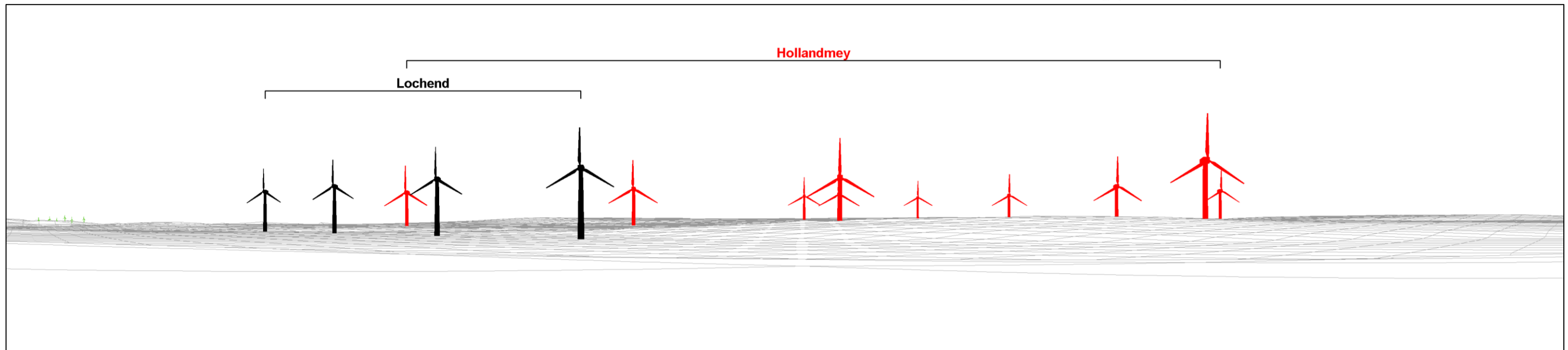
The principal rooms of the property are to the rear and the proposed Development would not be visible from those rooms. Windows facing the proposed Development are small indicating they are associated with secondary rooms and circulation spaces within the property. The proposed Development would be partly screened by outbuildings and would be visible from the domestic curtilage. While the effects would be **'Significant'**, and the proposed Development would be a prominent new focal point it would not be a dominant feature of views from the principal rooms of the dwelling house. While Slickly and Stroupster would be visible these two developments have a limited influence and the addition of the proposed Development would not overwhelm views. It is considered that the effects do not reach the RVAT.



- Application Boundary
- Affected Horizontal Field of View
- Lochend Windfarm
- Proposed Turbine Location
- Residential Property



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90 degree wireline showing the proposed Development in red and existing operational development in black

**RP34: PENNY FALLS**

**Single storey, detached bungalow**

*Property location*

OS grid ref: 326864E, 968758N  
 Altitude: 54 m  
 Distance to nearest wind turbine: 1,839 m (T3)

*Hollandmey RED theoretical visibility*

Affected field of view: 54°  
 No. blade tips visible: 10  
 No. nacelles visible: 10

**Baseline residential visual amenity**

RP34 is a new build bungalow. At the time the survey work was undertaken in November 2020 the property was not yet finished and it was uninhabited. The principal orientation of the property is west-east. The west elevation has three windows, a main entrance door and a garage. The east elevation has two windows and patio doors. There are views in the direction of the Site from the east elevation and Lochend Windfarm is a focal point in views.

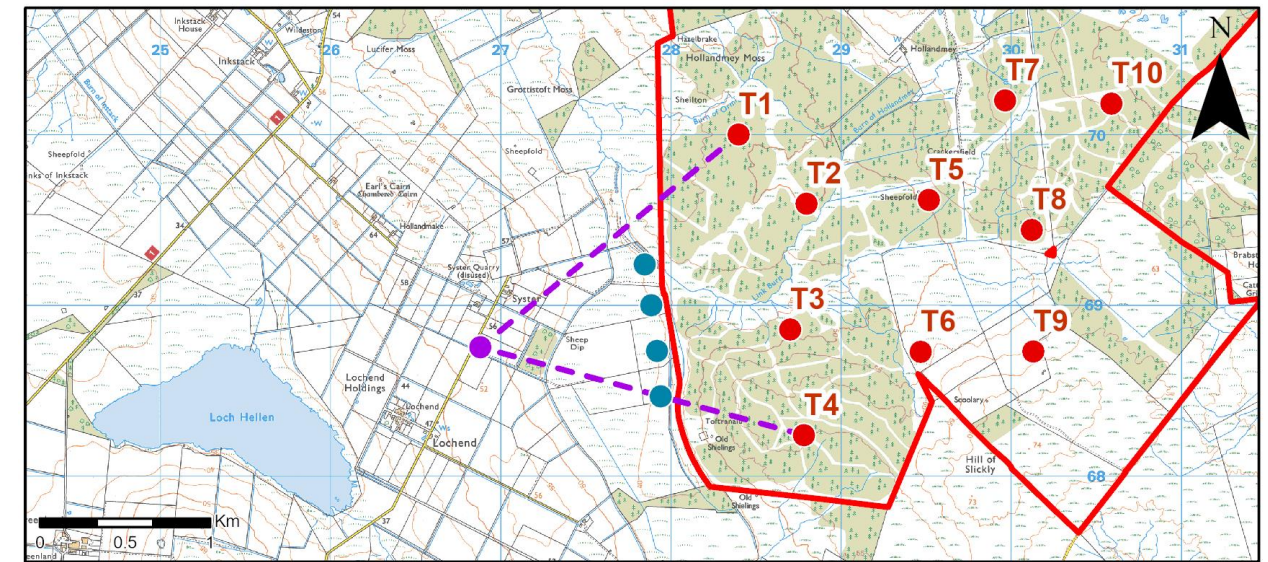
**Step 3: Assessment of significance of effect**

The nearest wind turbine would be T3 approximately 1.83 km to the east with T4 at a distance of 1.95 km. The nearest wind turbines would appear a similar size to Lochend with eastern turbines reducing in size with increasing distance. Slickly would be visible approximately 5.1 km to the east (T4) and would overlap with Stroupster increasing slightly the proportion of the field of view occupied by windfarm development. The proposed Development would slightly increase the field of view occupied by wind turbines which are an established part of the view and would intensify the appearance of windfarm development.

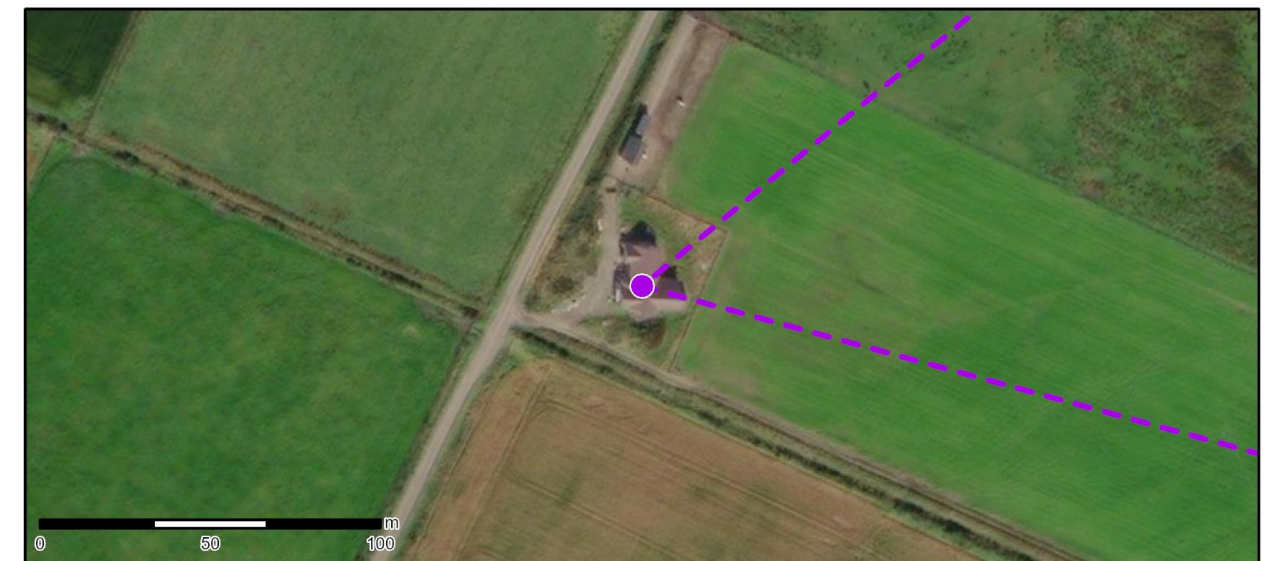
The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

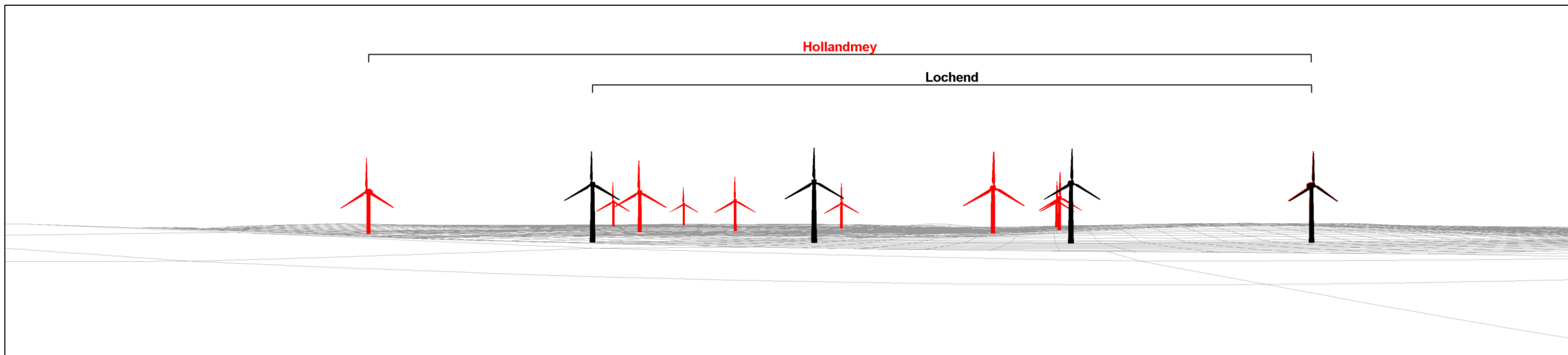
The proposed Development would be seen in the context of Lochend Windfarm and wind turbines would appear of comparable size but over 1.83 km from the property. While the change to the view is identified as **'Significant'** it is considered that the effects do not reach the RVAT. The proposed Development would result in intensification of windfarm development. However, the proposed Development would largely be contained within the horizontal field of view occupied by Lochend Windfarm. There would be some overlapping of wind turbines (T4, T6 and T9) with Lochend wind turbines. However, the separation distance between Lochend Windfarm and the proposed Development would be approximately 0.8 km and greater which mitigates to a degree the overlapping effect. T5-T10 would be at distances of 2.6 km and greater from RP34. The separation distance between the property and Slickly means that it, and Stroupster, have a limited influence on views and the impacts relate primarily to the addition of the proposed Development. There are open views to the north, south and east from the property that would not be affected by the proposed Development.



- Application Boundary
- Affected Horizontal Field of View
- Lochend Windfarm
- Proposed Turbine Location
- Residential Property



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90 degree wireline showing the proposed Development in red and existing operational development in black

**RP40: BROADLEAN**

**Two storey, detached house**

*Property location*

OS grid ref: 326516E, 971130N  
 Altitude: 45 m  
 Distance to nearest wind turbine: 2,192 m (T1)

*Hollandmey RED theoretical visibility*

Affected field of view: 39°  
 No. blade tips visible: 10  
 No. nacelles visible: 10

**Baseline residential visual amenity**

RP40 is a two-storey detached property at an elevated location to the east of Barrock. Its principal orientation is to the east northeast and southeast. There are views from ground and upper floor windows on the east elevation and from the south elevation and the domestic curtilage where the property is entered on the south side.

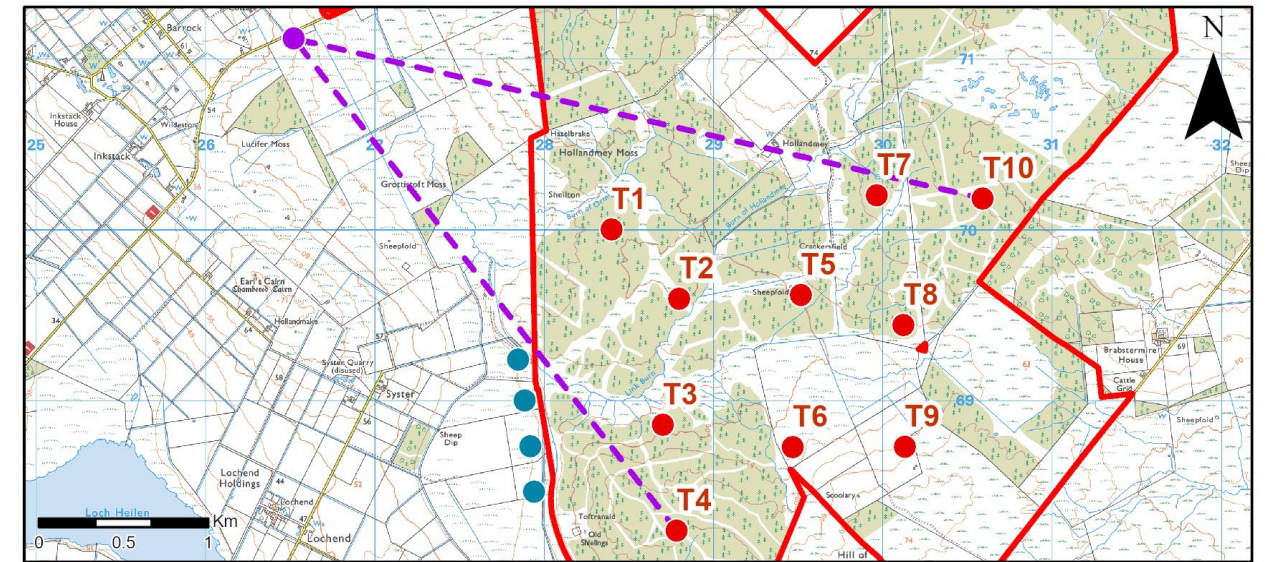
**Step 3: Assessment of significance of effect**

The nearest wind turbine would be T1 at a distance of 2.18 km to the southeast and there would be uninterrupted views of all 10 wind turbines. The proposed Development would be a new focal point occupying a large proportion of the field of view. When forestry is felled for timber there would be a slight increase in visibility of the lower parts of wind turbines in Stroupster and Slickly windfarms. However, their influence on views would be limited at separation distances of greater than 6.7 km.

The magnitude of effect is assessed as **'High'** and the effect would be **'Significant'**.

**Step 4: Residential visual amenity threshold assessment**

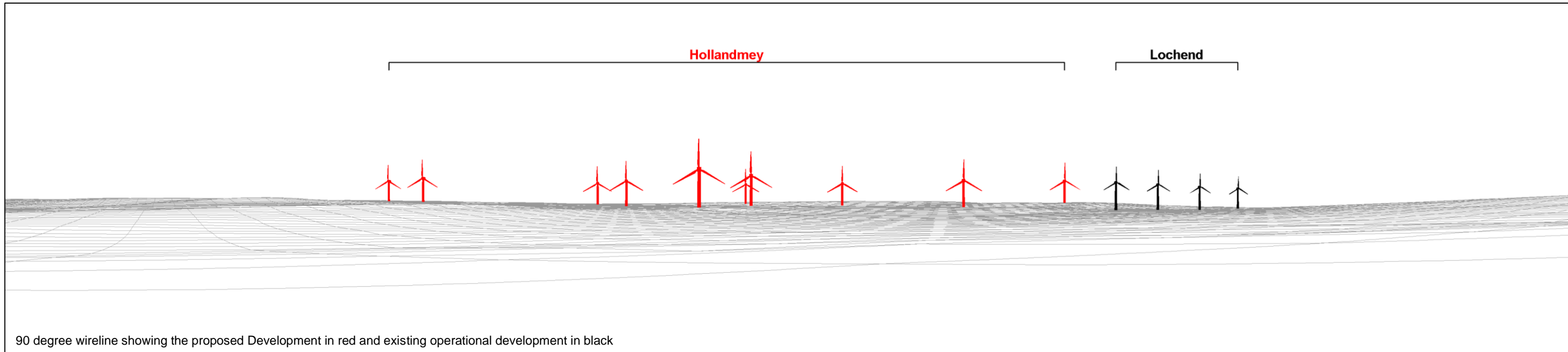
The property is situated at an elevated and open location within 2.19 km of the nearest wind turbine of the proposed Development. The scale of the landscape viewed from the property is vast and views are long distance but of a relatively simple composition. The majority of wind turbines would be at distances of 3.1 km or greater with only T1 and T2 at distances of between 2.18 and 2.8 km. The remaining eight wind turbines would appear comparable in size to Lochend wind turbines although the separation distance between the two schemes would be apparent. The proposed Development would be a prominent focal point although it would not dominate visual amenity at the property due to the separation distance and the large scale of the landscape in which it would be located. It is considered that the effects do not reach the RVAT.



- Application Boundary
- Affected Horizontal Field of View
- Lochend Windfarm
- Proposed Turbine Location
- Residential Property



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90 degree wireline showing the proposed Development in red and existing operational development in black

## 7.5 Conclusions

46. The Step 3 assessment indicates there would be **'Significant'** effects on residential amenity at 20 residential properties within the RVAA study area. The Step 4 assessment indicates that for those seven properties assessed as having a **'High'** magnitude of effect, effects would not reach the residential visual amenity threshold at any of the properties assessed. This is due to a range of factors including:

- Separation distance between residential properties and the proposed Development which mitigates effects and reduces the potential for overbearing effects;
- Visibility of the proposed Development in one part of the views available from the property or its domestic curtilage and avoidance of views from the principal rooms or elevation;
- The large scale and horizontal emphasis of the landscape which could accommodate the proposed Development and avoid adverse scale comparisons;
- The wide spacing of wind turbines in the proposed Development and the loose design of the array means that the proposed Development would not appear dense and would avoid over-intensification of development.
- Separation distance between residential properties and Slickly cumulative proposed development and separation distance between it and the proposed Development, and orientation of properties which avoids encirclement of residential properties and over-intensification of development.

# Annex 1: Step 3 Detailed Assessment of Significance of Effect

## RP1 - West Lodge

47. West Lodge is a single storey detached dwelling situated on a minor road diagonally opposite the entrance to the Site to the northeast. It has a bay window and two other windows on the south elevation facing the Site. The property is accessed via a door on the west elevation where there is also gated access to a driveway and garden ground to the rear where there is a second entrance door. There is a second gated entrance to the drive off the minor road that runs past the Site entrance. The rear garden is enclosed on all sides by hedges.
48. Views in the direction of the Site from the dwelling are partly truncated by forestry plantation on the opposite side of the minor road. Lochend Windfarm is noticeable across unforested ground at a distance of approximately 3.25 km. Views to the west towards Dunnet Head are partly screened by a hedge on the west side of the road.
49. The proposed Development would result in the removal of a small area of forestry plantation to create the Site entrance and associated visibility splays. This would open up views slightly from the south elevation of the dwelling and gated entrance although forestry plantation would remain until such as a time as it is felled as part of the cropping cycle. The nearest wind turbine would be T1 at a distance of approximately 2.3 km. It would be visible in combination with Lochend. Blade tips of T2, T3 and T4 would potentially be visible above forestry plantation at a distance of between 2.6km and 4 km. The majority of the proposed Development would be screened by intervening forestry plantation. When the forestry closest to the dwelling is felled for timber, views will open up towards the windfarm.
50. The magnitude of effect is assessed as **'Low'** while forestry remains, becoming **'Medium'** after felling. The effects would be **'Not Significant'** while forestry remains, becoming **'Significant'** after felling.

## RP2 - Woodlands

51. RP2 is a two-storey detached dwelling with a south facing elevation on which there are three ground floor and three upper floor windows and an entrance door. The property is set back from the minor road and accessed via a gravel drive.
52. Views in the direction of the Site are truncated by forestry plantation on the opposite side of the minor road.
53. The proposed Development would result in the removal of a small area of forestry plantation to create the Site entrance and associated visibility splays. This would open up views slightly from the south elevation of the dwelling. The nearest wind turbine to RP2 would be T7 at a distance of 2.35 km with T1 at a distance of approximately 2.4 km.
54. The proposed Development would not be visible due to the screening effects of forestry plantation. When the forestry closest to the dwelling is felled for timber, views will open up towards the turbines.
55. The magnitude of effect is assessed as **'None'** while forestry remains, becoming **'Medium'** after felling. The effects would be **'Not Significant'** while forestry remains, becoming **'Significant'** after felling.

## RP3-5 - 1 Phillips Mains and No. 2 and No. 3 Cottages, Phillips Mains

56. Phillips Mains Cottages is a terrace of 2 single storey and one two storey houses at Phillips Mains Farm. All properties face southeast. The two-storey property has three ground floor windows, three upper floor windows and a door on the southeast elevation and an area of garden ground. The two single storey cottages each have three ground floor windows and a door on the southeast elevation with one property having two Velux roof windows and one having three Velux roof windows. Each single storey cottage has a small area of garden ground to the rear. All three properties are accessed via a track that runs southwest from the minor road to the north of the Site. The front access door to each property is on the northwest elevation.
57. Views in the direction of the Site are truncated by a large shed that is positioned along the south eastern boundary to the gardens of all three properties.

58. The nearest wind turbine would be T7 at a distance of 1.78 km to the south with T10 1.94 km to the south southeast. The proposed Development would not be visible from the ground floor or rear garden ground of each property due to screening by the shed. The proposed Development may be partly visible from the upper floor of the two-storey property only.
59. The magnitude of effect for the two single storey properties would be none and the effects would be **'Not Significant'**. The magnitude of effect at the two-storey property would be **'Low'** and the effects would be **'Not Significant'**.

## RP6 - Bridle Way

60. RP6 is a detached two storey property and part of a group of buildings forming a farmstead. Views in the direction of the Site from the rear ground floor of the property are screened by a shed while views from the rear upper floor are uninterrupted.
61. The nearest wind turbine would be T10 at a distance of approximately 2 km to the southwest with T7 at a distance of approximately 2.45 km. T10 and T7 would be the more noticeable wind turbines in the proposed Development. Forestry plantation partly screen the proposed Development with blade tips only visible for the majority of wind turbines.
62. The magnitude of effect is assessed as **'Medium'** and the effects would be **'Significant'**. While the proposed Development would be visible it would be seen mainly from the domestic curtilage of the property and from the rear upper floor and not the principle ground floor rooms where views would be screened by buildings. The wind turbines would be at a distance of 2 km or greater. They would be present on the skyline occupying a moderate proportion of the field of view. While this would be a **'Significant'** change to views it is not considered to be of **'High'** magnitude as the wind turbines are too distant to exert a strong influence on visual amenity.
63. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in the proportion of the proposed Development that will be visible. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as **'Medium'** after felling and the effects would be **'Significant'**.

## RP7 and RP8 – Shean Cottage and Widdershins Cottage

64. These two single storey properties are adjacent to each other and both properties are orientated east-west. Views in the direction of the Site from the northern property (RP7) are partly screened by RP8 while views from RP8 are partly screened by trees.
65. The nearest wind turbine would be T10 at a distance of approximately 2 km to the southwest with T7 at a distance of approximately 2.45 km. T10 and T7 would be the more noticeable wind turbines in the proposed Development. Forestry plantation partly screens the proposed Development with blade tips only visible for the majority of wind turbines. Views of the proposed Development would be acutely angled and predominantly from the domestic curtilage of the properties and from the approach along the minor road.
66. The magnitude of effect is assessed as **'Medium'** and the effects would be **'Significant'**. While the proposed Development would be visible it would be seen mainly from the domestic curtilage of each property and the wind turbines would be at a distance of 2 km or greater. They would be present on the skyline occupying a moderate proportion of the field of view. While this would be a **'Significant'** change to views it is not considered to be of **'High'** magnitude as the wind turbines are too distant to exert a strong influence on visual amenity and the principal orientation of the properties is east-west.

67. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in the proportion of the proposed Development that will be visible. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as **'Medium'** after felling and the effects would be **'Significant'**.

## RP9 - Bencorragh House

68. A single storey detached cottage with views in the direction of the Site screened by vegetation.
69. The nearest wind turbine would be T10 at a distance of approximately 2.18 km to the southwest with T7 at a distance of approximately 2.68 km. Landform and forestry plantation would screen the majority of the proposed Development with blade tips only if wind turbines being visible with the exception of T7 and T10 which would be more noticeable. The principal

orientation of the property is north northeast with the west northwest elevation having small windows from which there would be glimpsed views of the proposed Development. Views of the proposed Development would occur mainly in the domestic curtilage of the property on approaching the private drive and exiting the drive.

70. The magnitude of effect is assessed as **'Low'** and the effects would be **'Not Significant'**.

71. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and increase in the number of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Low' after felling and the effects would be 'Not Significant'.

#### RP10 - Clairlea

72. RP10 is a bungalow situated on the west side of the minor road on the southern fringes of Upper Gills. The principal orientation of the property is east southeast. The southern boundary to the property comprises a tall hedge while the western boundary is a row of conifers. Views in the direction of the Site are heavily filtered / screened by vegetation.

73. The nearest wind turbine would be T10 at a distance of approximately 2.4 km to the southwest. There would potentially be glimpsed and heavily filtered views of T7 and T10 with the majority of the proposed Development being screened by vegetation on the property boundary.

74. Given the proportion of the proposed Development that would be visible and the heavily filtered views the magnitude of effect is assessed as **'Negligible'** and the effect would be **'Not Significant'**.

#### RP11 - Hazel Cottage

75. RP11 is a single storey detached property approximately 100 m to the southeast of RP10. It is accessed via a short private drive and is set back from the minor road. The principal orientation of the property is to the north with a porch on the west facing elevation. Views in the direction of the Site from the south elevation are screened by outbuildings.

76. The proposed Development would be visible primarily from the domestic curtilage to the property when accessing it via the private drive and from garden ground. The nearest wind turbine would be T10 at a distance of approximately 2.35 km to the southwest and T7 at a distance of 2.9 km. There would be views of T7 and T10 with the majority of the proposed Development being screened by landform and only blade tips of wind turbines visible.

77. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

78. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and an increase in the number of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Low' after felling and the effects would be 'Not Significant'.

#### RP12 - Ha' of Gills

79. RP12 is a single storey property with associated outbuildings. It is set back from the road and accessed via a private drive. The principal orientation of the property is north-south. A belt of trees to the northwest of the property growing alongside the minor road provide enclosure to the property. Trees to the west and south of the property screen views in the direction of the Site.

80. The nearest wind turbine would be T10 approximately 2.25 km to the southwest and T7 would be 2.8 km to the southwest. The proposed Development would only be visible at the entrance to the private drive. Vegetation on the property boundary would screen the proposed Development from within the dwelling and from the majority of the domestic curtilage. T7 and T10 would be the more noticeable wind turbines when seen from the entrance to the private drive. The majority of wind turbines would either not be visible or blade tips only would be seen.

81. The magnitude of effect is assessed as **'Negligible'** and the effect would be **'Not Significant'**.

82. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and increase in the number of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Negligible' after felling and the effects would be 'Not Significant'.

#### RP13 - Kandahar

83. RP13 is a single storey detached property with its principal orientation facing east-west. It is set back from the road and accessed via a short private drive. The property grounds are enclosed by a wooden board fence and hedge on the western boundary and to the south of the dwelling there is a garden with mature shrubs and small tree that screens views in the direction of the Site.

84. The nearest wind turbine would be T10 approximately 2.25 km to the southwest and T7 would be 2.8 km to the southwest. The proposed Development would be visible from the private drive and might be glimpsed from the southernmost part of the garden ground. The proposed Development would not be visible from the dwelling house. T7 and T10 would be the more noticeable wind turbines when seen from the entrance to the private drive. The majority of wind turbines would either not be visible or blade tips only would be seen.

85. The magnitude of effect is assessed as **'Negligible'** and the effect would be **'Not Significant'**.

86. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and a slight increase in the extent of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Negligible' after felling and the effects would be 'Not Significant'.

#### RP14 - Belvedere

87. RP14 is a 1.5 storey detached property with its principal orientation facing east-west. It is set back from the road and accessed via a short private drive. There are ground floor windows only on the west elevation and a single upper floor window on the south elevation. A hedge on the western boundary of the grounds partly screens views in the direction of the Site.

88. The nearest wind turbine would be T10 approximately 2.1 km to the southwest and T7 would be 2.7 km to the southwest. There would be angled views of the proposed Development from the ground floor west elevation windows and acutely angled views from the south facing upper floor window. The proposed Development would be visible from the domestic curtilage of the property. T7 and T10 would be the more noticeable wind turbines when seen from the entrance to the private drive. The majority of wind turbines would either not be visible or blade tips only would be seen.

89. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

90. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and a slight increase in the extent of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Low' after felling and the effects would be 'Not Significant'.

#### RP15 - Heather Moor

91. RP15 is a single storey detached property with outbuildings with its principal orientation facing east-west. It is set back from the road and accessed via a 0.18 km long private drive. At the time the survey was undertaken in September 2020, two windows in the west were covered with boards and the property did not look inhabited. There are two windows on the south elevation. The dwelling house is set low in the landscape and there is partial screening by rising landform in the direction of the Site.

92. The nearest wind turbine would be T10 approximately 2.2 km to the southwest and T7 would be 2.8 km to the southwest. There would be angled views of the proposed Development from the west elevation windows and potentially acutely angled views from the south facing windows. The proposed Development would be visible from the domestic curtilage of the property and from the private drive. T7 and T10 would be the more noticeable wind turbines and the majority of wind turbines would either not be visible or blade tips only would be seen.

93. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.
94. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and a slight increase in the extent of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Low' after felling and the effects would be 'Not Significant'.
- RP16 - Torshamn**
95. RP16 is a 1.5 storey detached property slightly set back from the minor road and accessed via a short private drive. The principal orientation of the property is north-south. There is a single window on the ground floor west elevation and a single upper floor window. There is low level filtering of views by vegetation on the western and southern boundary to the grounds. Uninterrupted views to the north.
96. The nearest wind turbine would be T10 approximately 1.95 km to the west southwest and T7 would be 2.6 km to the west southwest. There would be slightly angled views of the proposed Development from the west elevation windows and potentially acutely angled views of wind turbines in the southern part of the proposed Development from the south facing windows. The proposed Development would be visible from the domestic curtilage of the property. T7 and T10 would be the more noticeable wind turbines with the nacelles of most of the wind turbines visible. The proposed Development would not be visible from the north elevation of the dwelling house where the main access is located and large windows looking towards the Pentland Firth. The proposed Development would occupy a moderate proportion of the field of views and while this would represent a **'Significant'** change it would not affect the principal orientation of the property to the north and to the south from which the main living areas obtain views. The effect is not considered to be of **'High'** magnitude as the wind turbines are too distant to exert a strong influence on visual amenity from within the dwelling house and its curtilage.
97. The magnitude of effect is assessed as **'Medium'** and the effect would be **'Significant'**.
98. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and a slight increase in the extent of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Medium' after felling and the effects would be 'Significant'.
- RP17 - Sandbank**
99. RP17 is a single storey detached property set back from the minor road and accessed via a private drive. The principal orientation of the property is north and east. The property is enclosed by coniferous vegetation which restricts outward facing views.
100. The nearest wind turbine would be T10 approximately 1.9 km to the west and T7 would be 2.5 km to the west. There would be heavily filtered views of the proposed Development from the west elevation and domestic curtilage. Views would be partial and glimpsed. T7 and T10 would be the more noticeable wind turbines with the nacelles of most of the wind turbines visible.
101. The magnitude of effect is assessed as **'Medium'** and the effect would be **'Significant'**.
102. When the forestry closest to the dwelling is felled for timber, there will be a slight increase in visibility of the lower parts of wind turbines and a slight increase in the extent of blade tips only above the horizon. However, the degree of change to views will not increase the level of effect compared to that assessed with forestry present in the baseline. The magnitude of effect is assessed as 'Medium' after felling and the effects would be 'Significant'.
- RP18 - The Myre**
103. RP18 is a 1.5 storey detached property situated at the crest of a hill at an altitude of approximately 87 m AOD on a minor road due east of the northern part of the Site. The principal orientations are to the northeast and southeast where there is a porch / sunroom. The dwelling is entered at its western elevation where there are mainly ground floor windows with two small windows on the west facing gable end above the garage and a Velux roof window at the main house. There is a door on the southwest elevation and four ground floor and one upper floor windows. The domestic curtilage to the property is relatively open.
104. The nearest wind turbine would be T10 approximately 1.85 km to the west and T8 would be 2.45 km to the west southwest. From the west elevation there would potentially be views of blade tips of the nearest wind turbines (T7, T8 and T10) which would be positioned at a height of between 60m and 74 m AOD although it is likely that forestry plantation on the west side of the minor road and approximately 85 m from the dwelling house would screen the proposed Development. There would potentially be angled views of T9 from the south elevation at a distance of 2.7 km. Slickly would be a noticeable feature at a distance of approximately 3.6 km (T1). The addition of the proposed Development to Slickly would slightly increase the amount of windfarm development visible from the dwelling. However, due to the restricted visibility of the proposed Development from inside the dwelling, the separation distance to Slickly and the principal orientation of the dwelling it is considered that the magnitude of effect would be limited.
105. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.
106. When the forestry closest to the dwelling is felled for timber, there will be an increase in visibility of the proposed Development. T10 would be visible at a distance of 1.8km from the western elevation and curtilage to the dwelling. There would be oblique views from the southwest elevation with T4, T6 and T9 in the south of the being the more noticeable wind turbines. The extent of the proposed Development visible from inside the house would be limited by the orientation of the view and the fact that the field of view would be restricted by the width of the windows. Forestry felling to accommodate the proposed Development would not influence visibility of Slickly and the addition of the proposed Development would not result in the RVAT being reached.
107. The magnitude of effect is assessed as 'Medium' after felling and the effects would be 'Significant'.
- RP19 - Brabster Farm Cottage**
108. RP19 is a single storey cottage that is accessed via a short section of unclassified road. The principal orientation is east-west. There are four ground floor windows and a porch on the west elevation. A belt of coniferous shrubs on the western boundary of the property screens views in the direction of the Site. The main access to the dwelling is on the east facing elevation.
109. The nearest wind turbine would be T10 approximately 1.95 km to the west and T8 would be 2.5 km to the west southwest with T7 2.5 km to the west. Views from inside the dwelling to the proposed Development would be restricted by vegetation on the property boundary, intervening landform and forestry plantation. The proposed Development would be partly visible from the unclassified road that leads to the property. Slickly would be visible at a distance of 3.5 km (T1) to the south when approaching the property and in views from the curtilage and south facing elevation where there is a porch. The separation distance to Slickly and the restricted views of the proposed Development due to screening vegetation within the property boundary means that its addition to views would result in a limited magnitude of effect.
110. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.
111. When the forestry closest to the dwelling is felled for timber, there will be an increase in visibility of the proposed Development as the lower parts of wind turbines will be visible and there will be an increase in the amount of the proposed Development that will be visible above the horizon. From inside the dwelling there will be glimpsed views of the proposed Development through gaps in the belt of coniferous shrubs growing on the western boundary of the property. Forestry felling to accommodate the proposed Development would not influence visibility of Slickly and the addition of the proposed Development would not result in the RVAT being reached.
112. The magnitude of effect is assessed as 'Medium' after felling and the effects would be 'Significant'.
- RP20 - Davie's Croft**
113. RP20 is a single storey cottage with its principal elevation to the south. It is set back from the road to the east of a forestry plantation with rising land to the north and west. It is accessed via a 0.3 km track. Views in the direction of the Site are restricted by landform, vegetation and buildings.
114. The nearest wind turbine would be T10 at a distance of 1.85 km with T8 2.35km to the west. The proposed Development is unlikely to be visible from the dwelling and its domestic curtilage due to screening by a narrow belt of conifers in the property boundary and by an adjacent block of forestry, although there would be partial views from the access track. Slickly would be a noticeable new feature at a distance of 3.5 km. Given the restricted visibility



The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

115. When the forestry closest to the dwelling is felled for timber, there will be an increase in visibility of the proposed Development as the lower parts of wind turbines will be visible and there will be an increase in the amount of the proposed Development that will be visible above the horizon. A narrow belt of trees along the property boundary will provide some screening and there will be a large gap between the southernmost turbines of the proposed Development and those of Slickly. From inside the dwelling there will be views of the proposed Development from the single window in the west elevation and views from the curtilage of the dwelling. Views would not be overwhelmed by windfarm development and the separation distance between the property and the proposed Development and to Slickly mean that the effects would not be overbearing. The addition of the proposed Development would not result in the RVAT being reached.

116. Given the limited views available from inside the dwelling and the principal orientation being to the south the magnitude of effect is assessed as **'Medium'** after felling and the effects would be **'Significant'**.

#### RP21 - The Old Schoolhouse (see also assessment sheets in Section 7.4)

117. The Old Schoolhouse is a single storey detached property accessed directly off the minor road that runs to the east. The principal orientation of the property is southeast-northwest with garden ground on all sides. There are several windows to the rear of the property which look across a grassed area to the property boundary which comprises of a stone wall approximately 1.2 m in height with some shrubs and trees. There is a stone outbuilding on the property boundary that provides some screening in the direction of the Site.

118. The nearest wind turbine would be T10 at a distance of 1.4 km to the northwest with T9 1.46 km to the southwest and T8 1.48 km to the west. The proposed Development would be a very noticeable new feature in views from the rear of the property. The wind turbines would be visible above forestry plantation and partly obscured by vegetation and outbuildings. While the proposed Development would occupy a large proportion of the field of view and this would represent **'Significant'** change to views from the north side of the property and its domestic curtilage it is not considered to be of **'High'** magnitude. This is due to the distance to the wind turbines, the wide spacing between wind turbines and the loose design of the array which reduces the intensity of development and mitigates the effects. The horizontal emphasis of landform in views and the relatively level topography and simple composition of views means that the height of the wind turbines would not conflict with the scale of the landscape and appear overbearing.

119. The magnitude of effect would be **'Medium'**, and the effects would be **'Significant'**.

120. When the forestry closest to the dwelling is felled for timber, there will be an increase in visibility of the proposed Development as the lower parts of wind turbines will be visible and there will be an increase in the amount of the proposed Development that will be visible above the horizon. While the outbuilding, garden walls and vegetation within the property boundary would continue to provide a degree of screening, a greater proportion of the proposed Development would be visible and the loss of forestry would provide uninterrupted views with the effects of foreshortening views due to the relatively level topography and featureless landscape.

121. The magnitude of effect is assessed as **'High'** after felling and the effects would be **'Significant'**.

#### RP22 - Slickly

122. RP22 is a partly derelict, uninhabited cottage with screening vegetation to the north elevation in the direction of the Site.

123. As the property is uninhabited and there is screening to the north the magnitude of effects is none and the effect is **'Not Significant'**.

#### RP23 - Slickly Farm (see assessment sheets in Section 7.4)

#### RP24 - Mooredge (see assessment sheets in Section 7.4)

#### RP25 - 9 Lochend Holding

124. RP25 is a two-storey farmhouse accessed via a 1.1 km track and positioned to the southwest of an L-shaped stone barn with a large modern shed constructed from metal profile sheeting further to the northwest. The principal orientation is north-south

with a west elevation having patio doors and outdoor seating on an area of decking. The main entrance to the property is at the east elevation. There are three ground floor windows on the north elevation looking in the direction of the Site and there are views to the Site from garden ground. Views of the Site are partly screened by a small area of forestry plantation, the modern shed and stone barns. Lochend Windfarm is a noticeable feature. Views in the direction of the Site from the east elevation are screened by the stone barns.

125. The nearest wind turbine would be T4 approximately 1.7 km to the northeast. T1 and T2 would be visible at distances of 2.85 km and 2.65 km respectively. Upper parts only of T3 would be visible at a distance of 2 km with lower parts screened by forestry plantation. The remaining seven wind turbines would be screened by forestry plantation and buildings from the north elevation.

126. The proposed Development would be screened by buildings from the east elevation and it is likely that only T1 and T2 would be visible from the domestic curtilage and main entrance. The proposed Development would be very noticeable from the access track.

127. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

128. When the small block of forestry closest to the dwelling is felled for timber, there will be an increase in visibility of the proposed Development primarily from garden ground to the north of the dwelling and from the access track. T1 and T2 will be noticeable in open ground as in the present baseline. T3 will be more noticeable and the 7 remaining wind turbines will be noticeable although more distant than T1, T2 and T3 and therefore have less of an influence on views although they will increase the proportion of the proposed Development visible from the garden and access track.. as the lower parts of wind turbines will be visible and there will be an increase in the amount of the proposed Development that will be visible above the horizon.

129. Given these factors the magnitude of effect is assessed as **'Medium'** after felling and the effects would be **'Significant'**.

#### RP26 - 10 Lochend Holding (see assessment sheets in Section 7.4)

#### RP27 - The Whitehouse (see assessment sheets in Section 7.4)

#### RP28 - Morven View

130. RP28 is a detached bungalow situated to the east of Loch Heilen on an unclassified road. The property is orientated south southwest-north northeast. There are four windows and a door on the north northeast elevation and a conservatory on the south southwest elevation. There are views in the direction of the Site from two windows on the north northeast elevation. There are unlikely to be views from two of the windows and the entrance views due to screening by part of the dwelling house. There is a single window on the east elevation of the property with views in the direction of the proposed Development screened by a detached garage. The upper parts of Lochend wind turbines are visible on the horizon occupying a large proportion of the field of view

131. The nearest wind turbine would be T4 approximately 2 km to the east northeast with T3 at a distance of 2.15 km. The wind turbines would appear a similar size to Lochend and due to screening of **lower** parts by landform could be read as part of the same windfarm. The proposed Development would increase the field of view occupied by wind turbines which are an established part of the view. The proposed Development would be visible mainly from the domestic curtilage of the property and would not be visible from the principal south southwest elevation. The principal rooms of the property face southwest in the opposite direction to the proposed Development. While the proposed Development would be visible from the north elevation and from the domestic curtilage the nearest wind turbine would be at a distance of 2 km and the proposed Development would be seen in the context of Lochend Windfarm with the **lower** part of wind turbines screened by landform. While the proposed Development would intensify the appearance of windfarm development and extend slightly the proportion of the field of view occupied by development the wind turbines would be at a sufficient distance from the property and with partial screening not to be overbearing or visually dominant.

132. The magnitude of effect is assessed as **'Medium'** and the effect would be **'Significant'**.

#### RP29-33 - Lochend Holding

133. These five properties are to the west of the minor road that leads to Syster at a distance of 2.38 km from the nearest wind turbine (T4). Field survey indicates there would be glimpsed, acutely angled views of the proposed Development from the eastern most property.
134. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'** on the eastern most property and for the remaining properties the magnitude of effect would be **'Negligible'**, and the effect would be **'Not Significant'**.

#### RP34 - Penny Falls (see assessment sheets in Section 7.4)

##### RP35 - 3 Lochend Holding

135. RP35 is a detached two storey farmhouse accessed via a short access track. The principal orientation of the property is north northeast- south southwest. There are ground floor windows only on the north elevation and a single ground floor window on the east elevation. Views in the direction of the Site are very limited due to the screening effect of buildings in the grounds of the property and by the acute angle of view. There are views in the direction of the Site from the domestic curtilage of the property and from the access track.
136. The nearest wind turbine would be T3 approximately 1.85 km to the east with T2 at a distance of 2 km. Views of the proposed Development from the dwelling house would be very restricted with acutely angled glimpsed views from the north elevation and from the domestic curtilage. The proposed Development would be a noticeable feature from the access track.
137. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

##### RP36 - 2 Lochend Holding

138. RP36 is a detached two storey farmhouse situated at the north end of a minor road. The principal orientation of the property is north northeast- south southwest. The main entrance to the farmhouse is at the north elevation where there are two ground floor windows and one upper floor window. On the east elevation there is a single small upper floor window. The south elevation has two ground floor windows, three upper floor windows and a door leading onto grassed garden ground. The west elevation has a single small ground floor window. There are a number of outbuildings to the north and east of the farmhouse that screen views in the direction of the Site.
139. The nearest wind turbine would be T1 approximately 1.6 km to the northeast with T3 at a distance of 1.6 km to the east T1 would potentially be visible from the domestic curtilage in the vicinity of the main entrance to the dwelling on the north elevation. It would be visible through a gap between outbuildings. The remaining wind turbines would not be visible from ground level except from garden ground to the south of the farmhouse. The Proposed Development would be visible from the single small upper floor window on the east elevation.
140. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

##### RP37 - Hollandmake

141. RP37 is a single storey detached cottage the principal orientation of which is to the southwest. It is set within a large area of garden ground with a gravel drive and yard to the front (southwest). The main entrance is on the southwest elevation with a porch and three ground floor windows. The east elevation has two windows with views in the direction of the Site screened by vegetation, outbuildings and landform. The upper parts of wind turbine in Lochend Windfarm are visible from the domestic curtilage.
142. The nearest wind turbine would be T1 approximately 2.1 km to the east northeast with T2 and T3 at a distance of 2.4 km to the east. The proposed Development would be partially visible from the domestic curtilage of the property. T1, T2, T5, T7, T8 and T10 would be less noticeable than the other four wind turbines which would be seen in the context of Lochend and would appear as a similar size.
143. The magnitude of effect is assessed as **'Low'** and the effect would be **'Not Significant'**.

#### RP38 - Torvean

144. RP38 is a two-storey detached property situated 120 m to the west of Hollandmake. Its principal orientation is to the southwest. There are two windows and door on the east elevation facing the Site. Lochend Windfarm is noticeable and partly screened by landform.
145. The nearest wind turbine would be T1 approximately 2.2 km to the east northeast with T2 and T3 at a distance of 2.5 km to the east. The proposed Development would be a very noticeable new feature on the horizon in views to the east from inside the dwelling and domestic curtilage. The principal rooms of the property face southwest at right angles to the proposed Development. While the proposed Development would be visible from the east elevation and from the domestic curtilage the nearest wind turbine would be at a distance of 2.2 km and the proposed Development would be seen in the context of Lochend Windfarm with the **lower** part of the wind turbines screened by landform. While the proposed Development would intensify the appearance of windfarm development and extend slightly the proportion of the field of view occupied by development the wind turbines would be at a sufficient distance from the property and with partial screening not to be overbearing or visually dominant.
146. The magnitude of effect is assessed as **'Low'** and the effect would be **'Significant'**.

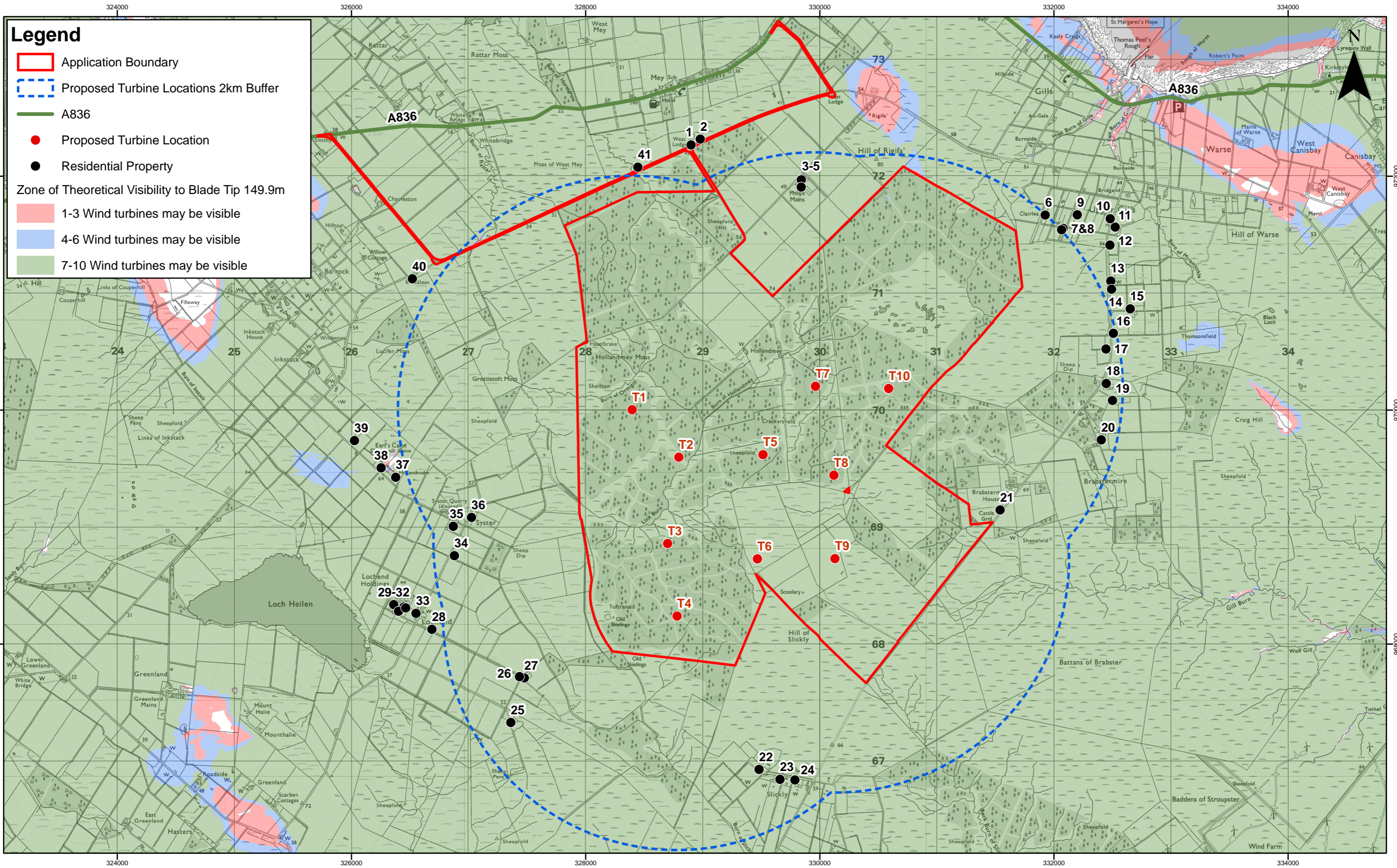
#### RP39 - Unnamed Property

147. RP39 is 0.3 km to the northwest of RP38. Views in the direction of the Site are screened by buildings. The proposed Development would not be visible from the property and the magnitude of effect is none and the effect **'Not Significant'**.

#### RP40 - Broadlean (see assessment sheets in Section 7.4)

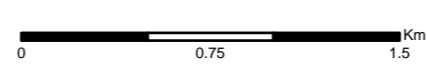
##### RP41 - Kittiwake

148. RP41 is a detached bungalow accessed via a short private drive from a minor road. Its principal orientation is north-south with a west facing sunroom and a detached garage at the southeast corner of the dwelling house. There are four windows on the north elevation and an entrance door. Views in the direction of the site are partly restricted by the garage and by forestry plantation on the south side of the minor road.
149. The nearest wind turbine would be T1 at a distance of 2.1 km to the south with T7 2.35 km to the southeast. T1-T4 would be partly screened by forestry plantation and blade tips only may be visible, though the assessment provided below allows for the fact that this forestry may be felled during the operation of the wind farm. The remaining six wind turbines would be a noticeable new feature in views occupying a large proportion of the field of view with the nearest of those wind turbines being T7. The large-scale landscape and horizontal emphasis of topography mean that the proposed Development would not result in adverse scale comparisons. It would be a very noticeable new feature in views from the south elevation and there would be angled views from the sunroom at the west elevation. While the proposed Development would be a noticeable new feature it would be at a sufficient distance from the property and with partial screening not to be overbearing or visually dominant.
150. The magnitude of effect is assessed as **'Medium'** and the effect would be **'Significant'**.



Rev	Date	By	Comment
C	01/07/2020	DL	Site boundary updated.
B	12/08/2021	DL	Revised Infrastructure
A	15/12/2020	AJ	First Issue.

1:30,000  
Scale @ A3



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## Hollandmey Renewable Energy Development Figure 7.2.1 RVAA Overview

Drg No	HMY_C_086	
Rev	C	Datum: OSGB36
Date	20/10/2021	Projection: TM
Figure	7.2.1	

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