



# Hill of Fare Wind Farm

## Technical Appendix 6.6

### Residential Visual Amenity Assessment

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Ref	

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# 1 LVIA Assessment Criteria

## 1.1 Introduction

- 1.1.1 This technical appendix to the Landscape and Visual Impact Assessment (LVIA) Chapter presents a detailed Residential Visual Amenity Assessment (RVAA) of the Proposed Development. It considers the potential visual effects of the Proposed Development experienced by residents of the nearest properties to the site.
- 1.1.2 During the scoping process it was requested that a RVAA study area should adopt a 2 km from proposed turbines. A plan which illustrates the properties which lie within 2 km of the proposed turbines are illustrated on **Figure 1 of Technical Appendix 6.6**.
- 1.1.3 The RVAA aims to report at a level that is reasonable and proportionate upon identifying potential significant effects upon the visual amenity of dwellings within 2 km. Whether assessed individually or within a group the RVAA 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.
- 1.1.4 It is important to stress that this technical 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 (EIAR). Therefore, this RVAA 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.
- 1.1.5 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 RVAA would most likely have views of the Proposed Development on a regular

basis as they leave and approach their properties through the wider landscape.

- 1.1.6 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 LVIA Chapter (**Chapter 6**).

## 1.2 Discussion of Residential Amenity in Relation to Wind Farms

- 1.2.1 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.
- 1.2.2 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.
- 1.2.3 While the "Lavender Test" is not enshrined in any planning guidance in England or Wales, it has become an approach incorporated 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.

- 1.2.4 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:
- 1.2.5 *“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.”*
- 1.2.6 With regard to visual impacts from residential properties he stated:
- 1.2.7 *“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.”*  
(P/PPA/110/634)
- 1.2.8 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 house not to be overbearing or dominant”* concluding that *“the appeal proposal would have a significant impact on some views from some properties. However, significant impacts are not necessarily unacceptable and I conclude that its impacts on residential amenity overall would not be significantly detrimental.”* (PPA/270/438).
- 1.2.9 The Scottish Ministers’ decision letter for Afton wind farm contains the following statement:
- 1.2.10 *“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.”* (Dated 17 October 2014)
- 1.2.11 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.

- 1.2.12 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:
- 1.2.13 *“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.”*
- 1.2.14 Again, this report was adopted by the Scottish Ministers.
- 1.2.15 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 149.9m to blade tip:
- 1.2.16 *“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”.*
- 1.2.17 *“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”.*

1.2.18 In October 2018, a Reporter’s decision to refuse the proposed Glenouther Renewable Energy Park in East Ayrshire, comprising 12 turbines up to 126.5m to blade tip, considered residential visual amenity for 46 properties located within 2 km of the proposed turbines. The Reporter recognised that there were 11 properties located within 1.1 km of the proposed turbines, and that there was coniferous plantation located between some of the dwellings and the scheme proposals. In concluding the matter of residential visual amenity, the Reporter states:

1.2.19 *“I consider the number of properties that would be exposed to views of the proposed turbines and in so doing, experience a ‘high’ magnitude of change, is substantial. For some properties, I consider that the visual effects of the proposed turbines would be significant and unacceptable, as they would adversely affect the living conditions of occupiers... This situation would be exacerbated for properties lying to the south of the appeal site with the partial felling of the coniferous woodland. I acknowledge the financial involvement of Gree Law and that from some properties views of the proposed turbines would be oblique and and/or filtered by vegetation. For some residents, however, the turbines would form a dominant and defining feature in views from which there would be no respite. For these reasons, I do not accept the appellant’s assertion that the impact of the Proposed Development on residential amenity would be acceptable”.*

## 2 Assessment Methodology

- 2.1.1 In 2019 the Landscape Institute published Technical Guidance Note 2/19 ‘Residential Visual Amenity Assessment (RVAA)’ (March 2019). This confirmed that “*Residential Visual Amenity Assessment (RVAA) is a stage beyond LVIA and focusses exclusively on private views and private visual amenity.*” The Note goes on to state that the guidance it contains “*is not prescriptive but aims to improve standards.*”
- 2.1.2 This analysis has therefore been informed by 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 and latterly, the principles set out in Technical Guidance Note 2/19.
- 2.1.3 In accordance with the above guidelines, the level of visual effect experienced in any given view is ascertained by considering in tandem the sensitivity of the baseline visual receptor and magnitude of change in the view as a result of the development. Professional judgement is then employed to determine whether the effect is significant or not, although this is still based within a recognised framework in line with existing LVIA guidance.
- 2.1.4 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, and in all cases in this assessment, residents at each property have been considered to be of high sensitivity. It is acknowledged, however, that this is a simplified approach which arrives at a worst-case assessment. Sensitivity may, in fact, vary dependent upon the more complex factors such as the functions within the dwelling, for instance 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, notwithstanding the overall high sensitivity for the property as a whole. Similarly, residents



are usually more sensitive to changes in the view from certain parts of their garden or curtilage than others.

- 2.1.5 Visual impacts are caused by the introduction of new elements into the views of a landscape or the removal of elements in the existing view. Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance:

**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.

- 2.1.6 In general, the magnitude of visual impact on residential properties is likely to increase with proximity to the turbines. However, distance from the nearest proposed turbine is only one of the factors that needs to be considered when determining the magnitude of visual impacts 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 at **Technical Appendix 6.6 Figure 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.
- 2.1.7 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. The level of effect is described as either ‘**Major**’, ‘**Major/moderate**’, ‘**Moderate**’, ‘**Moderate/minor**’, ‘**Minor**’, ‘**Minor/No effect**’ or ‘**No effect**’. Professional judgement is then used to inform whether the level of effect identified is significant or not.
- 2.1.8 In this analysis, those effects described as **Major**, **Major/moderate** and in some cases **Moderate**, are identified as ‘significant effects’ in line with the Electricity Works (Environmental Impact Assessment) (Scotland) 2017 Regulations as amended.
- 2.1.9 In the case of each property, once the potential for significant visual effects to arise has been considered, an overall judgement is reached about whether the residents of the property would experience such an overbearing effect on visual amenity that the property would become an unattractive place in which to live. When considering this 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 development.
- 2.1.10 It is acknowledged that there may be visibility of other operational, consented or in planning wind development from some of the RVAA properties. It is considered that none of these other schemes are in sufficient proximity to the residential properties to have the potential to bring about a significant cumulative visual effect when considered with the Proposed Development. Therefore, these schemes are not considered in the RVAA.
- 2.1.11 It is also important to note that these judgements have been made based on the availability of views of the Proposed Development during daylight

hours only. It is considered that during the hours of darkness, views of the proposed turbines would, in many cases, be limited and that any views of the proposed aviation lights would not contribute to the level of effects on the available views to the same extent as views of the proposed turbines during daylight hours.

### 3 Properties Within the RVAA Study Area

3.1.1 At Scoping, a 2 km RVAA Study Area (referred to as the Study Area) was proposed. This was agreed to keep the study proportionate and to focus on the identification of significant effects within 2 km. 28 residential properties were identified from a combination of Ordnance Survey (OS) Address base data, OS 25,000 raster data and aerial photography as being located within the Study Area. These are illustrated in **Technical Appendix 6.6 Figure 1** and are listed in **Table 6.6.1** below.

**Table 6.6.1 - Individual Properties within the 2 km RVAA Study Area**

Property ID	Property Name
1	Easter Leabank Cottage and Easter Leabank
2	Leabank
3	Strath Farmhouse
4	Campfield House and Campfield Cottage
5	Wester Mains
6	Kennerty Farm
7	Cluny Crichton Farm
8	2 Cluny Cottages
9	Corfeidly
10	Blairhead
11	Cormoir
12	Burnhead Farm
13	Burnhead Cottage
14	Midmar Cottage
15	Midmar Castle
16	Manor House
17	Cluster of four properties south of Midmar Castle (private road)
18	Lurg Lodge and Upper Lurg
19	Beinn Alvinn
20	Hillside
21	Mid Tillenhilt
22	Upper Tillenhilt

- 3.1.2 Each of the properties within 2 km which are assessed within this report were contacted by letter in early August 2023 in order to seek to arrange access to the property and/or its curtilage, in order to better understand the effects on visual amenity. Visits to these properties were carried out on Tuesday 15<sup>th</sup> August and Wednesday 16<sup>th</sup> August.
- 3.1.3 For those properties where no access was gained, the assessment has been carried out from the closest publicly accessible vantage points, or the nearest neighbouring property where access was allowed.
- 3.1.4 For each of the properties taken forward, information was gathered through a combination of desk study and site visits, including:
- Name of property;
  - Approximate grid reference of property;
  - General direction of views from the property to the nearest turbine;
  - Distance from the property to the nearest turbine;
  - Approximate elevation of property (AOD);
  - Number of floors within the property;
  - Orientation of the main elevations of the property;
  - Angle of the turbines in the view from a representative point on the façade facing the Proposed Development or part of the curtilage with a view of the Proposed Development;
  - 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 Proposed Development.
- 3.1.5 Where a distance between a residential property and a turbine is provided, the figure given is an approximate measurement between the centre point of the turbine tower and the corner of the nearest façade to the Proposed Development.
- 3.1.6 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 has appraised what is considered to be the worst-case scenario from gardens. Where a property is set back from the

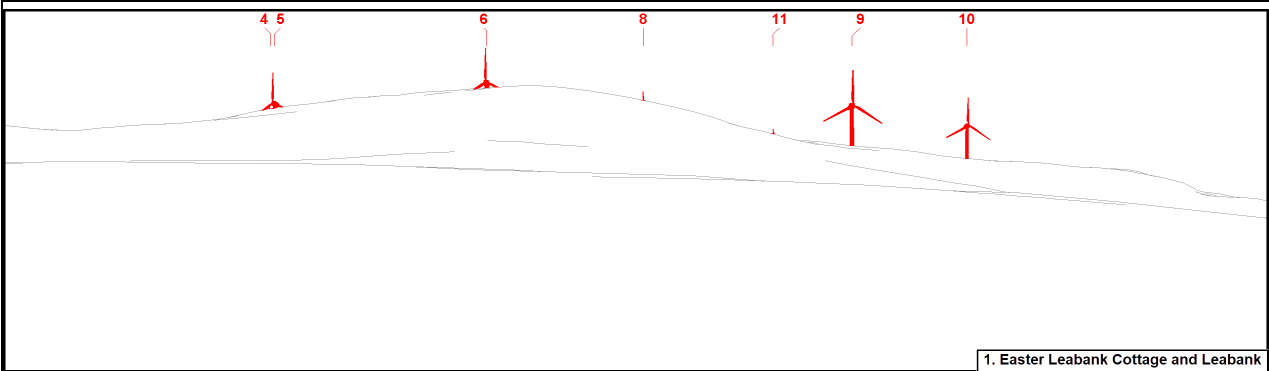
public road along an access track that extends beyond the curtilage of the property, views on approach and departure from the property are also assessed.

- 3.1.7 For each of the privately-owned properties a wireframe model was generated to help identify the scale, arrangement and visibility of the Proposed turbines. These wireline images were reviewed to factor in how natural and built screening would affect visibility of the turbines. In many cases this screening would be such that the wireline images illustrate a far greater potential visibility that would be seen in reality.
- 3.1.8 A bare earth wireframe showing a 90-degree angle of view towards the proposed turbines, from the corner of the nearest façade of each property is provided for each property or property group. The wireframe does not take account of any vegetation screening.
- 3.1.9 A summary of the level of effect experienced from each property is provided at **Table 6.6.2**.

## 4 Assessment of Effects

- 4.1.1 The following section presents the information gathered through field and desktop study and provides detailed analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the wind farm, for each property within the 2 km RVAA Study Area.
- 4.1.2 While the area was visited during summer months whereby increased screening from vegetation, the assessment of effects states the worst-case scenario (winter views) unless otherwise stated.

Property 1 (group) -  
 Easter Leabank Cottage and Easter Leabank


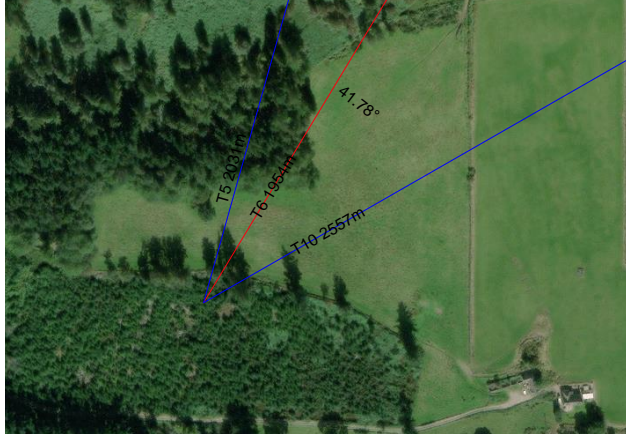
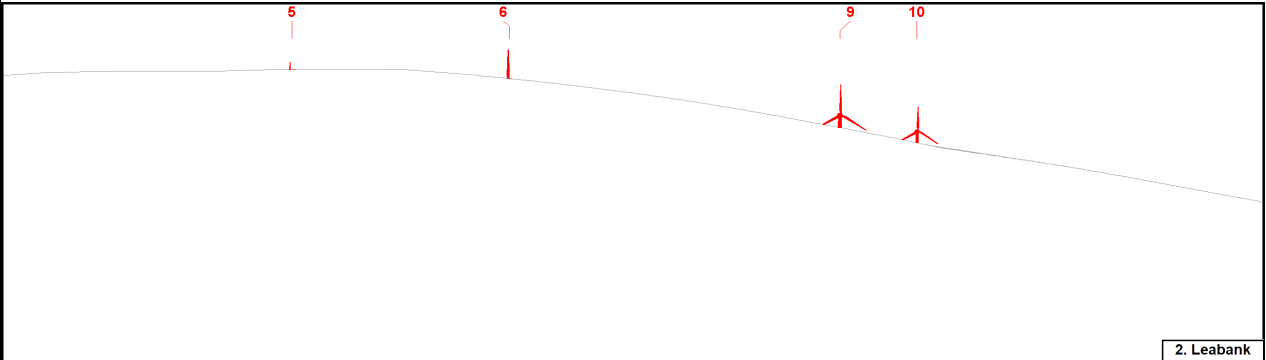


1. Easter Leabank Cottage and Leabank

Property Type:	Single storey dwelling (Easter Leabank Cottage) single-storey dwelling with mezzanine floor (Easter Leabank).	Visible Wind Farm Extent:	49.5°
Grid Reference:	366801, 800483	No. of Blade Tips Visible:	6
Elevation:	145m AOD	No. of Hubs Visible:	4
Orientation of facades towards Proposed Development:	Rear of Easter Leabank Cottage orientated towards Site.		
Distance to Nearest Turbine:	1792m (T9)		

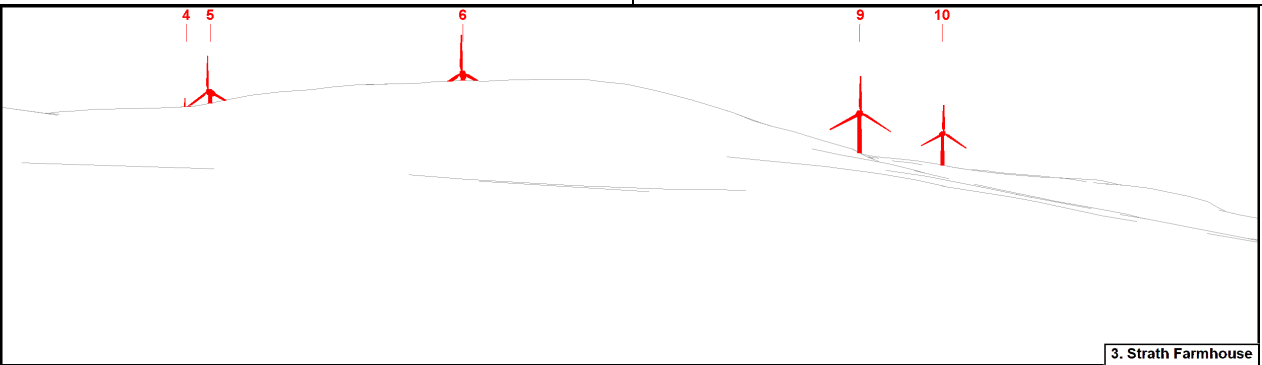


Existing Residential Visual Amenity and discussion of effects		
<p>The property of Easter Leabank Cottage is a single-storey dwelling, situated beyond the lower south-western slope of the Hill of Fare. A single-storey dwelling with a mezzanine floor known as Easter Leabank is located to the east of the cottage within the property extents.</p> <p>Easter Leabank Cottage has a primary orientation towards the south and the frontage of Easter Leabank faces west. On the southern gable end of Easter Leabank there is a large window with views to the south available. The two properties are accessed via a shared track from the A980 to the west of the property of Greenburn.</p> <p>The property has a gravelled area to the north and west, which is used for parking and access to the garage associated with Easter Leabank. Beyond the gravelled area to the north is an elevated, naturalistic area which consists grassland and vegetation which is defined by established trees and vegetation of evergreen and deciduous varieties.</p> <p>A lawned garden area with features which include stone walls, planted beds, an area for food growing, a burn and seating areas are present amongst the property garden to the south of the built form.</p> <p>Views from the rear, north facing façade of the Cottage are limited to the gravelled and naturalistic areas at the rear of the property. This is due to the rise in elevation. There are views available from the eastern façade of Easter Leabank from the office window, which is located on a mezzanine floor. These views look across agricultural fields to the east and oblique views towards the Hill of Fare.</p> <p>Views towards the Hill of Fare are available from the southernmost areas of the garden towards the north-east, beyond the built form and intervening vegetation.</p> <p>When travelling north along the access track, views to the west, north and east are available. These views are of the rising landform, which includes agricultural fields with field boundary trees and woodland. Views towards the Hill of Fare are available intermittently beyond intervening trees and vegetation, which are located on the eastern side of the track.</p> <p>The blade tips of six turbines are theoretically visible above the horizon but actual visibility from the dwelling, garden and access track is reduced by intervening vegetation in the immediate locality and on the upper parts of the southern slope of the Hill of Fare.</p>		
<b>Views from within property:</b>	Oblique views from office window of Easter Leabank.	
<b>Views from curtilage:</b>	Direct views from southern areas of garden areas.	
<b>Views from along access:</b>	Intermittent views from parts of the track as it travels north.	
<b>Magnitude of change :</b>	From Property	Low
	Curtilage	Medium
	Access	Medium
<b>Level of effect :</b>	From Property	<b>Moderate/minor non-significant</b>
	Curtilage	<b>Moderate non-significant</b>
	Access	<b>Moderate non-significant</b>
<b>Overbearing:</b>	No, turbines are screened by vegetation in the main from the property, curtilage and access track.	

Property 2 Leabank			
			
			
<b>2. Leabank</b>			
<b>Property Type:</b>	Two-storey detached dwelling with associated farm buildings.	<b>Visible Wind Farm Extent:</b>	41.78°
<b>Grid Reference:</b>	366404, 800560	<b>No. of Blade Tips Visible:</b>	4
<b>Elevation:</b>	140m	<b>No. of Hubs Visible:</b>	2
<b>Orientation of facades towards Proposed Development:</b>	North and east		
<b>Distance to Nearest Turbine:</b>	1954m T6		

Existing Residential Visual Amenity and discussion of effects		
<p>The property of Leabank is a two-storey dwelling, situated beyond the lower south-western slopes of the Hill of Fare. The property has a primary orientation towards the south and has associated outbuildings to the east and west of the dwelling. The property is accessed via a track which exits the A980 to the west of the track which leads to Easter Leabank Cottage and Easter Leabank.</p> <p>The property curtilage lies adjacent to the built form of the property to the front and to the rear of the property. A large area of naturalistic ground cover and dense woodland occupy the steeply rising landform to the north beyond the property.</p> <p>It is assumed that any views towards the Proposed Development would be limited in the main to users of the access track, whilst travelling north towards the property. This is due to the dense vegetation located to the immediate north of the dwelling and garden curtilages.</p>		
<b>Views from within property:</b>	N/A	
<b>Views from curtilage:</b>	N/A	
<b>Views from along access:</b>	Limited views from the track whilst travelling north, beyond intervening vegetation.	
<b>Magnitude of change :</b>	From Property	Very Low
	Curtilage	Very Low
	Access	Medium
<b>Level of effect :</b>	From Property	<b>Minor non-significant</b>
	Curtilage	<b>Minor non-significant</b>
	Access	<b>Moderate non-significant</b>
<b>Overbearing:</b>	No, due to heavy filtering of views from intervening vegetation from the property and garden curtilages.	

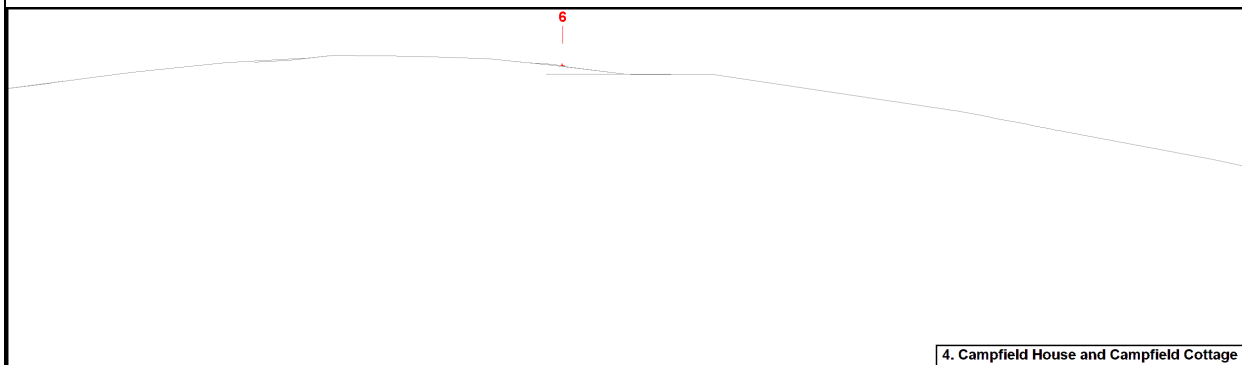
Property 3 - Strath Farmhouse



Property Type:	Two-storey detached dwelling with associated farm buildings.	Visible Wind Farm Extent:	53.97°
Grid Reference:	366650, 800795	No. of Blade Tips Visible:	5
Elevation:	187m	No. of Hubs Visible:	4
Orientation of facades towards Proposed Development:	North and east.		
Distance to Nearest Turbine:	1628m T6		

Existing Residential Visual Amenity and discussion of effects		
<p>Strath Farmhouse is a two-storey detached dwelling, situated beyond the lower south-western slope of the Hill of Fare. The property has a primary orientation towards the south and has associated outbuildings to the north-west of the farmhouse dwelling. The property is accessed via a track which spurs off to the east from a track which serves the properties of Easter Leabank Cottage and Easter Leabank, as well as multiple other properties located further west.</p> <p>The main garden curtilage lies to the south of the farmhouse, however it appears that there are other amenity areas to the north which lie in close proximity to the adjacent outbuildings.</p> <p>It is assumed that any views towards the Proposed Development would be available from the windows of the northern façade of the farmhouse, as well as oblique angle of views towards the Proposed Development from the eastern façade (assuming there are windows from this elevation). It is also assumed that views would also be available from the property curtilage and for approximately 100 m of the access track whilst travelling east in close proximity of the farmhouse.</p> <p>Although landform to the north continues to rise towards the Hill of Fare, a large parcel of open agricultural land is absent of tree cover and therefore has the potential for views of five of the proposed turbines from the property and its immediate surroundings. It is acknowledged however that beyond this area of open land to the north, extensive tree coverage occupies the lower parts of the Hill and a degree of filtering from the aforementioned locations would occur.</p>		
<b>Views from within property:</b>	Assumed northern façade and oblique views from eastern façade.	
<b>Views from curtilage:</b>	Assumed curtilage to south of dwelling, as well as areas to west and north.	
<b>Views from along access:</b>	Assumed for approximately 100m travelling east in proximity to farmhouse.	
<b>Magnitude of change :</b>	From Property	Medium
	Curtilage	Medium
	Access	Medium
<b>Level of effect :</b>	From Property	<b>Moderate significant</b>
	Curtilage	<b>Moderate significant</b>
	Access	<b>Moderate significant</b>
<b>Overbearing:</b>	No, due to a degree of filtering of views which would occur from the intermediary tree planting.	

Property 4 (group) - Campfield House and Campfield Cottage

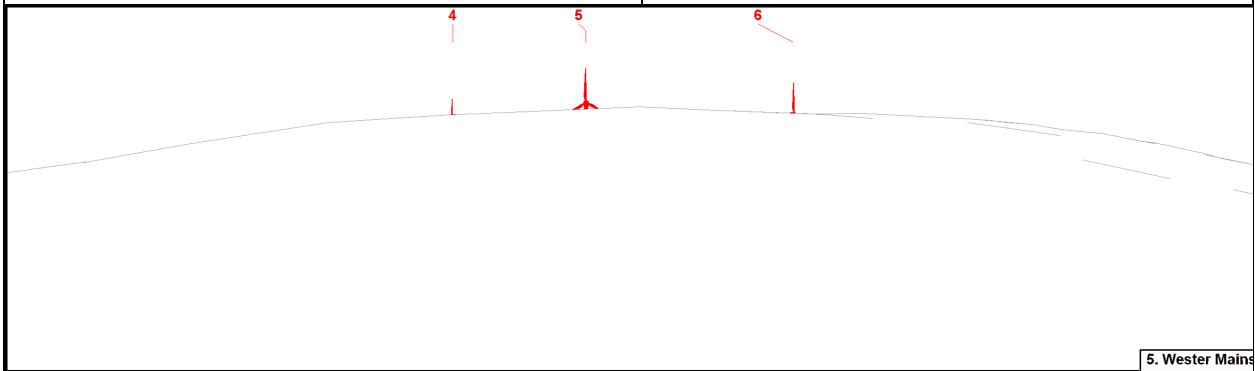
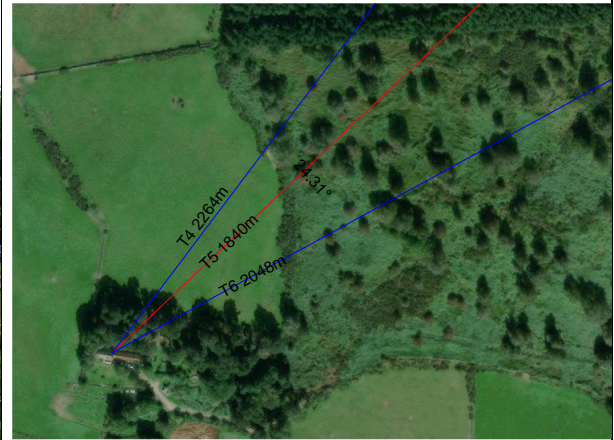


4. Campfield House and Campfield Cottage

<b>Property Type:</b>	Campfield House - assumed two-three storey dwelling (detached), Campfield Cottage - Single-storey detached dwelling.	<b>Visible Wind Farm Extent:</b>	Single blade theoretically visible
<b>Grid Reference:</b>	366050, 800887	<b>No. of Blade Tips Visible:</b>	1
<b>Elevation:</b>	Campfield House - 175m, Campfield Cottage - 184m	<b>No. of Hubs Visible:</b>	0
<b>Orientation of facades towards Proposed Development:</b>	Northern facade		
<b>Distance to Nearest Turbine:</b>	Campfield House - 1901m T6, Campfield Cottage - 1450m T6		

Existing Residential Visual Amenity and discussion of effects		
<p>Views beyond the property extents from both dwellings, including access and curtilage are limited to the dense vegetation which is located along the shared access track which travels roughly east to west, as well as within and adjacent to the property extents.</p> <p>With the limited theoretical visibility of the Proposed Development and the heavily filtered nature of the views from both these properties, it is acknowledged that a very limited to no visual effect would occur from these two residential developments.</p>		
<b>Views from within property:</b>	N/A	
<b>Views from curtilage:</b>	N/A	
<b>Views from along access:</b>	N/A	
<b>Magnitude of change :</b>	From Property	Very Low
	Curtilage	Very Low
	Access	Very Low
<b>Level of effect :</b>	From Property	<b>Minor/No effect non-significant</b>
	Curtilage	<b>Minor/No effect non-significant</b>
	Access	<b>Minor/No effect non-significant</b>
<b>Overbearing:</b>	No, due to little to no visual relationship between the Proposed Development and dwellings.	

Property 5 - Wester Mains



5. Wester Mains

Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	24.31°
Grid Reference:	365618, 801249	No. of Blade Tips Visible:	3
Elevation:	191m	No. of Hubs Visible:	1
Orientation of facades towards Proposed Development:	Northern façade.		
Distance to Nearest Turbine:	1840m T5		

Existing Residential Visual Amenity and discussion of effects

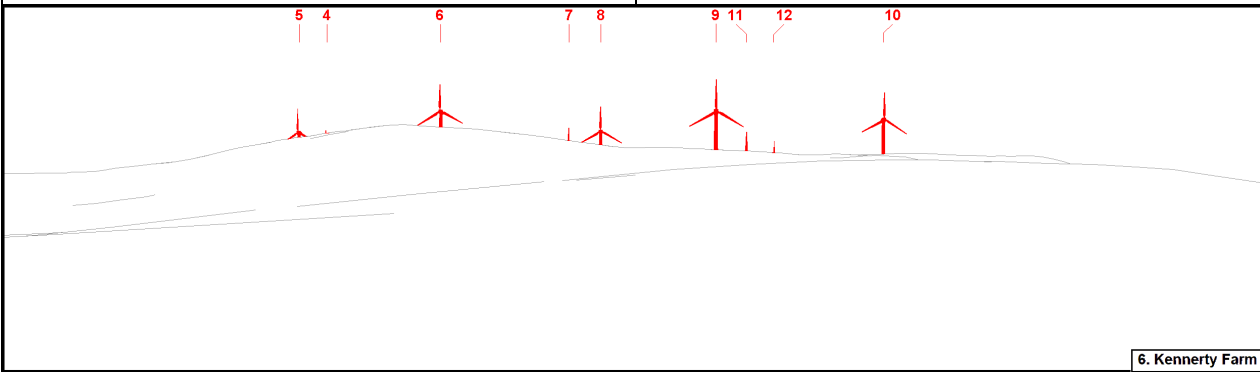
Wester Mains is a two-storey detached dwelling, located at the edge of the woodland and tree planting associated with the south-western slope of the Hill of Fare. The property has a primary orientation towards the south and has linked outbuildings to the east of the residential dwelling. The property is accessed via a track which spurs off to the north from a shared access track which serves several other properties to the east and west.

The property's garden curtilages lie to the south of the dwelling, as well as to the north and east. The garden curtilage to the north is flanked by mature trees which defines the property boundary. There



<p>are areas within the property to the east which are associated with the health and well-being activities.</p> <p>Any views towards the Proposed Development from the house would be at a slightly oblique angle of view from two windows which are located on the northern façade of the dwelling, albeit beyond a dense belt of trees located at the northern boundary. Views from the property curtilages would experience similar views in the direction towards the site. Heavy filtering would occur and therefore limit visual effects through the introduction of the Proposed Development.</p> <p>For approximately 180 m, the property access track travels due north. At a slightly oblique angle of view the Proposed Development would be heavily filtered by tree coverage located beyond the easternmost boundary of the property.</p>		
<b>Views from within property:</b>	Filtered views from two ground floor rear windows.	
<b>Views from curtilage:</b>	Filtered views from the northern and eastern parts of the property curtilages.	
<b>Views from along access:</b>	Filtered views for approximately 180m length of the access track, whilst travelling north.	
<b>Magnitude of change :</b>	From Property	Very Low
	Curtilage	Low
	Access	Low
<b>Level of effect :</b>	From Property	<b>Minor/No effect non-significant</b>
	Curtilage	<b>Minor non-significant</b>
	Access	<b>Minor non-significant</b>
<b>Overbearing:</b>	No, due to heavy filtering of views and direction of Proposed Development in relation to property.	

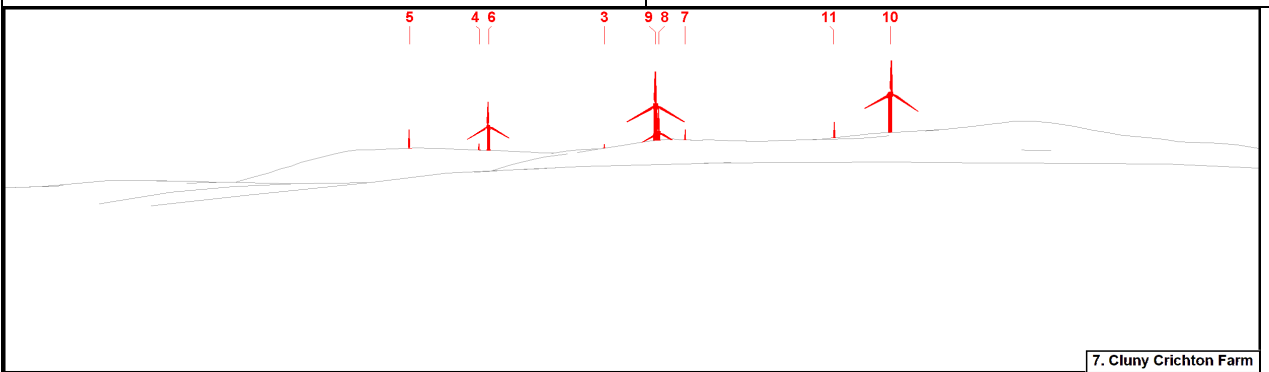
Property 6 - Kennerty Farm



Property Type:	Two-storey detached dwelling with associated farm buildings.	Visible Wind Farm Extent:	41.63°
Grid Reference:	367363, 799876	No. of Blade Tips Visible:	9
Elevation:	129m	No. of Hubs Visible:	5
Orientation of facades towards Proposed Development:	Northern façade.		
Distance to Nearest Turbine:	1998m T9		

Existing Residential Visual Amenity and discussion of effects		
<p>The property of Kennerty is a two-storey detached dwelling which is located approximately 150 m north of the A980 and it is assumed that Kennerty is a working farm. The farmhouse has a primary orientation towards the south and is situated at a slightly lower elevation to two agricultural buildings, which are located to the north of the main farmhouse dwelling.</p> <p>The farmhouse is accessed on its western side and the curtilage of the property lies to the east and south of the dwelling and consists of hardstanding, amenity and grassed areas.</p> <p>Views from the property are primarily orientated to the south, however, the garden curtilage to the east of the property allows views in an easterly direction across open agricultural land.</p> <p>It is assumed that there are windows located on the northern and eastern façades of the dwelling. It is also assumed that any views from the northern façade of the property would be limited to the adjacent agricultural buildings to the north. It would be possible that slightly oblique views towards the Hill of Fare are available from the eastern façade, if there are windows.</p> <p>Whilst travelling north along the access track to the property, views towards the Proposed Development would be available, as well as from the garden curtilage to the east. The blade tips of nine turbines are theoretically visible above the horizon in this vicinity, but actual visibility from the dwelling, garden and access track would be reduced by intervening vegetation, especially with those turbines which are proposed towards the east of scheme.</p>		
<b>Views from within property:</b>	Assumed views from the eastern façade, at a slightly oblique angle of view.	
<b>Views from curtilage:</b>	Assumed from the garden curtilage located at the east of the property.	
<b>Views from along access:</b>	Along the majority of the access track, as it travels north.	
<b>Magnitude of change :</b>	From Property	Low medium
	Curtilage	Medium
	Access	Medium
<b>Level of effect :</b>	From Property	<b>Moderate non-significant</b>
	Curtilage	<b>Moderate significant</b>
	Access	<b>Moderate significant</b>
<b>Overbearing:</b>	No, due to the primary orientation of the property being to the south and filtering of views from intervening vegetation and adjacent built form screening views from the rear of the property.	

Property 7 - Cluny Crichton Farm



Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	34.36°
Grid Reference:	368508, 799919	No. of Blade Tips Visible:	9
Elevation:	134m	No. of Hubs Visible:	4
Orientation of facades towards Proposed Development:	North-eastern and north-western facades.		
Distance to Nearest Turbine:	1875m T9		

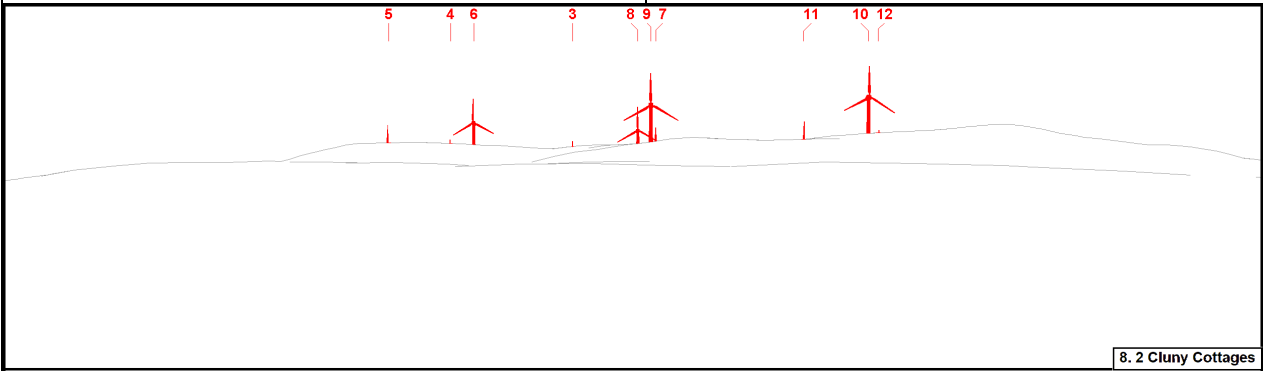
Existing Residential Visual Amenity and discussion of effects

Cluny Crichton Farm is a two-storey detached dwelling which is located approximately 575 m along a shared access track to the north of the A980. The farmhouse, which is part of wider farm activity, has a primary orientation towards the south-east, and looks towards the associated farm buildings and Cluny Crichton Castle, which are located at the eastern side of the shared access track.

There are several windows located on the north-western façade with views towards the Hill of Fare being available. However, views are restricted in part by an outbuilding and wall which defines the

<p>northern boundary of the property, as well as a line of mature trees, which acts as a shelter belt to the property.</p> <p>Far reaching views from the property and garden curtilages are primarily orientated to the south and south-east. However, there would be open views towards the north and the Hill of Fare from the garden curtilages located to the north-west and east of the property.</p> <p>Whilst travelling north along the shared access track towards the property, as well as from the short private driveway which leads to the dwelling, views of the Proposed Development would be available on the landform beyond the property. The blade tips of nine turbines are theoretically visible above the horizon. Actual visibility of the Proposed Development from the aforementioned garden areas and access track would be reduced by intervening vegetation which is located on the Hill of Fare, especially in relation to the lower parts of the turbines.</p>		
<b>Views from within property:</b>	Filtered views from the north-western façade.	
<b>Views from curtilage:</b>	Open views from the north-western garden curtilage and eastern paddock.	
<b>Views from along access:</b>	Views towards the Hill of Fare from the majority of the shared access track whilst travelling north, as well as the short driveway into the property.	
<b>Magnitude of change :</b>	From Property	Medium
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	<b>Moderate non-significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No. This is due to the primary orientation of the property facing south-west and south-east and the filtering of views north from the dwelling.	



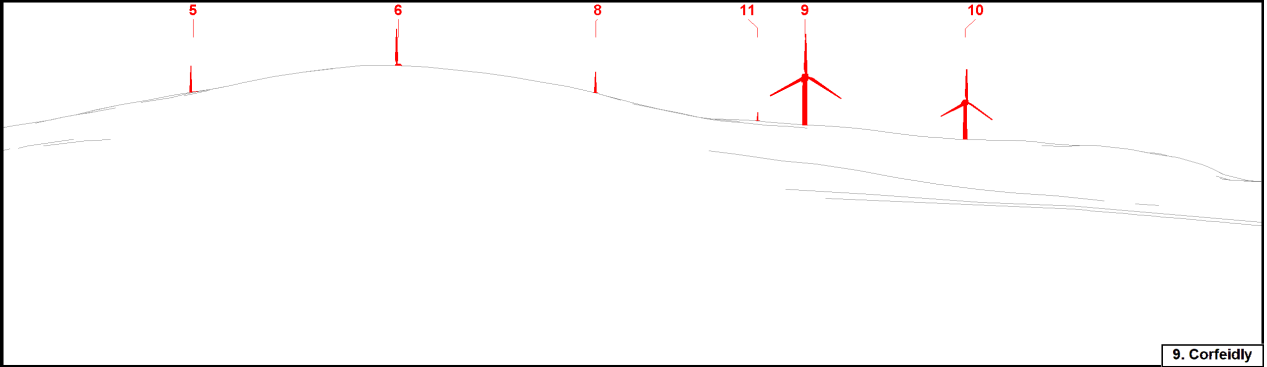
Property 8 - 2 Cluny Cottage



8. 2 Cluny Cottages

Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	34.98°
Grid Reference:	368378, 799775	No. of Blade Tips Visible:	10
Elevation:	116m	No. of Hubs Visible:	4
Orientation of facades towards Proposed Development:	Northern façade.		
Distance to Nearest Turbine:	1991m T9		

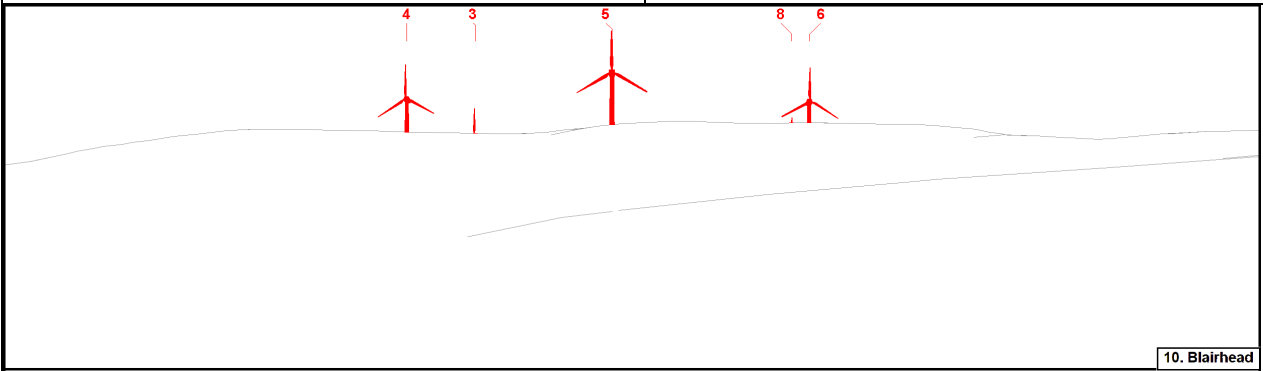
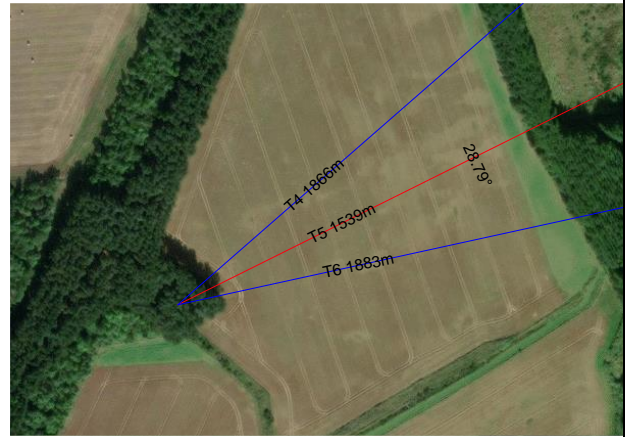
Existing Residential Visual Amenity and discussion of effects		
<p>2 Cluny Cottage is a two-storey detached dwelling located approximately 390 m off a shared access track which exits to the north from the A980. The dwelling has a primary orientation towards the south-east. Open views are available to the south, west and to the north in the direction of the Hill of Fare. To the east of the property lies a belt of existing vegetation and trees which flank the western side of the shared access track. The property has lawned areas to the north and south and a private drive/parking area to the east of the property.</p> <p>It is assumed that there would be views towards the Proposed Development from the northern rear façade of both storeys, as well as the garden curtilage to the north. These views would be open and uninterrupted towards the Proposed Development, apart from any filtering of views from the tree cover on the southern slopes of Hill of Fare.</p> <p>Whilst travelling north along the shared access track towards the property, the Proposed Development would be visible on landform beyond intervening vegetation which is located on either side of the shared access track. The blade tips of 10 no. turbines are theoretically visible above the horizon. Actual visibility of the Proposed Development from the northern extents of the property and shared access track would be reduced by intervening vegetation which is located on the Hill of Fare, especially in relation to the lower parts of the turbines, and some complete screening would occur of turbines where the tops of blades would be theoretically visible only.</p>		
<b>Views from within property:</b>	Assumed northern façade from both storeys.	
<b>Views from curtilage:</b>	Assumed northern garden curtilage.	
<b>Views from along access:</b>	At intervals along shared access track whilst travelling north.	
<b>Magnitude of change :</b>	From Property	Medium high
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	<b>Major/moderate significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, This is due to the primary orientation of the property facing south-west.	

Property 9 - Corfeidly			
			
			
Property Type:	Two-storey detached dwelling with associated farm buildings.	Visible Wind Farm Extent:	55.01°
Grid Reference:	367171, 800554	No. of Blade Tips Visible:	6
Elevation:	165m	No. of Hubs Visible:	3
Orientation of facades towards Proposed Development:	Northern and eastern facades.		
Distance to Nearest Turbine:	1494m T9		



Existing Residential Visual Amenity and discussion of effects		
<p>The two-storey detached property of Corfeidly is a farm and a cattery located approximately 650 m to the north of the A980 along a private access track. The farmhouse has a primary orientation towards the south, and looks over open agricultural land which falls in elevation towards the A980 road corridor. To the west of the property lies accommodation for cats and to the north lies a farmyard which includes several agricultural farm buildings.</p> <p>There are several windows located on the rear northern façade across both floors with views from the ground floor being limited in part by the adjacent farm buildings. On the eastern facade of the property, there is a window which looks towards the east and slightly oblique views towards the Hill of Fare are available. Views towards the north from the southern garden curtilage are available beyond the farmhouse and the Hill of Fare appears either side of the dwelling from this location.</p> <p>Whilst travelling north along the private access track towards the property, views of the Proposed Development would be available beyond the dwelling with the blade tips of six turbines being theoretically visible above the horizon.</p> <p>Actual visibility of the Proposed Development from the eastern and northern facades of the dwelling, as well as the southern garden curtilage and access track would be reduced due to a level of filtering of views from the vegetation which is located on the southern slope of the Hill of Fare.</p>		
<b>Views from within property:</b>	From the rear northern façade of the property and from a window on the first floor eastern façade.	
<b>Views from curtilage:</b>	From the garden at the front of the property.	
<b>Views from along access:</b>	From the majority of the access track.	
<b>Magnitude of change :</b>	From Property	Medium
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	<b>Moderate non-significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, due to the primary orientation of the house facing south and the filtering and screening of views from the property and adjacent built form.	

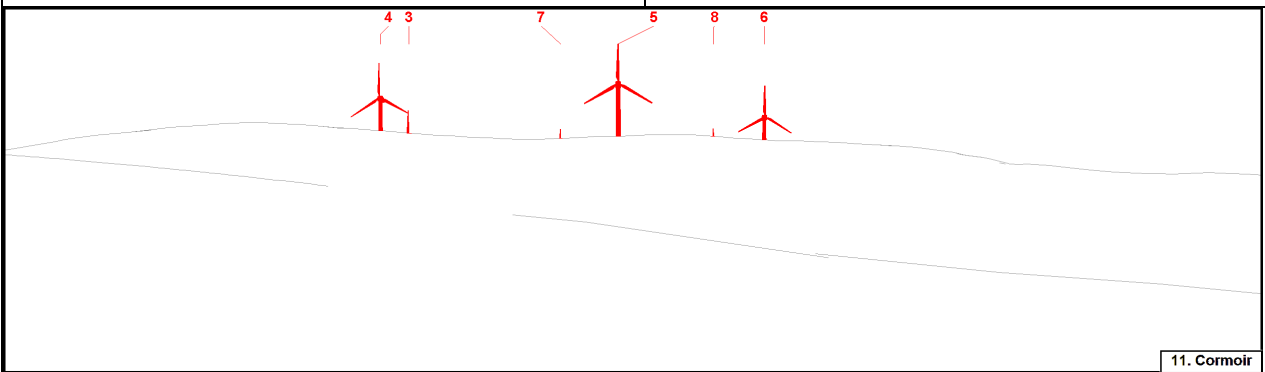
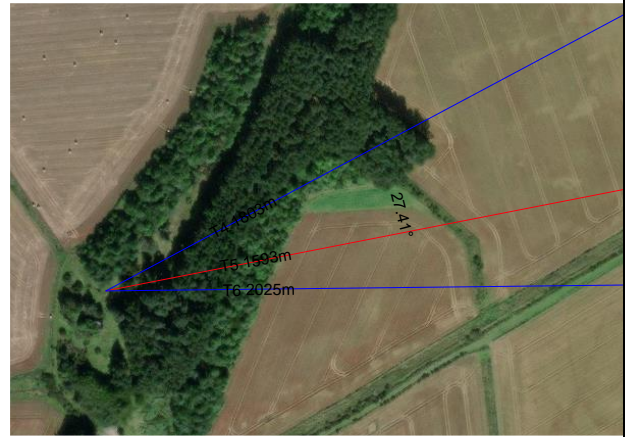
Property 10 - Blairhead



Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	28.79°
Grid Reference:	365575, 801830	No. of Blade Tips Visible:	5
Elevation:	200m	No. of Hubs Visible:	3
Orientation of facades towards Proposed Development:	Northern and eastern facades.		
Distance to Nearest Turbine:	1539m T5		

Existing Residential Visual Amenity and discussion of effects		
<p>The property of Blairhead is a two-storey detached property which accessed via a minor road and along a track which is shared until the private track to the property exits towards the east. To the north of the property lies an abandoned building and the access track which passes between the dwelling and abandoned building continues east along the rising landform towards the Hill of Fare.</p> <p>The primary orientation of the property is due west and long distance views are available to the south and west and north-west. A small window located on the eastern façade of the property looks towards rising agricultural fields beyond the property curtilage and towards then Hill of Fare.</p> <p>The property curtilages have limited vegetation and are predominantly open. This allows panoramic views of the wider landscape. From the minor road, the track becomes steep towards the property and views are orientated in the direction of the Hill of Fare.</p> <p>Vegetation located on the southern slope of the Hill of Fare would partially screen views of blade tips theoretically visible above the landform and the lower parts of the turbine towers of T4, T5 and T6. These views would be available from the eastern facing window, garden curtilages and whilst travelling east towards the property along the shared and private access track.</p>		
<b>Views from within property:</b>	Small window on eastern facade.	
<b>Views from curtilage:</b>	From the north, west and eastern garden curtilages.	
<b>Views from along access:</b>	Along the entire route from the minor road.	
<b>Magnitude of change :</b>	From Property	Medium
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	Moderate non-significant
	Curtilage	Major/moderate significant
	Access	Major/moderate significant
<b>Overbearing:</b>	No, due to the limited portion of the Proposed Development being visible in the overall wider view.	

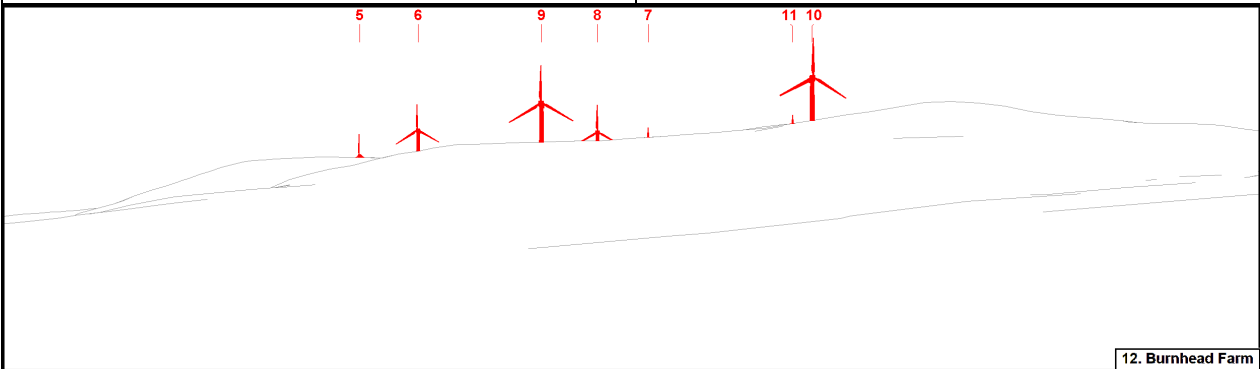
Property 11 - Cormoir



Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	27.41°
Grid Reference:	365390, 802209	No. of Blade Tips Visible:	6
Elevation:	199m	No. of Hubs Visible:	3
Orientation of facades towards Proposed Development:	Eastern façade.		
Distance to Nearest Turbine:	1593m T5		

Existing Residential Visual Amenity and discussion of effects		
<p>The property of Cormoir is a two-storey detached property which is accessed via a minor road and along a track which is shared with the property of Blairhead until the private track exits towards Blairhead to the east. The track continues to head roughly north until it arrives at the property of Cormoir. To the north of the dwelling lies small outbuildings and to the south of the property lies a large and small agricultural building.</p> <p>The primary orientation of the dwelling is due south, south-west and long distant views of the wider landscape are available from the south west through to the south east. The eastern façade of the property looks towards the Hill of Fare beyond the properties garden curtilage from both storeys.</p> <p>The property curtilages lie to the front of the property at the south and across the access track to the east which consists of a parking area, naturalistic areas and amenity areas.</p> <p>Views from the eastern façade windows are available towards the Hill of Fare from both floors. It is also acknowledged that there are oblique views from the south, south west facing windows from a first floor bedroom window.</p> <p>To the north of the property lies a linear woodland and which occupies land to the east of the dwelling which screens part of the Hill of Fare from the eastern extents of the property. Some screening of views in the direction of the hill would occur from this block of vegetation, as well as the vegetation which is located on the western slopes of the Hill of Fare.</p> <p>Views would be available towards parts of the Proposed Development from windows on the eastern façade of the dwelling, as well as from the garden area located at the front of the house and curtilages to the east. In addition, views towards the Proposed Development would be available from the access track from the minor road whilst travelling roughly east and north towards the property. A degree of filtering would occur from intervening vegetation which would result in the tips of some turbines and the lower parts of turbines being screened completely.</p>		
<b>Views from within property:</b>	From the windows located on the eastern façade and oblique views from the south, south west facing window.	
<b>Views from curtilage:</b>	From the front garden area and eastern garden curtilage.	
<b>Views from along access:</b>	Along the majority of the access track from the minor road.	
<b>Magnitude of change :</b>	From Property	Medium
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	<b>Moderate non-significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, due to the portion of the Proposed Developments extents being limited in the wider available views from the property.	

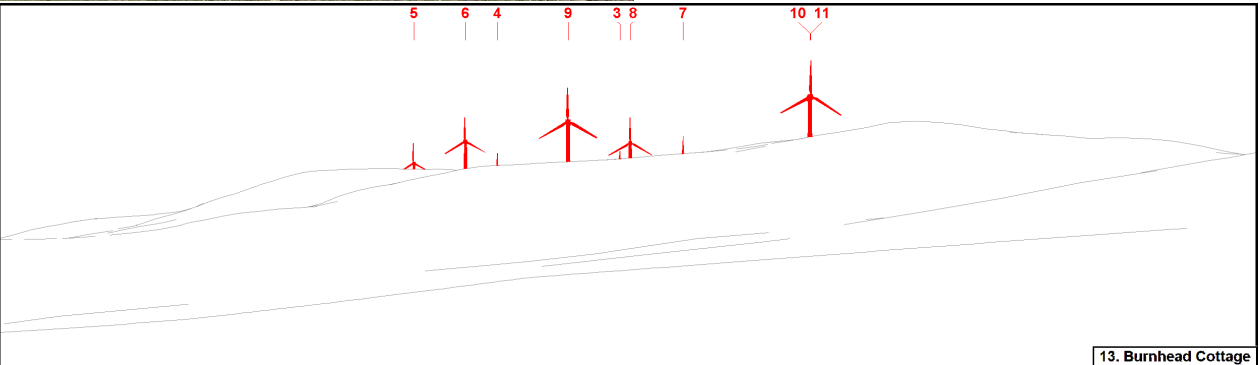
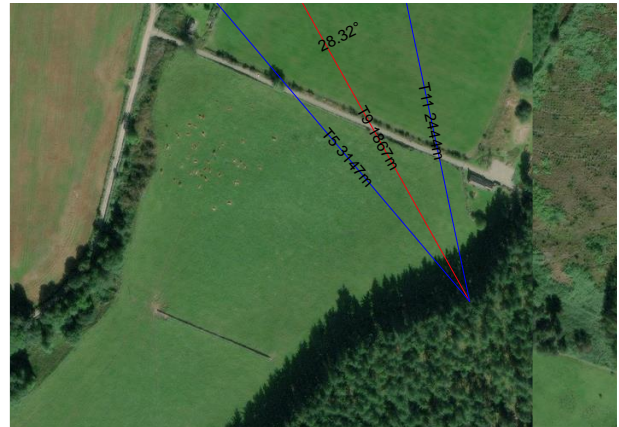
Property 12 - Burnhead Farm



Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	32.34°
Grid Reference:	368821, 800245	No. of Blade Tips Visible:	7
Elevation:	171m	No. of Hubs Visible:	5
Orientation of facades towards Proposed Development:	Northern façade.		
Distance to Nearest Turbine:	1598m T10		

Existing Residential Visual Amenity and discussion of effects		
<p>Burnhead Farm is a two-storey detached dwelling located at the end of the shared access track which exits the A980 and serves the properties of 1 and 2 Cluny Crichton Cottages and Cluny Crichton Farm. At the end of the shared track where it passes Burnhead Farm, the route orientates to the east and enters the private drive of the farm through established trees which flank the property at its northern and western extents.</p> <p>The dwelling has a primary orientation towards the south. Wider views of the landscape to the south-west through to the north-east are also available.</p> <p>There are two windows located on the north/north-eastern rear facing façade which look towards a small elevated bank situated along the northern boundary of the property. At the top of the bank lies a row of coniferous trees, which filter views towards the north and of the Hill of Fare.</p> <p>Views towards the Hill of Fare from the garden curtilages at one location to the north of the property at the top the bank on the northern boundary. From this location there are clear views towards the Hill of Fare.</p> <p>Whilst travelling north along the shared access track towards the property, the Proposed Development would be seen on the landform beyond the dwelling. These views would be particularly visible during the final 200 m approach to the property. The blade tips of seven turbines would be theoretically visible above the horizon, but actual visibility of the Proposed Development from the northern areas of the property and the access track would be reduced by intervening vegetation in the intermediate landscape and vegetation on the Hill of Fare itself.</p>		
<b>Views from within property:</b>	Filtered views from two windows on the north/north-eastern rear façade of the property.	
<b>Views from curtilage:</b>	Open views towards the site from the north-eastern corner of the garden.	
<b>Views from along access:</b>	Along the shared access track for parts of the route, but particularly from the final 200 m of the track which leads up to the dwelling.	
<b>Magnitude of change :</b>	From Property	Low medium
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	<b>Moderate/minor non-significant</b>
	Curtilage	<b>Moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, due to the filtered views of the Proposed Development from the dwelling and the orientation of the dwelling allowing long distance views to the south west through to the north-east.	

Property 13 - Burnhead Cottage



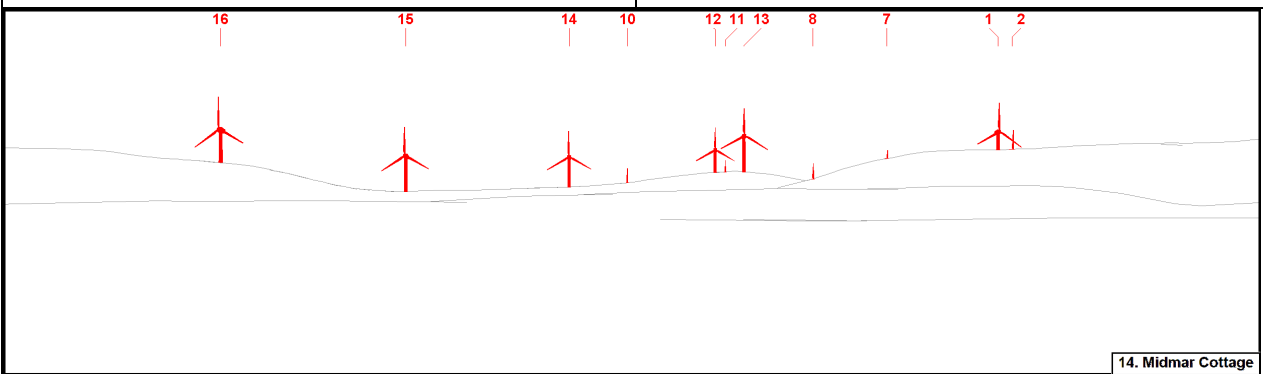
13. Burnhead Cottage

Property Type:	Single-storey detached dwelling	Visible Wind Farm Extent:	28.32°
Grid Reference:	368988, 800115	No. of Blade Tips Visible:	9
Elevation:	186m	No. of Hubs Visible:	5
Orientation of facades towards Proposed Development:	Northern and western facades		
Distance to Nearest Turbine:	1867m T9		



Existing Residential Visual Amenity and discussion of effects		
<p>Burnhead Cottage is an existing single storey dwelling, which has had approval for building works to occur. For the purposes of this assessment, the new plans and visualisations have been considered rather than the existing built form.</p> <p>The cottage will be a single storey dwelling which will retain some of the footprint of the existing linear form, with the addition of a new building which will occupy land to the south and connect to the existing built form/updated existing building.</p> <p>The Cottage is accessed via a private track which travels east from the shared access leading to Burnhead Farm. The private access track travels for approximately 230 m before arriving at a gravelled area for parking located to the north of the dwelling. The dwelling will have a primary orientation to the south and views of the wider landscape will be available to the south-west and through to the north-east from this elevation.</p> <p>There will be two windows located on the northern rear facing façade which will look towards a naturalistic area and open agricultural fields to the north-west. Beyond the rising landform to the north, views towards the Hill of Fare would be available, beyond vegetation on the southern slopes of the Hill of Fare. There would be the possibility for oblique views from the extended south-western facing façade towards the Proposed Development, however, the majority of the proposals would be screened by the existing built form of the property from this location.</p> <p>Similar views will be available from garden curtilages located around the dwelling to the north and west, including from the southern-most area of curtilage. Views towards the Hill of Fare from this part of the property would be seen in context with the house, due to the fact that the property is single storey. The hill would not appear above the built form, but turbines could appear above the house, depending on the location within the garden curtilage.</p> <p>Whilst travelling north along the shared access track before turning east towards the property, the Proposed Development would be seen on landform beyond Burnhead Farm. This would particularly be the case for the final 200 m approach to the turning. Slightly oblique views towards the Hill of Fare would be available along the section of the private access track in both directions.</p> <p>It is acknowledged that a level of filtering of turbines would occur from the aforementioned locations from the property of Burnhead Cottage due to the coniferous plantation on the rising landform of the Hill of Fare.</p>		
<b>Views from within property:</b>	From the windows on the northern façade and potentially from the south western façade of the extended built form.	
<b>Views from curtilage:</b>	From the north, west and southern garden curtilage areas.	
<b>Views from along access:</b>	Along the shared access track for parts of the route, but particularly from the final 200m of the track and to along the private track which leads up to the dwelling to the east.	
<b>Magnitude of change :</b>	From Property	Medium high
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect :</b>	From Property	<b>Major/moderate significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, due to the primary orientation of the dwelling being south to the south west allowing long distance views to the south west through to the north-east.	

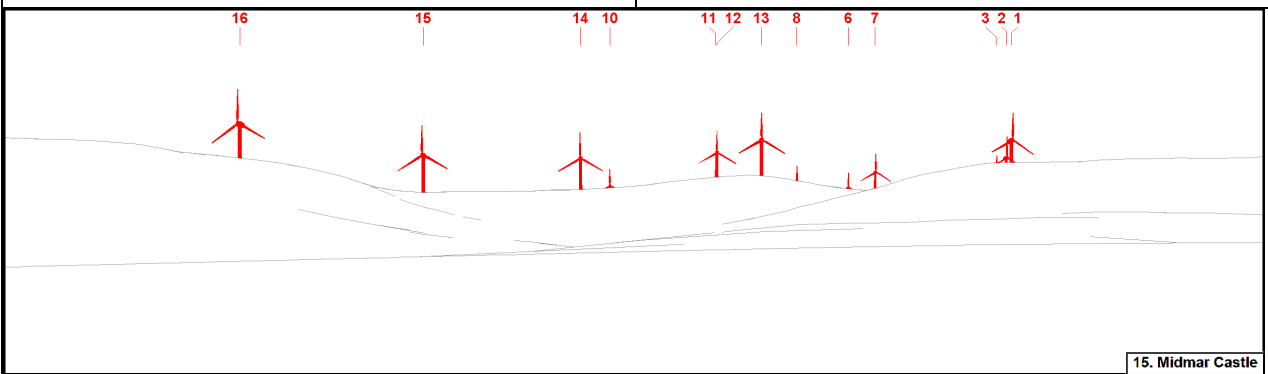
Property 14 - Midmar Cottage



Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	56.61°
Grid Reference:	370252, 805382	No. of Blade Tips Visible:	11
Elevation:	156m	No. of Hubs Visible:	6
Orientation of facades towards Proposed Development:	Southern and southwestern façades.		
Distance to Nearest Turbine:	1954m T16		

Existing Residential Visual Amenity and discussion of effects		
<p>Midmar Cottage is a detached two-storey dwelling with a primary orientation towards the north west. The property is located within established tree cover with garden areas being located around the entire dwelling. The property is accessed along a private drive towards the west via a shared track which exits south from the B9119.</p> <p>Views from the property, garden curtilages and private driveway are limited to the property extents in the main, with some views from the south being available beyond established tree cover which is located along the southern boundary of the property.</p> <p>Views towards the Hill of Fare are heavily filtered. However, there are several windows on the southern and south-western facades of the property, which would experience views of the Proposed Development, especially in winter months and from first floor windows. Similarly, these views would be experienced within the southernmost garden areas, as well as at an oblique angle of view whilst travelling along the private access track in both directions. Although there would be theoretical views towards the Proposed Development to the south-west, any views would be heavily screened by intervening dense tree planting, as well as the tree cover on the northern slope of the Hill of Fare.</p>		
<b>Views from within property:</b>	First floor windows from the southern and south-western facades of the property.	
<b>Views from curtilage:</b>	From the southernmost garden curtilage.	
<b>Views from along access:</b>	Whilst travelling along the private drive at an oblique angle of view in both directions.	
<b>Magnitude of change :</b>	From Property	Low medium
	Curtilage	Low medium
	Access	Low medium
<b>Level of effect :</b>	From Property	<b>Moderate/minor non-significant</b>
	Curtilage	<b>Moderate/minor non-significant</b>
	Access	<b>Moderate/minor non-significant</b>
<b>Overbearing:</b>	No, due to the dense vegetation located within the property extents, which heavily filter views to the wider landscape.	

Property 15 - Midmar Castle



Property Type:	Private castle with multiple floors.	Visible Wind Farm Extent:	55.02°
Grid Reference:	370463, 805255	No. of Blade Tips Visible:	12
Elevation:	168m	No. of Hubs Visible:	9
Orientation of facades towards Proposed Development:	Southern facade		
Distance to Nearest Turbine:	1822m T16		

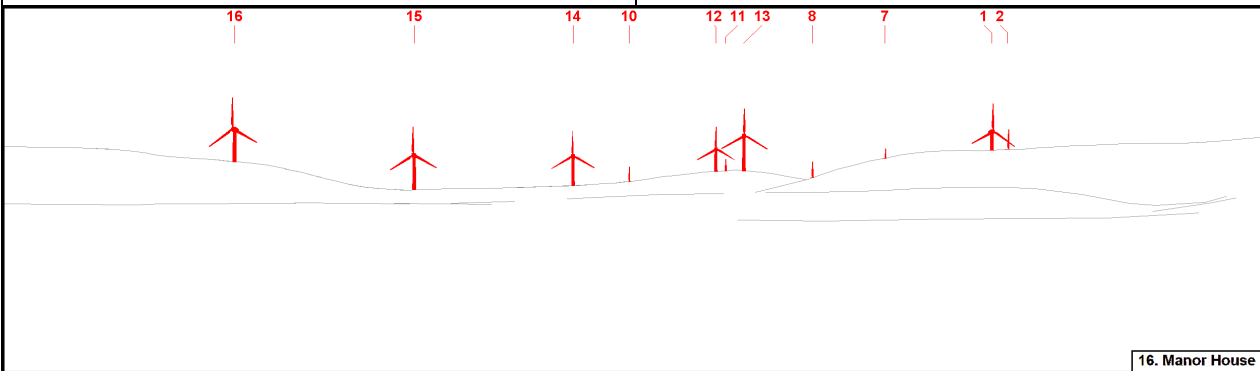
Existing Residential Visual Amenity and discussion of effects

Midmar Castle is a private detached multi-storey dwelling with multiple windows on all facades. The property is set within large grounds consisting of established tree cover, garden and amenity areas and areas which are more naturalistic. The property is accessed via a private gated drive towards the east that leads from a shared track which exits south from the B9119.

It is assumed that views from the property, garden curtilages and private driveway are limited to the property extents in the main by tree cover, with some longer distance views available towards the east, beyond a large lawned area. It is also assumed that views from the upper floors would be limited in range due to the extensive tree planting within the grounds and the height of the upper floors being similar to that of the adjacent tree canopies.

<p>It is assumed that any views towards the Hill of Fare are heavily filtered from the dwelling and grounds. However, at the location of where the private drive leads from the shared access track, views towards the Proposed Development would be available. Although there would be theoretical views of 13 turbines, a high degree of screening from the intervening tree planting in the near and wider landscape would occur, which would filter views of some of the Proposed Development from this location.</p>		
<b>Views from within property:</b>	Assumed filtered views from upper floors.	
<b>Views from curtilage:</b>	Assumed filtered views from southern parts of the grounds.	
<b>Views from along access:</b>	At the point at where the private drive exits the shared access track.	
<b>Magnitude of change :</b>	From Property	Low medium
	Curtilage	Low medium
	Access	Medium
<b>Level of effect :</b>	From Property	<b>Moderate non-significant</b>
	Curtilage	<b>Moderate non-significant</b>
	Access	<b>Moderate significant</b>
<b>Overbearing:</b>	No, due to the nature of the castle and grounds being located in a densely wooded area, with the limited availability of views of the wider landscape.	

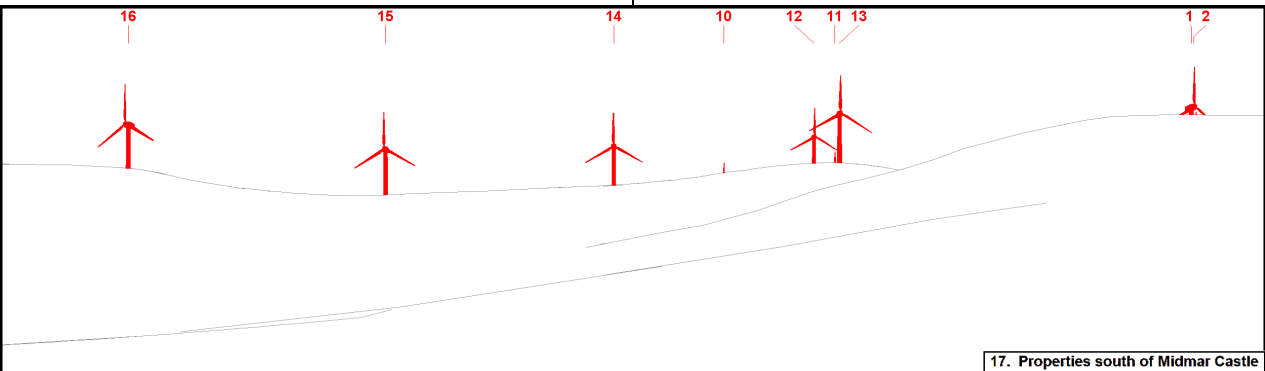
Property 16 - Manor House



Property Type:	Single-storey detached dwelling.	Visible Wind Farm Extent:	56.04°
Grid Reference:	370284, 805435	No. of Blade Tips Visible:	11
Elevation:	155m	No. of Hubs Visible:	6
Orientation of facades towards Proposed Development:	Southern façade.		
Distance to Nearest Turbine:	1984m T16		

Existing Residential Visual Amenity and discussion of effects		
<p>The property is a detached single-storey dwelling which has a primary orientation towards the east. The property is located within established tree cover with garden areas being located around the entire dwelling. The property is accessed via a shared track which exits south from the B9119.</p> <p>Although there would be theoretical views towards the Proposed Development to the south, any views would be screened by the dense tree planting and the property of Midmar Cottage.</p>		
<b>Views from within property:</b>	N/A	
<b>Views from curtilage:</b>	N/A	
<b>Views from along access:</b>	N/A	
<b>Magnitude of change during daylight hours:</b>	From Property	Very Low
	Curtilage	Very Low
	Access	Very Low
<b>Level of effect during daylight hours:</b>	From Property	Minor non-significant
	Curtilage	Minor non-significant
	Access	Minor non-significant
<b>Overbearing:</b>	No, due to any views of the Proposed Development being screened by intervening vegetation and built form.	

Property 17 (group) - Cluster of four properties south of Midmar Castle (private road)

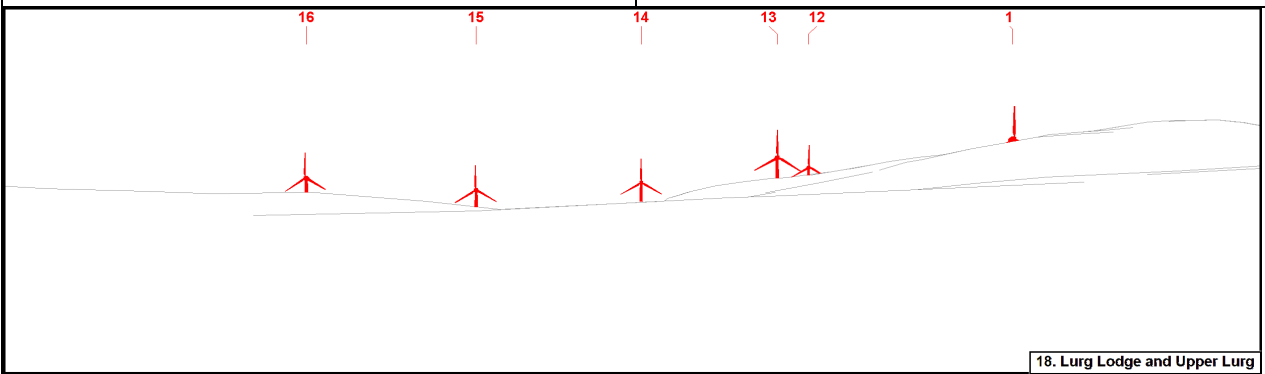


Property Type:	Group of four properties (detached and two-storey).	Visible Wind Farm Extent:	80.98°
Grid Reference:	Approximate centre of four properties (369845, 804944).	No. of Blade Tips Visible:	9
Elevation:	204m - 214m	No. of Hubs Visible:	6
Orientation of facades towards Proposed Development:	South facing from all four properties.		
Distance to Nearest Turbine:	Based on southernmost property (1491 T16)		



Existing Residential Visual Amenity and discussion of effects		
<p>A cluster of four properties located to the south of Midmar Castle are assumed detached and of two-storey with some farm activity associated. It is assumed that the primary orientation of the properties is to the south and east. The properties are accessed via a shared track which exits south from the B9119 and travels approximately 1 km in a roughly south/south-west direction.</p> <p>To the south of the cluster lies Midmar Forest which stretches to the south over a kilometre up the northern slopes of the Hill of Fare. To the north of the cluster, a series of agricultural fields stretches as far as Midmar Cottage to the north-east.</p> <p>It is assumed that views from the dwellings, garden curtilages and access to the properties are limited to the immediate environs of where these properties lie and of the woodland on the rising landform to the south.</p> <p>The northern-most property within the cluster, namely Craigshannoch Farm has open views across an open agricultural field which rises south towards the tree line of Midmar Forest.</p> <p>It is assumed that although there would be theoretical views towards the Proposed Development to the south, any views would be heavily screened by the dense tree planting to the south. If any views of the turbines would be visible, it is assumed that these would be limited to the upper parts of the turbines only. This is also assumed to be the case from the dwellings, garden curtilages and along the access track which serves the properties.</p>		
<b>Views from within properties:</b>	Assumed views limited to upper parts of the proposed turbines, from first floor windows.	
<b>Views from curtilage:</b>	Assumed limited to upper parts of the proposed turbines from some garden areas across the four properties.	
<b>Views from along access:</b>	Assumed limited to upper parts of the proposed turbines, from some sections of the shared access track.	
<b>Magnitude of change during daylight hours:</b>	From Property	Low
	Curtilage	Low
	Access	Low
<b>Level of effect during daylight hours:</b>	From Property	Moderate/minor non-significant
	Curtilage	Moderate/minor non-significant
	Access	Moderate/minor non-significant
<b>Overbearing:</b>	No, due to heavily filtering of views from this part of the landscape.	

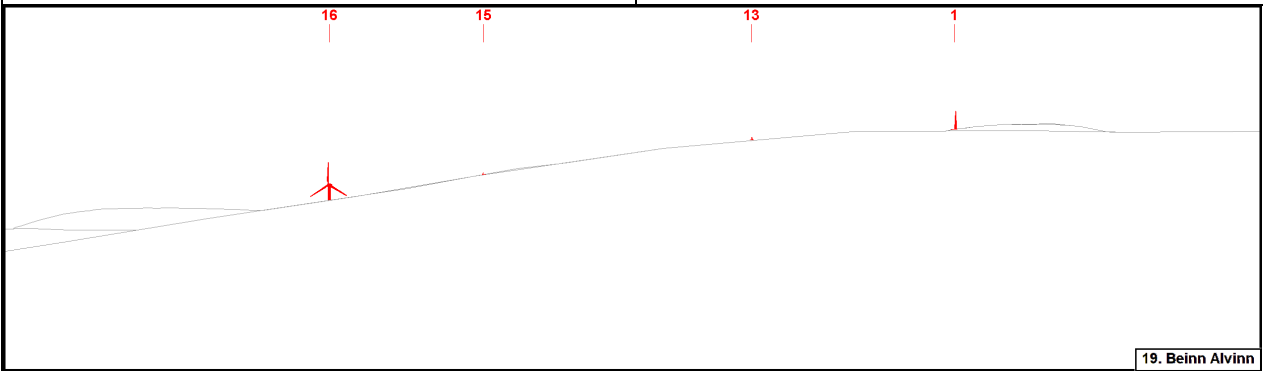
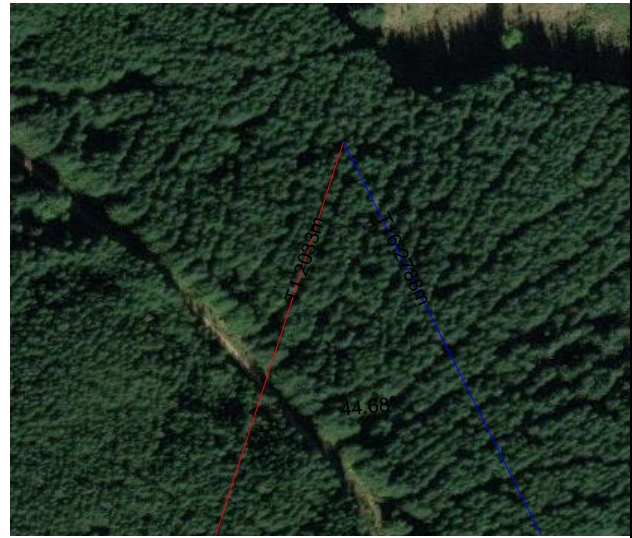
Property 18 (group) - Lurg Lodge and Upper Lurg



Property Type:	Two-storey detached dwellings.	Visible Wind Farm Extent:	50.49°
Grid Reference:	369415, 805727	No. of Blade Tips Visible:	6
Elevation:	220m	No. of Hubs Visible:	6
Orientation of facades towards Proposed Development:	Southern facades of both properties.		
Distance to Nearest Turbine:	1852m T1		

Existing Residential Visual Amenity and discussion of effects		
<p>Two properties, namely Upper Lurg and Lurg Lodge are located to the south of the B9119 beyond a shared access track and which travels approximately 650 m in a roughly south/south-west direction from the B9119.</p> <p>The primary orientation of both properties is east, however both properties have a south facing elevation with windows. Both properties have garden curtilages which wrap around the dwellings and include lawned areas with trees and ornamental planting.</p> <p>Some longer distance views are available from the north of both properties and garden curtilages. Views are generally limited to the garden curtilages due to the dense vegetation and trees which are located within the properties. Views to the south are limited to a dense established woodland which stretches over a 1.5 km up the northern slopes of the Hill of Fare.</p> <p>It is assumed that views from the dwellings, garden curtilages and access to the properties are limited to the immediate environs and of the woodland located on the rising landform to the south. It is assumed that although there would be theoretical views towards the Proposed Development to the south, any views would be heavily filtered by the dense tree planting to the south. If any views of the turbines would be visible, it is assumed that these would be limited to the tips only.</p>		
<b>Views from within property:</b>	Limited to tips, worst case from first floor windows facing the site.	
<b>Views from curtilage:</b>	Limited to tips, worst case from some garden areas across the two properties.	
<b>Views from along access:</b>	Limited to tips, worst case from some sections of the shared access track.	
<b>Magnitude of change during daylight hours:</b>	From Property	Low
	Curtilage	Low
	Access	Low
<b>Level of effect during daylight hours:</b>	From Property	Moderate/minor non-significant
	Curtilage	Moderate/minor non-significant
	Access	Moderate/minor non-significant
<b>Overbearing:</b>	No, due to heavily filtering of views from this part of the landscape.	

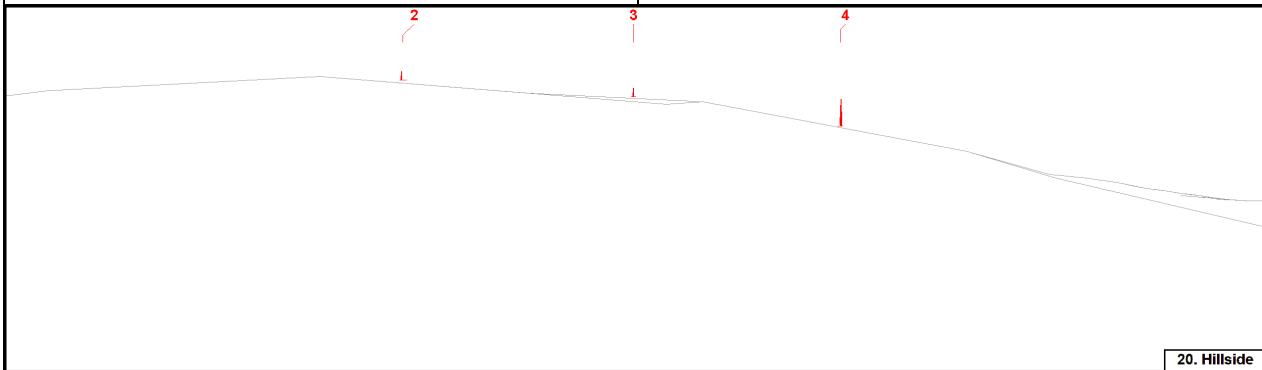
Property 19 - Beinn Alvinn



Property Type:	Two-storey detached dwelling with associated farm buildings.	Visible Wind Farm Extent:	44.68°
Grid Reference:	369152, 805924	No. of Blade Tips Visible:	4
Elevation:	225m	No. of Hubs Visible:	1
Orientation of facades towards Proposed Development:	Southern and south eastern facades.		
Distance to Nearest Turbine:	2033m T1		

Existing Residential Visual Amenity and discussion of effects		
<p>Beinn Alvinn is a two-storey detached dwelling with an associated farm building and is located at the northern edge of a large area of woodland on the northern lower slopes of the Hill of Fare. The property has a primary orientation towards the south-west and is accessed at the end of a track which travels south from the B9119 serving several other properties which are located at a lower elevation.</p> <p>The property curtilages lie to the north, south and east of the dwelling, with the eastern lawned area located at a higher elevation to that of the ground floor level of the dwelling. Another area of raised landform in the form of grassland, which is located beyond a hard standing area immediately south of the dwelling is used for recreation, with its boundary being defined by young plantation. This forms part of the dense woodland which is located to the south.</p> <p>Long distance views are available from the northern garden curtilage areas and windows to the dwelling. Any views to the south towards the Proposed Development from the house would be available from several ground floor and first floor windows. Views from the property curtilages would experience similar views in the direction towards the site. It is acknowledged however that a limited number of turbines would be theoretically visible from the property of Beinn Alvinn and with further filtering in the form of the woodland located on the rising landform to the south, it is anticipated that the blade tips would be visible only from all areas of the property, including the access track.</p>		
<b>Views from within property:</b>	One or two blade tips from both storey windows from south-western façade.	
<b>Views from curtilage:</b>	One or two blade tips from southern and eastern property curtilages.	
<b>Views from along access:</b>	One or two blade tips from along access track at sections of route.	
<b>Magnitude of change during daylight hours:</b>	From Property	Low
	Curtilage	Low
	Access	Low
<b>Level of effect during daylight hours:</b>	From Property	Moderate/minor non-significant
	Curtilage	Moderate/minor non-significant
	Access	Moderate/minor non-significant
<b>Overbearing:</b>	No, due to heavy screening and filtering from landform and woodland.	

Property 20 - Hillside

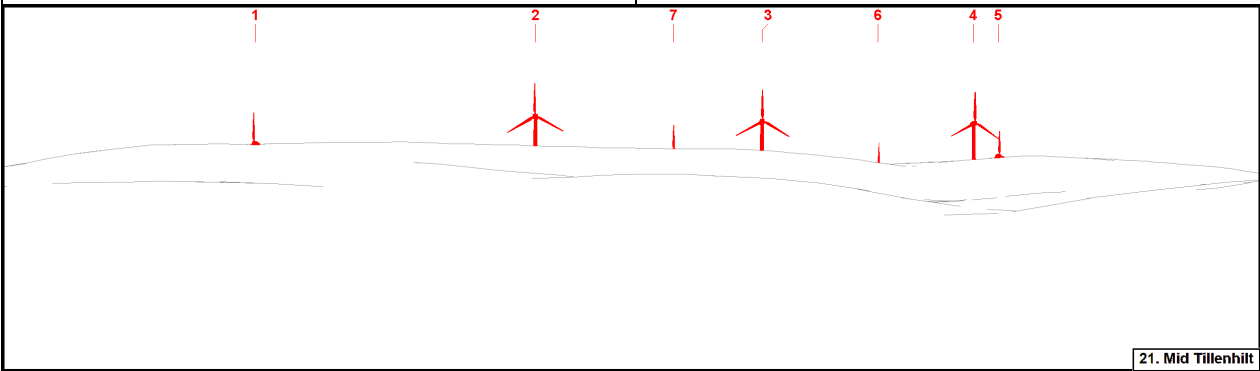
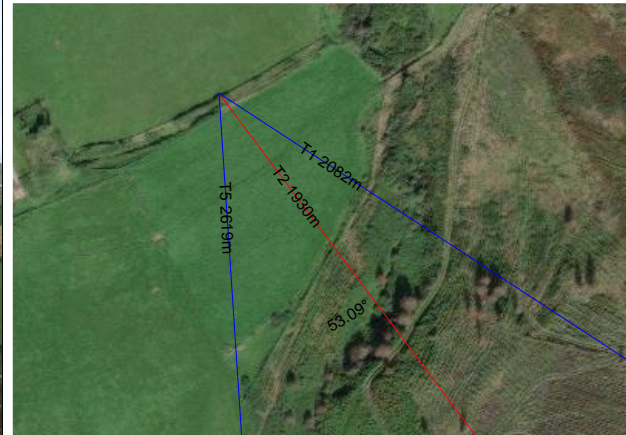


20. Hillside

Property Type:	Caravan.	Visible Wind Farm Extent:	31.16°
Grid Reference:	367149, 805160	No. of Blade Tips Visible:	3
Elevation:	224m	No. of Hubs Visible:	0
Orientation of facades towards Proposed Development:	Southern façade.		
Distance to Nearest Turbine:	1762m T2		

Existing Residential Visual Amenity and discussion of effects		
<p>The property of Hillside is accessed via a shared track leading from the B9119 and travelling approximately a kilometre to the property. The caravan is situated on rising landform approximately 50 m to the east of the shared track. The caravan is set within established vegetation which clothes the rising landform to the south-east and it has a primary orientation towards the north west.</p> <p>Although there would be some theoretical visibility from the caravan in a southerly direction towards the Proposed Development, actual visibility of the proposed turbines would be heavily filtered from the property and immediate curtilage by intervening vegetation. Whilst travelling south along the shared access track, there would be the possibility for some available views towards the Proposed Development, albeit with some filtering of views from intervening vegetation located at intervals along the route.</p>		
<b>Views from within property:</b>	N/A	
<b>Views from curtilage:</b>	N/A	
<b>Views from along access:</b>	Some views would be available at sections along the shared access track when travelling south.	
<b>Magnitude of change during daylight hours:</b>	From Property	Very Low
	Curtilage	Very Low
	Access	Low
<b>Level of effect during daylight hours:</b>	From Property	Minor non-significant
	Curtilage	Minor non-significant
	Access	Moderate/minor non-significant
<b>Overbearing:</b>	No, due to intervening vegetation filtering views of the Proposed Development.	

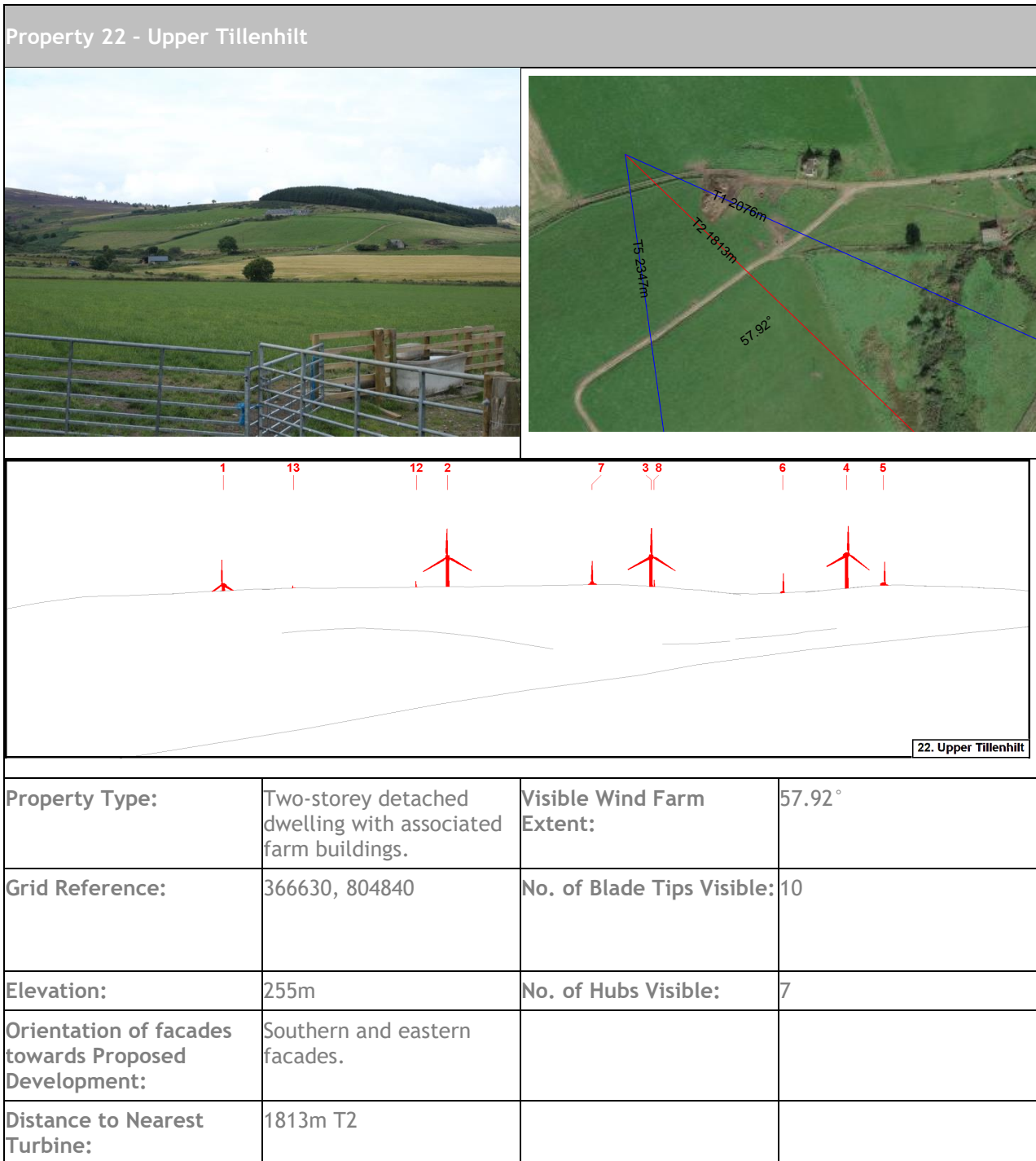
Property 21 - Mid Tillenhilt



Property Type:	Two-storey detached dwelling.	Visible Wind Farm Extent:	53.09°
Grid Reference:	366780, 805128	No. of Blade Tips Visible:	7
Elevation:	217m	No. of Hubs Visible:	5
Orientation of facades towards Proposed Development:	Eastern and southern facades.		
Distance to Nearest Turbine:	1930m T2		



Existing Residential Visual Amenity and discussion of effects		
<p>Accessed approximately 1.3 km along a shared track from the B9199, the property of Mid Tillenhill is located in a remote location which has open views in all directions. The property has a primary elevation of roughly east and has small garden curtilages to all sides of the dwelling with established vegetation forming the eastern boundary.</p> <p>It is assumed that there are windows on the south facing elevation, as well as the primary elevation to the east.</p> <p>Views are almost direct towards the Hill of Fare from the primary and southern elevations. It is assumed that where views beyond the immediate vegetation within the property boundary are available, there would be direct views of the proposed turbines. This is due to the limited amount of vegetation between the property and the hill featuring in this angle of view. There would be some screening of turbines from an area of woodland which is located on the upper northern extents of the hill.</p> <p>It is assumed that there would be available views of the Proposed Development whilst travelling in both directions at varying angles of view along the route.</p>		
<b>Views from within property:</b>	Assumed from both storey windows of roughly south facing elevation, as well as the primary elevation to the east.	
<b>Views from curtilage:</b>	Assumed southern and parts of eastern garden curtilages.	
<b>Views from along access:</b>	At varying angles of view in both directions of the shared access track.	
<b>Magnitude of change during daylight hours:</b>	From Property	Medium high
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect during daylight hours:</b>	From Property	<b>Major/moderate significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, due to the wider views available from the property and the Proposed Development appearing in a relatively smaller portion of views available.	



Existing Residential Visual Amenity and discussion of effects		
<p>Accessed approximately 1.7 km along a shared track from the B9199, the property of Upper Tillenhill is located in a remote location which has open views to the west, east and north. The property has a primary elevation of roughly north-east and has small garden curtilages to the north and west, as well as an adjacent parcel of amenity area located to the south-east of the dwelling. A large agricultural building screens views due south of the property. It is assumed that there are windows on the roughly south-eastern facing elevation, as well as from the primary elevation.</p> <p>Views are almost direct towards the Hill of Fare from the south-eastern elevation and at a slightly oblique angle of view from the north-eastern elevation. It is assumed that where views beyond the adjacent vegetation located within the property extents lie, there would be direct views of the proposed turbines. This is due to the limited amount of vegetation between the property and the hill featuring in this angle of view. This said, there would be some screening of turbines from an area of woodland which is located on the upper northern extents of the hill.</p> <p>It is assumed that there would be available views of the Proposed Development whilst travelling in both directions at varying angles of view along the route.</p>		
<b>Views from within property:</b>	Assumed from both storey windows of south-eastern facing elevation, as well as the primary elevation to the north east.	
<b>Views from curtilage:</b>	Assumed south-eastern garden amenity area.	
<b>Views from along access:</b>	At varying angles of view in both directions of the shared access track.	
<b>Magnitude of change during daylight hours:</b>	From Property	Medium high
	Curtilage	Medium high
	Access	Medium high
<b>Level of effect during daylight hours:</b>	From Property	<b>Major/moderate significant</b>
	Curtilage	<b>Major/moderate significant</b>
	Access	<b>Major/moderate significant</b>
<b>Overbearing:</b>	No, due to the wider views available from the property and the Proposed Development appearing in a relatively smaller portion of views available.	

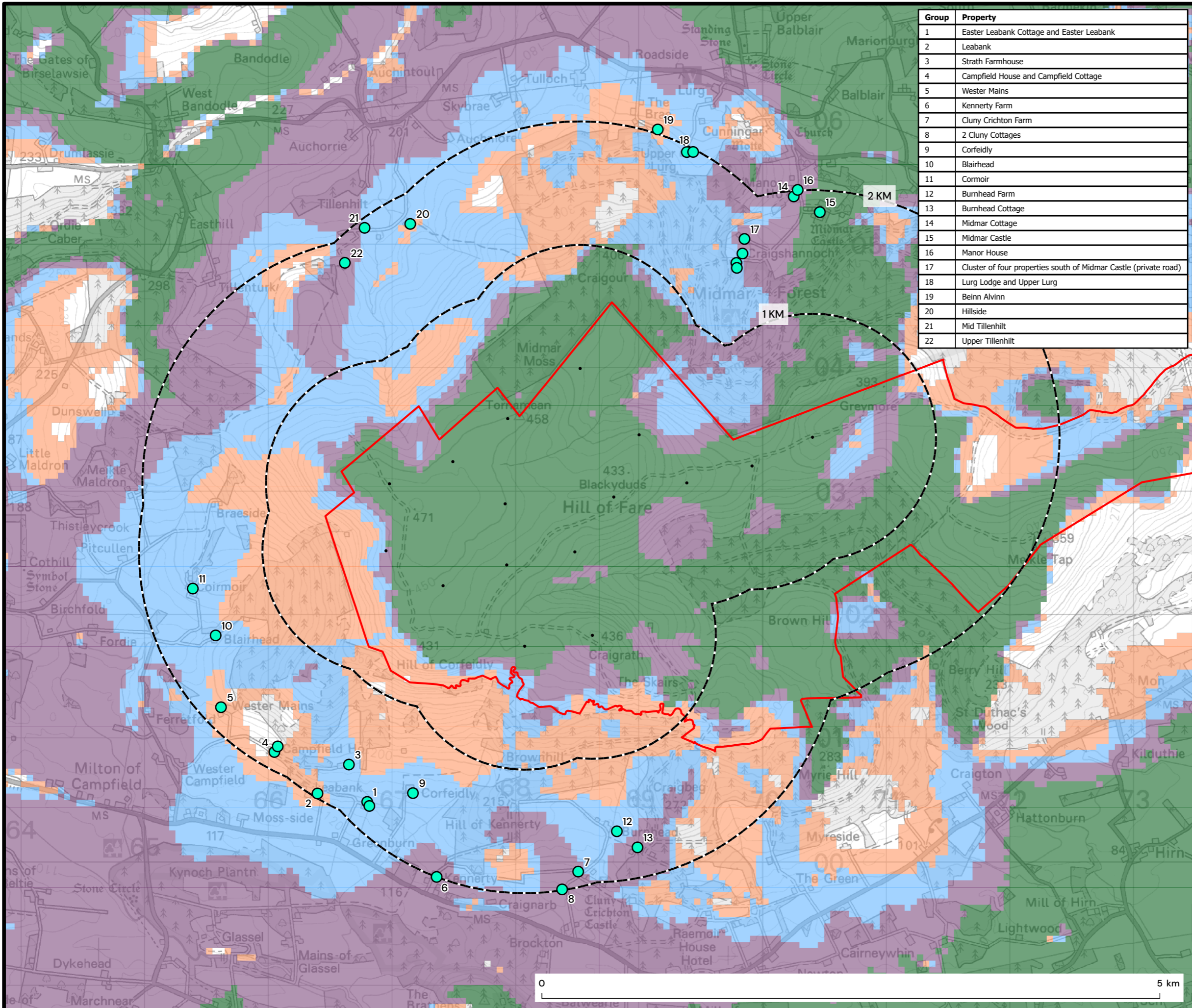
## 5 Summary and Conclusions

- 5.1.1 **Table 6.6.2** below summarise the predicted worst-case level of effect on visual amenity from properties within 2 km resulting from the Proposed Development, from any view from the house, curtilage and private access from each privately-owned property that is currently in residential use.
- 5.1.2 Having undertaken an appraisal of the relationship between the proposed turbines and the residential properties within the 2 km RVAA study area, it is assessed that residents at some of the properties would experience a significant visual effect.
- 5.1.3 Although it is acknowledged that some properties within the 2 km RVAA study area would experience significant visual effects, it is not the case that any of the effects would be of such a scale so as to become dominant or overbearing.

No	Property Name	Sensitivity	Worst case Magnitude of Change	Worst case Level of Effect	Significant	Overbearing
1	Easter Leabank Cottage and Easter Leabank	High	Medium	Moderate	No	No
2	Leabank	High	Medium	Moderate	No	No
3	Strath Farmhouse	High	Medium	Moderate	Yes	No
4	Campfield House and Campfield Cottage	High	Very Low	Minor/No effect	No	No
5	Wester Mains	High	Low	Minor	No	No
6	Kennerty Farm	High	Medium	Moderate	Yes	No
7	Cluny Crichton Farm	High	Medium high	Major/moderate	Yes	No
8	2 Cluny Cottages	High	Medium high	Major/moderate	Yes	No
9	Corfeidly	High	Medium high	Major/moderate	Yes	No
10	Blairhead	High	Medium high	Major/moderate	Yes	No
11	Cormoir	High	Medium high	Major/moderate	Yes	No
12	Burnhead Farm	High	Medium high	Major/moderate	Yes	No
13	Burnhead Cottage	High	Medium high	Major/moderate	Yes	No
14	Midmar Cottage	High	Low medium	Moderate/minor	No	No
15	Midmar Castle	High	Medium	Moderate	Yes	No
16	Manor House	High	Very Low	Minor	No	No
17	Cluster of four properties south of Midmar Castle (private road)	High	Low	Moderate/minor	No	No

18	Lurg Lodge and Upper Lurg	High	Low	Moderate/minor	No	No
19	Beinn Alvinn	High	Low	Moderate/minor	No	No
20	Hillside	High	Low	Moderate/minor	No	No
21	Mid Tillenhilt	High	Medium high	Major/moderate	<b>Yes</b>	No
22	Upper Tillenhilt	High	Medium high	Major/moderate	Yes	No

**Bold** text indicates a significant effect



Group	Property
1	Easter Leabank Cottage and Easter Leabank
2	Leabank
3	Strath Farmhouse
4	Campfield House and Campfield Cottage
5	Wester Mains
6	Kennerty Farm
7	Cluny Crichton Farm
8	2 Cluny Cottages
9	Corfeidly
10	Blairhead
11	Cormoir
12	Burnhead Farm
13	Burnhead Cottage
14	Midmar Cottage
15	Midmar Castle
16	Manor House
17	Cluster of four properties south of Mid Mar Castle (private road)
18	Lurg Lodge and Upper Lurg
19	Beinn Alvinn
20	Hillside
21	Mid Tillenhill
22	Upper Tillenhill



**HILL OF FARE WIND FARM**  
**APPENDIX 6.6 FIGURE 1**  
**RESIDENTIAL PROPERTIES**

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**KEY**

- Site Boundary
- Proposed Turbines
- Study Area 2km
- Residential Properties

Blade Tip Zone of Theoretical Visibility (180m and 200m)

- 1 to 4 turbines visible
- 5 to 8 turbines visible
- 9 to 12 turbines visible
- 13 to 16 turbines visible



SCALE - 1:30,000 @ A3

**ENVIRONMENTAL IMPACT ASSESSMENT REPORT 2023**

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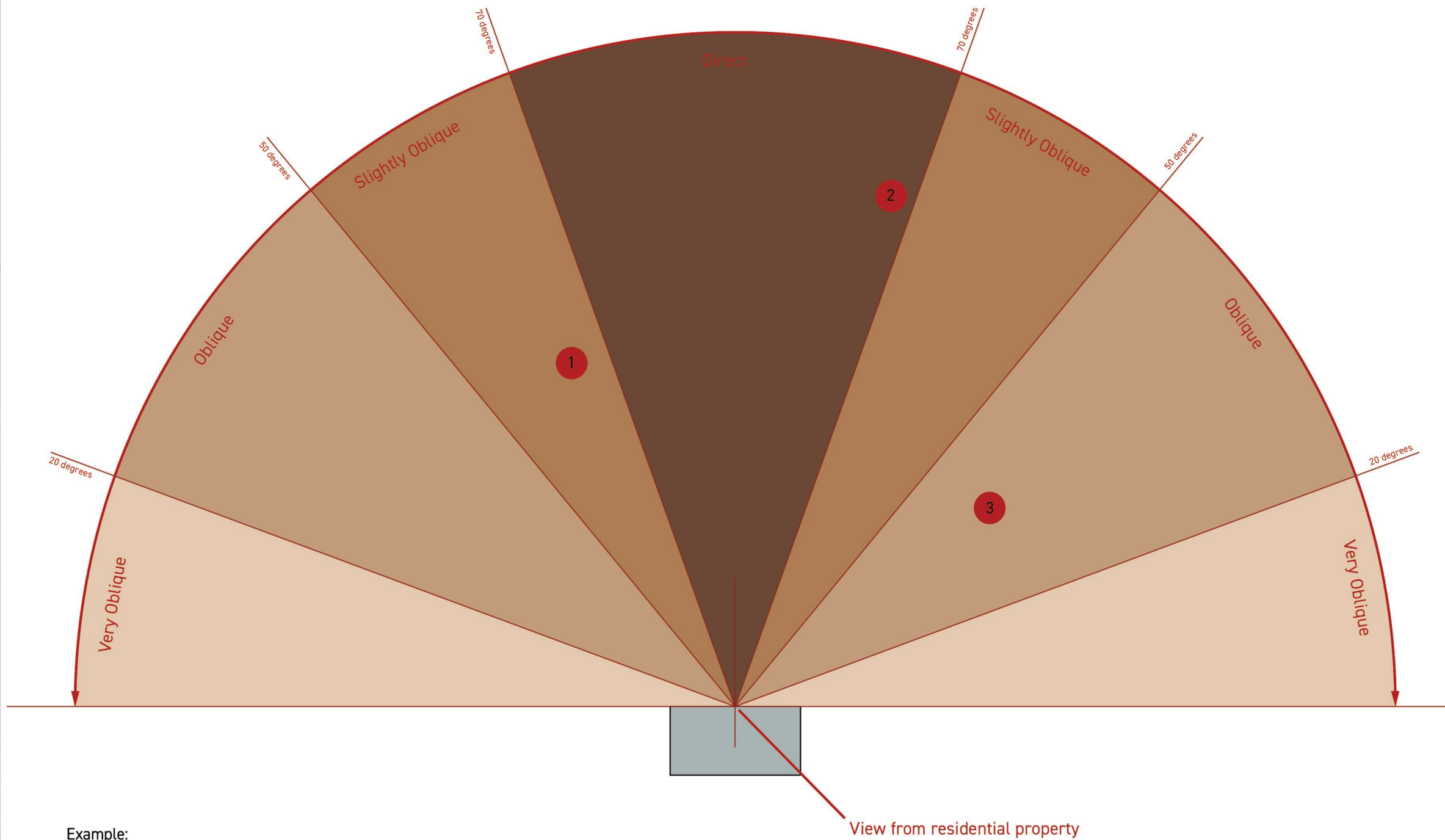


**HILL OF FARE WIND FARM**

**APPENDIX 6.6 FIGURE 6.2**

**ANGLE OF VIEW**

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Example:

**1** Turbine Location and Number

- Slightly Oblique - Turbine 1
- Direct - Turbine 2
- Oblique - Turbine 3