
Appendix 8.4 Residential Visual Amenity Study (RVAS)

INTRODUCTION

This appendix to the LVIA presents a detailed Residential Visual Amenity Study (RVAS) of the Proposed Development. It considers the potential visual effects of the Proposed Development experienced by residents of the nearest properties to the site (i.e. within 2km of the proposed turbines locations), as illustrated on the plan at Annex 1. The RVAS identifies if any of these residents would experience a significant effect on any view from their property (the dwelling or its curtilage) during the operational period of the Proposed Development, and specifically details which views would be affected.

It is important to stress that this appendix solely considers the visual component of residential amenity and that any consideration of residential amenity in the broader sense must also take account of any noise and shadow flicker effects, which are addressed elsewhere within the Environmental Statement (ES) (Chapters 14 and 18 respectively). Therefore, this RVAS does not comment on the acceptability of the Proposed Development: it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.

It should be noted that this study is limited to a consideration of the potential visual impacts that residents might experience within their property, i.e. their dwelling and its curtilage. It is acknowledged that the occupiers of most dwellings experience the wider landscape in passing on a regular basis as they go about their day to day activities and that the components of this wider landscape also influence their broader sense of amenity. Residents of certain properties considered within this RVAS would most likely have views of the Proposed Development on a regular basis as they leave and approach their properties through the wider landscape.

It was beyond the scope of this study to determine trends in the day to day activities of the residents in the study area, or to define the features and qualities of the surrounding landscape which influence residents' broader amenity. Whilst not discounting this issue, based on previous wind farm appeal decisions, it appears that greatest weight is usually given to impacts on views from the dwelling itself and its curtilage, as these impacts are likely to have the greatest influence on living conditions. Beyond their property, residents are considered to experience visual effects as users of local roads, footpaths etc. These effects are assessed as such within the main Landscape and Visual Chapter.

DISCUSSION OF RESIDENTIAL VISUAL AMENITY IN RELATION TO WIND FARMS

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

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.

While the "Lavender Test" is not enshrined in any planning guidance in England or Wales, it has become a useful approach by inspectors there. Similarly, there is no reference to such a test in Scottish policy. Equally, there is no general practice in Scotland of describing other Reporters' decisions in creating "tests". The approach in Scotland is to identify factors which are not described as a "test", and these factors have to be applied based on the particular circumstances of the case.

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 1km of the nearest turbines, and concluded:

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

With regard to visual impacts from residential properties he stated:

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

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

The Scottish Ministers' decision letter for Afton wind farm contains the following statement:

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

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.

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

"I have used 'locations' rather than 'properties' in the preceding paragraph because I note from the Residential Visual Assessment and

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

Again, this report was adopted by the Scottish Ministers.

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

"Whilst planning law is not intended to protect the view from individual properties, it is generally accepted that it would not be in the public interest for a development to create unacceptable living conditions at a dwelling. Various tests have been applied in these circumstances, but my attention has been drawn, in particular, to that accepted by the Scottish Ministers with regard to their decision on a section 36 application at Afton Wind Farm in East Ayrshire in 2014. Here the Ministers considered whether the development would result in "overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live." With this test in mind, I have looked at those dwellings within two kilometres of the appeal site, other than those which would have limited or no visibility of the turbines".

"I am satisfied that the appeal proposal would not result in a situation where the above test would be failed at any of those properties".

More recently, 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 2km of the proposed turbines. The Reporter recognised that there were 11 properties located within 1.1km 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:

"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 11 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".

The nearest properties to the Shepherds' Rig site are either located beyond natural woodland reserves which would screen the turbines in perpetuity or are located at distances of beyond 1.3km, and as such the circumstances of the Proposed Development are materially different to those set out above wind farm.

ASSESSMENT METHODOLOGY

There is no specific guidance for the production of residential visual amenity studies. 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.

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.

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, each property has been considered in this manner. However, this is an over simplification of a more complex issue as residents are generally considered to be more sensitive to changes in the views from certain rooms such as the primary day time living rooms (e.g. lounge, dining room, kitchen or conservatory) than rooms such as bedrooms, bathrooms or utility rooms, 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.

For the purposes of this residential visual amenity analysis the sensitivity of residential receptors when they are using different parts of their property is further clarified as follows:

Low Sensitivity

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

Medium Sensitivity

- Views from hallways, stairwells, bedrooms and study/office rooms.

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- Views from part of a curtilage used less frequently (e.g. distant parts of a large garden) or where the activity is focussed on a gardening activity rather than its surroundings (e.g. vegetable plots).

High Sensitivity

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

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 only:

Very Low Magnitude of Change

- No change or negligible change in views;

Low Magnitude of Change

- Some change in the view that is not prominent but visible to some visual receptors;

Medium Magnitude of Change

- Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;

High Magnitude of Change

- A major change in the view that is highly prominent and has a strong influence on the overall view;

Very High Magnitude of Change

- A change in the view that has a dominating or overbearing influence on the overall view.

In general, the magnitude of visual 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 taken into account 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 in Annex 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;
- The availability of other features in the view, which provide a comparison of scale and perspective.

As previously indicated, the level of the visual effect experienced in any given view is determined by considering in tandem the sensitivity of the view with the magnitude of change. The level of effect is described as either 'Major', 'Major/Moderate', 'Moderate', 'Moderate/Minor', 'Minor', 'Minor/No Effect', 'No Effect'. Professional judgement is then used to inform whether the level of effect identified is significant or not.

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) Regulations.

In terms of cumulative assessment, where other existing wind farms are visible, this is taken into account in the baseline assessment for each property. From baseline and on site analysis, there would be no views of consented schemes from the properties considered below. In terms of schemes in planning, in particular Longburn, the overall visual experience would from the dwellings considered within this assessment would not be such that there would be overbearing or overwhelming effects upon their visual amenity. As such, cumulative effects have not been considered further.

Each of the properties which are assessed within this report were contacted by letter dated 8th June 2018 in order to seek to arrange access to the property and/or its curtilage, in order to better understand the effects on visual amenity.

A total of five properties allowed access into their property, or to their garden/curtilage only. For those properties where no access was sought or gained, the assessment has been carried out from the closest publicly accessible vantage points, or the nearest neighbouring property where access was allowed.

For each of the properties, the 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 house to the turbines;
- Elevation of property (AOD);
- Elevation at base of the nearest turbine to the property (AOD);
- Number of floors within the property;
- Orientation of the main elevations of the property;
- Angle of the turbines in the view from each facade or part of the curtilage with a view of the development (as explained illustratively in Annex 1);
- A record of any intervening obstructions (e.g. screening from vegetation, landform or built structures);
- A record of any built structures which influence the outlook;
- A record of any other features in the foreground view which provide a comparison of scale; and
- The availability of other views from the property that are not affected by the development.

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 closest inhabitable part of the dwelling in question.

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.

In the case of each property, once the potential for significant visual effects to arise has been considered, an overall judgement has been reached about whether the residents of the property would experience such an overbearing effect on visual amenity that the property would become an unattractive place 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.

For each property where access was gained the view in the direction of the proposed turbines was photographed. For each of the properties a wireframe model was also generated to help identify the scale, arrangement and visibility of the turbines. These wireline images were reviewed following on site appraisal 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.

PROPERTIES WITHIN THE STUDY AREA

Each property has been assigned a property reference number, as indicated in Table 1 and the Residential Visual Amenity Study Property Location plan at Annex 1.

A description of each property or group of properties is provided, followed by an assessment of the façades, or parts of the curtilage of the property that would have a potential change in the view as a result of the proposed turbines.

Table 1: Properties assessed in detail

ID:	Property Name:	Nearest visible turbine	Distance to nearest visible turbine	Approx. direction of view towards wind farm
1	Marbrack	T16	1767m	E/S/E
2	Marbrack Cottage	T16	1708m	E/S/E
3	Furmiston	T16	1336m	NE
4	Nether Loskie	T16	1908m	NE
5	Marscalloch Cottage	T16	1964m	N/E/N

ID:	Property Name:	Nearest visible turbine	Distance to nearest visible turbine	Approx. direction of view towards wind farm
6	1 Muirdrochwood	T19	1286m	N
7	2 Muirdrochwood	T19	1297m	N
8	Smittons	T17	1358m	NW
9	Stroanpatrick	T17	2002m	NW
10	Craigengillan	T3	873m	NW
11	Craigengillan Cottage	T3	770m	NW
12	Moorbrock	T1	1409m	SW
13	Strahanna Farm	T3	1743m	WSW

Aerial photographs showing the orientation of each property, direction of view and distance to the nearest proposed turbine are presented in Annex 3.

The appraisal of potential visual effects has been undertaken to the best of the assessor's ability from either within the properties, or from publicly accessible locations in close proximity to the properties, during June 2018. Photographs of properties were taken from either within the property and/or its curtilage where access was granted, or from a publicly accessible point to the property. These are presented in Annex 4.

A wireframe showing a 90 degree angle of view towards the turbines, from the nearest façade of the properties is also set out in Annex 5. This is a bare earth wireframe which does not take account of any vegetation screening.

ASSESSMENT OF EFFECTS

The following section presents the information gathered through field survey and desktop study and provides detailed analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the wind farm, for each property within the study area.

While the area was visited during summer months whereby increased screening from vegetation may be afforded, the assessment of effects states the worst-case scenario (winter views) unless otherwise stated. This has been based upon the experience and judgement of the assessor where winter visits have not been undertaken.

Property Name: Marbrack

Property ID:	1
Financial Involvement in the scheme	No
Visited by Pegasus:	No – (viewed from access to Furmiston)
OS Grid Reference (approx. centre of dwelling):	259638, 593216
Approx. Direction to Site:	Turbines located from NE to SE
Distance from Dwelling to Nearest Turbine:	T16 (1767m)
Single Property or Group:	Not determinable
Number of Floors:	Not determinable
Orientation of Main Elevations of the Property:	S

Description of Property:

This house at Marbrack is located some distance from the public highway, accessed by a private drive (approximately 1.1km from the nearest public highway), partially shared with Marbrack Cottage. The closest Public Right of Way is some 1130m away. Visibility towards the property was available from the driveway leading to Furmiston, a residence visited as part of this visual amenity study. Lying some 1.1km south east, views towards Marbrack from Furmiston, are distant and extend only to the woodland within which the property appeared ensconced, with only chimneys discernible.

Mapping and aerial photography indicates the residence is of a broadly north – south orientation whereby windows of principal rooms would be anticipated to extend slightly east of south or slightly west of north. The dwelling is at an elevation of approximately 218mAOD.

It is assumed from the apparent scale and extent of shading on the aerial photography, that the residence is two storeys. There is an extension (anticipated to be single storey) at the north eastern corner of the main house, thus restricting views from the ground floor windows within the main house. There may be windows within the extension with an easterly aspect, however we are unable to confirm this or the function of the rooms. Garden space appears to extend predominantly southwards along the route of the driveway, with smaller areas of garden to the west and east.

Mature trees in proximity to Marbrack were visible from the south east. There appears to be a mix of coniferous and deciduous trees near the property, these do not appear to be part of wider plantation under periodic large-scale felling, (as is present within other parts of the landscape further east, in the direction of the site), but more localised woodland or garden landscape which provide enclosure and setting to the property at Marbrack.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the north-east to the south-east of the property. As such, there would be potential for direct views towards the turbines from windows within the eastern elevation, but which, as previously set out, is not anticipated as being a primary elevation.

From the southern building elevation, (that which is anticipated as being the principal elevation), potential visibility ranges from very oblique to oblique. Turbines T13 to T19, located within an arc from the east towards the south, may be discernible. Of these turbines, the hubs of T13, T16 and T18 would extend above the landform at distances of 2124m, 1767m and 2104m respectively.

It is noted that the property is set within established landscape, including mature trees in proximity to the house and which would be anticipated to filter and reduce visibility in the direction of the turbines.

Locations within the Garden and Curtilage

Theoretically, garden areas surrounding the property offer increased potential for visibility towards the turbines. However, the mature setting to the property is considered to offer enclosure of distant views in most directions (including in the direction of the site). The turbine in closest proximity (T16), at a distance of 1767m, could appear in the distance beyond the intervening vegetation in proximity to the property.

Locations along the Access Track

There would be greatest potential for views of the development from the access track on the approach to the property from the south, however once the immediate environs of the property have been reached views are likely to become increasingly filtered by the increased woodland which surrounds the property. For residents leaving the property, views towards the turbines would be very oblique at worst.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Living space with east facing windows (secondary elevation): Medium
- Living space with south facing windows: High
- Curtilage/Garden: High
- Access Track: Medium

Nature and Magnitude of Change in the View:

- Living space with south facing windows: Low
- Living space with east facing windows (secondary elevation): Medium
- Curtilage/Garden: Low
- Access Track: Medium within north-eastern views.

Level of Effect:

- Living space with east facing windows (secondary elevation): Moderate, not significant
- Living space with south facing windows: Moderate, not significant
- Curtilage/Garden: Moderate, not significant
- Access Track: Moderate, not significant

It is considered that there would be a 'worst case' Moderate effect from the south facing windows and parts of the surrounding curtilage, garden and access track leading to the property from the B729. There would however be no effect on the views from the north or west facing façades of the property.

Based upon the information available with respect to the property, taking into account its location and its setting in terms of the presence of mature vegetation, it is not anticipated that the turbines would be overbearing to the extent that the property would become an unattractive place to live. The assessment above is considered to reflect the worst-case effects in absence of visiting the property to ascertain the extent of screening from local woodland.

Property Name: Marbrack Cottage

Property ID:	2
Financial Involvement in the scheme	No
Visited by Pegasus:	No – (viewed from access to Furmiston)
OS Grid Reference (approx. centre of dwelling):	259706, 593254
Approx. Direction to Site:	Turbines located from NE to SE
Distance from Dwelling to Nearest Turbine:	T16 (1708m)
Single Property or Group:	Not determinable
Number of Floors:	Not determinable
Orientation of Main Elevations of the Property:	NE and SW

Description of Property:

Marbrack Cottage is located some distance from the public highway, accessed by a private drive (approximately 1.2km from the nearest public highway), partially shared with Marbrack. The closest Public Right of Way is some 1120m away.

Visibility towards the property was available from the driveway leading to Furmiston, a residence visited as part of this visual amenity study. Lying some 1.1km south east, views towards Marbrack from Furmiston, are distant and extend only to the woodland within which the property appeared ensconced.

Mapping and aerial photography indicates the residence is of an 'L' shape form with outward aspects from the north-eastern and south-eastern elevations. Several buildings are located to the north-east of the cottage creating a partially enclosed courtyard. The dwelling is at an elevation of approximately 218mAOD.

It is not known whether principal rooms are located with principal windows orientated to the west across a small garden area. It has therefore been assumed within this assessment, that as a worst case, primary living areas have either a north-easterly or south-easterly aspect. It is not apparent from shading on the aerial photography, whether the residence is two storeys, or single story, however it was noted that from the vantage point to the south of Furmiston, Marbrack Cottage was invisible.

Garden space appears to be located within the internal, western, enclave formed by the shape of the building. Other external areas appear to be incorporated as vehicle parking and yard providing access to other buildings and to a series of enclosed paddocks extending to the east.

As noted above, mature trees in proximity to Marbrack and Marbrack Cottage were visible from the south east. The mix of coniferous and deciduous trees near the property, in particular those which run along Marbrack Burn do not appear to be part of wider plantation under periodic large-scale felling, (as is present within other parts of the landscape further east, in the direction of the site), but more localised to the water course and which provides enclosure and setting to Marbrack Cottage and its outbuildings.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the north-east to the south-east of the cottage. There would be potential for direct views towards turbines T1, T2, T4, T5, T6 and T10 from windows within the north-eastern elevation. From the north easterly elevation, views towards turbines T12 to T19 range from slightly oblique to oblique. For rooms with windows on the south-easterly elevation, views range between oblique to slightly oblique towards turbines T10 to T19 respectively.

The wireframe illustrates that, of the turbines which may be visible, the hubs of T1, T2, T4 and T6, T13, T16 and T18 could appear above the landform. However, it is anticipated that the more northerly turbines within the development which are set at a lower elevation and greatest distances (between 2689m and 3234m) from the dwelling, are likely to therefore be obscured by intervention from other

buildings located to the north and east of the cottage. Turbines T13, T16 and T18 are slightly oblique to oblique within views from either the north-eastern or south-eastern windows. The wireframe indicates that T16, that closest to the cottage (1708m), would theoretically be the most visible. However, there is a moderate level of mature tree cover along Marbrack Burn which could filter the extent to which turbines appear within views.

Locations within the Garden and Curtilage

From the smaller area of garden to the west of the cottage, turbines would be screened from view by the cottage itself. Areas to the north-east of the cottage, within the enclave formed by adjacent buildings, would screen visibility of turbines T1, T2, T4, T5 and T6.

The upper parts of turbines T10 to T19 may appear above the plantation woodland within which it is set and where there may be a more open aspect from eastern parts of the property facilitating views to the higher ground in the east. While visibility may extend towards the development, the local topography, with land rising from Marbrack Burn to the higher ground in the north and east, coupled with the dropping levels towards the Water of Deugh and Kendoon Loch in the south, which may be of greater focus within views than those to higher ground.

Locations along the Access Track

There would be potential for views of the development from the access track on the approach to the property from the south, however once the immediate environs of the property have been reached views are likely to become increasingly filtered by woodland occurring intermittently along Marbrack Burn. For residents leaving the cottage, initial easterly views towards the turbines would be direct for a short distance (approximately 70m) before the track turns to the south and views extend away from the development.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Living space with north-east facing windows: High
- Living space with south-east facing windows: High
- Curtilage/Garden: High
- Access Track: Medium

Nature and Magnitude of Change in the View:

- Living space with north-east facing windows: Low
- Living space with south-east facing windows: Low
- Curtilage/Garden: Low
- Access Track: Medium (within north easterly views)

Level of Effect:

- Living space with north-east facing windows: Moderate, not significant
- Living space with south-east facing windows: Moderate, not significant
- Curtilage/Garden: Moderate, not significant
- Access Track: Moderate, not significant

It is considered that there would be a 'worst case' Moderate effect from north-easterly or south-easterly facing windows, parts of the surrounding curtilage and access track leading to the property from the B729. There would however be no effect on the views from the west facing façades of the property or the small garden to its west.

Based upon the information available with respect to the property, taking into account the level of mature vegetation present between the property and the proposed turbines, and the distance in which they would be seen, it is not anticipated that the turbines would be overbearing to the extent that the property would become an unattractive place to live. The assessment above is considered to reflect the worst-case effects in absence of visiting the property to ascertain the extent of actual screening from local woodland and the propensity of views in the direction of the development.

Property Name: Furmiston

Property ID:	3
Financial Involvement in the scheme	No
Visited by Pegasus:	Yes
OS Grid Reference (approx. centre of dwelling):	260304, 592276
Approx. Direction to Site:	Turbines located from NEN to E
Distance from Dwelling to Nearest Turbine:	T16 (1336m)
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	SWS

Description of Property:

Furmiston is at an elevation of approximately 218mAOD and located some distance from the public highway, accessed by a private track (approximately 700m from the nearest public highway), initially shared with Nether Loskie.

The residence is a one and a half story house with attached outbuildings to the north and east, some of which have been converted to supplementary accommodation to the house. Bedrooms are located in the roof space with small dormer windows and Velux within the southerly pitch of the roof.

The property is laid out in a broadly south-south-west to north-north-east alignment with a garden surrounding the property on the southern side. A ground floor extension on the western side of the house incorporates the principal living room, with French doors and windows on the southern and western elevations. Other living areas (kitchen and sitting room) also having a southerly aspect. Windows to the north are those associated with a bedroom and bathroom. There is a ground floor bedroom window to the eastern elevation of the main house. The converted outbuilding which extends from the north western elevation incorporates utility and office space with windows on their westerly elevation.

The main house and garden areas enjoy views which extend to the distance across land which drops in elevation towards the Water of Deugh and the Kendoon Loch and which is considered as being the principal view from the property.

Outbuildings are single storey and wrap around the north and east of the house, creating a partially enclosed yard. Views from much of the northern and eastern parts of the house curtilage are restricted by these buildings and beyond which the plantation landscape of Shepherds' Rig is located.

The track follows a route to the south of the house where an area of parking is located to the west of the garden. The track continues to the south and east of the garden and house, providing access into the yard and outbuildings.

Annex 4 provides photographs of the property and surrounding context.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the north-north-east to the east of the house. There would be potential for oblique views towards turbines T13, T16 and T18, which are indicated by the wireframe, to appear most visible above the horizon (shaft and hub) from the bedroom with an easterly window. From this room, views in the direction of the turbines are prohibited by the intervening outbuildings to the east of the property. Views from the northerly obscure glazed bathroom window would be unavailable. There are no views towards the turbines from the principal rooms, which are orientated south-south-west.

Locations within the Garden and Curtilage

The direction of the turbines is such that there is very limited propensity for views from areas of garden which are located to the southern side of the house. Views of turbines would exist only from the most southern parts of the garden where views back towards the north east facilitate visibility of the more southerly turbines (as set out within the appraisal for the access track). However, from seating areas adjacent to the house, views extend across the valley landscape to the south and would be unaltered by the development.

As outlined above, areas to the north of the house are set within a yard which is enclosed with the exception of a gap between buildings in the north east. From these external areas, it is the more northerly turbines within the development which would be visible. However, these are set at a lower elevation and greatest distances (between 2345m and 3735m) from the dwelling and are likely to therefore be obscured by intervention from outbuildings. Turbines T13, T16 and T18 would be obscured by the barn which encloses the eastern side of the yard.

Locations along the Access Track

Upon approach to the dwelling from the B729 in the south, the track is located to the west of a dry-stone wall of varying height up to 1.5m. Opportunity for views towards the turbines is available from taller vehicles where views would extend above the wall, however principal views extend to the north west where these are open and far reaching. At a location approximately 40m south west of the house, the track turns to the north east and for a short distance, before the track enters the farmyard, a direct view extends above the dry-stone wall towards the location of turbines T13, T16, T15, T18 and T19 (other turbines are obscured by the house). Of these turbines, the tips of T15 and T19 would be screened by plantation woodland. The wireframe indicates that T16, that closest to the house (1336m), would be the most visible. Mature plantation tree cover within the western edges of Marscalloch Hill reduce the extent to which turbines T13, T16 and T18 would appear above the horizon.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Living space (bedroom) with east facing window: Medium
- Garden: High
- Curtilage: Low
- Access Track: Medium

Nature and Magnitude of Change in the View:

- Living space (bedroom) with east facing window: Very low
- Garden: Very low
- Curtilage: Very low
- Access Track: Medium (within north-easterly views for approximately 40m)

Level of Effect:

- Living space (bedroom) with east facing window: Minor/no effect
- Garden: Minor/moderate
- Curtilage: Minor/no effect
- Access Track: Minor/moderate (within north-easterly views for approximately 40m)

It is considered that there would be 'worst case' Minor/moderate effects for a section of the approach track to the property whereby up to three turbines (T13,

T16 and T18) would be visible above the intervening plantation and rising landform of Marscalloch Hill. There would however be no effect on the views from the principal façades of the property or primary parts of the garden to its south.

Having considered the various levels of effect from different parts of the property and its curtilage, and in considering the location of the property, its setting, and the relative distance between the dwelling and the proposed turbines, it is considered that the turbines would not be overbearing to the extent that the property would become an unattractive place to live.

Property Name: Nether Loskie

Property ID:	4
Financial Involvement in the scheme	No
Visited by Pegasus:	Yes
OS Grid Reference (approx. centre of dwelling):	260022, 591725
Approx. Direction to Site:	Turbines located from NE to ENE
Distance from Dwelling to Nearest Turbine:	T16 (1908m)
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	SSE

Description of Property:

Nether Loskie is at an elevation of approximately 164mAOD and occupies a position slightly elevated above and to the north of the B729. The house is accessed by a private track approximately 155m long and initially shared with Furmiston.

The residence is a one and a half story house with bedroom accommodation above a garage which extends north from the main house which is broadly of a north-west-north to south-east-southerly aspect. Principal views from living areas (kitchen, living room) extend to the south. Secondary rooms (utility and hallways) have an easterly or northerly aspect. The bedroom located above the garage is dual aspect with large dormer windows within both east and western roof pitches. Other first floor rooms have principal views from dormer windows towards the south. It was noted that from areas on the landing, an oblique view extends to the north east through a Velux located above the front door, to the north side of the house.

Gardens extend to all sides of the property, with more functional areas (driveway, parking and entrance to the house) to the north, while the southern gardens feature more extensive lawn and ornamental areas with an open aspect across the valley towards the south. The topography is such that the northern garden areas slope down to the south and include occasional stepped terraces or slopes.

Land rises beyond the garden and curtilage of the house to the north and east, where narrow views through vegetation extend towards the site in the north east.

The access track approaches the house from the B729, initially north before turning south-east for approximately 80m at which point the route becomes cut into the land and views to the north and east are restricted by tree planting. The land form rising beyond the access track to the north and east, combined with dense vegetation, is considered to prohibit visibility of the turbines upon approach to the house.

Annex 4 provides photographs of the property and surrounding context.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

Of the nineteen proposed turbines, the wireframe indicates potential visibility of six from this dwelling. The turbines would be located in an arc from the north-east to the east-north-east of the property. As such there would be the potential for direct views from the window of the ground floor utility room, the easterly velux of the bedroom above the garage and oblique to very oblique views through the velux above the front door from the landing. Of these there would be a direct view towards turbine T19 at the southern-most extent of the development. However, the wireframe indicates that a small part of the tip of turbine T19 might be visible and this is highly likely to be screened by garden trees and vegetation within the intervening landscape. From the bedroom, turbine T18, located closer to the property (1930m) and indicated within the wireline to be theoretically visible to the hub, though being slightly oblique within the view, would be the most visible.

Locations within the Garden and Curtilage

There would be the potential for views of the turbines from parts of the garden, principally from areas to the north and east of the house, including the nearest turbine to the property, T16 located 1908m away. However, visibility of turbines is likely to be partially screened by garden vegetation and views available through occasional gaps within garden vegetation and trees.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Bedroom with east facing window: Medium
- Utility room and landing areas: Low
- Curtilage/Garden: Medium

Nature and Magnitude of Change in the View:

- Bedroom with east facing window: Medium
- Utility room and landing areas: Low
- Curtilage/Garden: Low

Level of Effect:

- Bedroom with east facing window: Moderate, not significant
- Utility room and landing areas: Minor
- Curtilage/Garden: Minor/moderate

Annex 3 illustrates the orientation of views towards the turbines from the property. A wireline illustrates the extent to which turbines may appear within views from the property and is contained at Annex 5.

It is considered that there would be a 'worst case' Moderate effect from the eastern velux window within the bedroom located above the garage. It is considered also that there would be a Minor effect on more functional areas of the house and grounds, including parts of the surrounding curtilage and garden. There would be no effect on the views from the primary south facing façades of the property, principal garden space or along the access track.

Having taken into account the various levels of effect from different parts of the property and its curtilage, the distance of the dwelling from the Site, and the level of intervening vegetation present, the appraisal considers that the turbines would not be overbearing to the extent that the property would become an unattractive place to live.

Property Name: Marscalloch Cottage

Property ID:	5
Financial Involvement in the scheme	No
Visited by Pegasus:	No
OS Grid Reference (approx. centre of dwelling):	260379, 591366
Approx. Direction to Site:	Turbines located from NNE to NE
Distance from Dwelling to Nearest Turbine:	T16 (1964m)
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	S

Description of Property:

Marscalloch is at an elevation of approximately 164mAOD and occupies a position slightly elevated above and to the north of the B729 and set within a clearing within a wider area of coniferous plantation and, more locally, deciduous trees in

Distance from Dwelling to Nearest Turbine:	T17 (2002m)
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	SW

Description of Property:

The dwelling is at an elevation of approximately 215mAOD and occupies a position approximately 170m to the north of the B729 at the outer limits of the 2km residential amenity study area. The house is accessed by a private track from the B729 approximately 230m in length.

This house is located in proximity to the Southern Upland Way long distance footpath, from which assessment has been made. The house is one and a half storeys, with two dormer windows and a small Velux within the southern pitch of the roof. There is one ground floor window and one first floor window within the western elevation.

Mapping, aerial photography and viewing the property from the nearby right of way, indicates the residence has its principal elevation orientated to the south-south-west.

There are several outbuildings located to the west and north of the house. These restrict views from ground floor windows of the house. We are unable to determine the function of the rooms. There appears to be little in the way of formal garden space, with walls and hedgerows located close of the house and outbuildings and within which these areas appear to be available for the circulation of vehicles and performs a functional role for the residents. Notwithstanding the present configuration, should seating spaces exist, it would be likely that these would be to the south-western elevation, where the dropping land facilitates a more open aspect in this direction.

A tall coniferous tree is located in close proximity to the western house elevation. Beyond the property curtilage, a small group of trees to the south west, in combination with hedgerows to the southern property boundary, filter and direct views towards the south.

The track which provides access to the property (and along which the Southern upland Way is located), follows a route initially slightly west of north, before bending to the east upon approach to the house and is flanked to the east by dry-stone walling.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

Of the nineteen proposed turbines, five are theoretically visible from this property. The five turbines would be located in an arc from the west-north-west to the north west of the property. As such, there would be potential for direct views towards the turbines from windows within the western elevation, but which, as previously set out, is not anticipated as being a primary elevation. The presence of an outbuilding directly west of the ground floor room obscures views from this window in the direction of the turbines. There is no anticipated visibility from this window, meaning that views toward the turbines would be available from the upper storey window (anticipated as being a bedroom). Within this view, the blades and hub of T17, T18 and T19 and periodic visibility of the blades of turbines T15, T16 would appear set beyond the rising landform of Stroanfreggan Craig in the foreground and Marscalloch Hill beyond the turbines.

Locations within the Garden and Curtilage

As noted above, the landscape surrounding the property appears to be functional. The screening of ground level views by outbuildings and the conifer tree restrict direct views towards the turbines from the peripheral areas of the property, although glimpsed views may exist.

Locations along the Access Track

There would be greatest potential for views of the development from the access track on the approach to the property from the south, however once the track turns to the east, these views would be lost. Leaving the property along the track, oblique views across an open landscape would be available and within which the turbines would form part of a wider expanse of view to the distant landscape. It is noted that within the landscape to the east, there is an array of turbines visible within the landscape to the east.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Bedroom with west facing windows (secondary elevation):
Medium
- Curtilage/garden: Medium
- Access Track: Medium

Nature and Magnitude of Change in the View:

- Bedroom with west facing windows (secondary elevation):
Medium
- Curtilage/garden: Low
- Access Track: Medium

Level of Effect:

- Bedroom with west facing windows (secondary elevation): Moderate, not significant
- Curtilage/garden: Minor/moderate
- Access Track: Moderate, not significant

It is considered that there would be a 'worst case' Moderate effect from the west facing first floor window (presumed to be a bedroom) and from the access track leading to and from the property. There would however be limited effect on views from any ground floor rooms or outside areas of garden/curtilage.

Based upon the information available with respect to the property, it is not anticipated that the turbines would be overbearing to the extent that the property would become an unattractive place to live. This is due to the location of the turbines beyond the immediate landform of Stroanfreggan Fort. The assessment above is considered to reflect the worst-case effects in absence of visiting the property to ascertain the extent of screening from outbuildings and vegetation.

Property Name: Craigengillan

Property ID:	10
Financial Involvement in the scheme	No
Visited by Pegasus:	No
OS Grid Reference (approx. centre of dwelling):	263697, 594823
Approx. Direction to Site:	Turbines located from NW to SW
Distance from Dwelling to Nearest Turbine:	T03 (873m)
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	SE

Description of Property:

The dwelling is at an elevation of approximately 211mAOD and occupies a position to the west of Craigengillan Bridge. The house is visible from the Lorg Road and was viewed from the neighbouring property to which a formal visit was made.

The residence is a one and a half story house with small Velux windows in the south-eastern roof pitch. There are no first-floor windows to the north-western roof. There are three ground floor windows within the north-west elevation. Views from these windows are likely to be channelled by adjacent extensions to this elevation. It is also noted that one window is obscure glazed. There are no windows within the south-western elevation.

A detached garage is located to the north-west of the house to which access is via a track shared with Craigengillan Cottage and which continues as a forestry track into the plantation land further north and west.

Garden areas extend to the south of the house, with a deck space located adjacent to the burn at the house's north-eastern elevation and whereby views extend beyond the burn across open land to the north east. Additional garden space is located to the south-east of the house where the entrance porch to the property is located.

This property is located at the edges of existing forestry land. Directly west of the access track the landscape which extends west and north, is that of managed woodland, which is assumed to be a natural reserve, as it has not been felled along with the immediately adjacent woodland. A slight offset is afforded between the track and the start of woodland to allow for overhead electricity lines.

Annex 4 provides photographs of the property and surrounding context. We were advised by the neighbour at Craigengillan Cottage, that the property is used as a holiday home. Should this be corroborated, less weight may be given to the effects upon the residential amenity at this property.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the north-west to the south-west of the property. As such there would be the potential for direct views from the three windows within the house's north-western elevation. It is considered that screening by the garage would prohibit such a view from the most northerly of these windows. Of the two more southerly windows, one is likely to be a bathroom with obscure glazing. The other window would appear to have a direct view to the west of the garage, extending across the track to plantation woodland, beyond which turbine T03, that in closest proximity to this property (873m), is located. Given the scale of the existing plantation trees and their proximity to the property, a high amount of screening of views of all turbines is anticipated.

Locations within the Garden and Curtilage

There would also be the potential for views of the turbines from northern parts of the garden (areas surrounding the garage) and from the access track, within which trees in proximity to the property offer a degree of screening.

From the front garden, turbines within the more southern part of the development may be visible in views to the south-west along the Lorg Road and where there are gaps within the woodland. Although turbines may form a new element within this view, it is considered that the prevalent aspect from the garden is that across the more open land of the Water of Ken and towards the rising ground of

Manquhill. The introduction of turbines, while discernible to the south west, would have limited influence upon the wider landscape over which views extend.

Locations along the Access Track

Views along the track to the north west have the potential for a direct view of turbine T03 above woodland located adjacent to the track. There may be an awareness of filtered, oblique views to other turbines which extend above the landform and which may be visible beyond the trees.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Living space (worst-case) with north-west facing windows: High
- Garden: High
- Curtilage: Medium
- Access Track: Medium

Nature and Magnitude of Change in the View:

- Living space (worst-case) with north-west facing windows: Medium
- Garden: Low
- Curtilage: Medium
- Access Track: Low

Level of Effect:

- Living space (worst-case) with north-west facing windows: Moderate/major, **significant**
- Garden: Moderate, not significant
- Curtilage: Moderate, not significant
- Access Track: Minor/moderate

It is considered that there would be a 'worst case' Moderate effect from the garden area from where south-westerly views are available. From within the house, a single window (worst-case presumed as living accommodation) within the north-western elevation, has potential for a direct view to T03, the turbine in closest proximity to the house, although offered a high degree of screening.

Based upon the information available with respect to the property, in the landscape context at the time of undertaking the assessment, it would not be anticipated that the turbines would be overbearing to the extent that the property would become an unattractive place to live. The presence of the woodland immediately west/north west of the property provides sufficient screening to views towards the proposed turbines. Consideration for the potential management of trees which presently offer enclosure and screening from this

property in the direction of the development, should be considered, but it is assumed that this woodland would remain in perpetuity.

The assessment above is considered to reflect the worst-case effects in absence of visiting the property to ascertain the exact direction and nature of views from within the building or from the gardens of the property.

Property Name: Craigengillan Cottage

Property ID:	11
Financial Involvement in the scheme	No
Visited by Pegasus:	Yes
OS Grid Reference (approx. centre of dwelling):	263635, 594933
Approx. Direction to Site:	Turbines located from NW to SW
Distance from Dwelling to Nearest Turbine:	T03 (770m)
Single Property or Group:	Single
Number of Floors:	2
Orientation of Main Elevations of the Property:	SSE

Description of Property:

The dwelling is at an elevation of approximately 211mAOD and occupies a position to the north-west of Craigengillan Bridge. The house is set back approximately 150m from the Lorg Road.

The residence is a one and a half story house with Velux windows in both the north-north-western and south-south-eastern roof pitches. There are no first-floor windows within the south-western elevation.

The principal elevation is that facing south-east. This also incorporates the main entrance to the property, via a pair of clear glazed doors. There are three windows and a solid door located within the north-north-western ground floor elevation along with a small secondary window which is part of a small additional space which extends from the north eastern part of the house.

We were informed by the occupant, that a ground floor room located to the south western corner of the house, is in use as a bedroom. This room has a dual aspect, with windows to both the principal elevation (south-south-east) and south western elevation. The room in use as the primary living space was located to the eastern side of the property, with an easterly and south-south-easterly aspect.

Well vegetated garden areas extend to the south east and north west of the property. Within which, there are a variety of mature coniferous trees which offer a high degree of enclosure, along with mature, ornamental species. The access track which continues into the wider plantation areas, runs adjacent to the south-western building elevation.

This property is located at the edges of existing forestry land. Directly west of the access track the landscape which extends west and north, is that of managed coniferous woodland, which is assumed to be a natural reserve as it has not been felled alongside the immediately adjacent woodland. A slight offset is afforded between the track and the start of woodland to allow for overhead electricity lines.

Annex 4 provides photographs of the property and surrounding context.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the north-west to the south-west of the property. As such there would be the potential for direct views from the two windows within the house's south-western elevation and oblique views of four turbines (T11, T14, T17 and T19) from the south-south-eastern windows, although it was noted that the availability of views would be filtered by garden vegetation within the grounds of the property.

From the windows located within the north-north-western elevation, slightly oblique views would extend towards turbines T01 and T3. Of these, T1 at a distance of 1818m, set behind the more elevated landform of Craigengillan Hill, would render its visibility indeterminable. Views in the direction of the turbines are presently afforded a high level of screening, both by garden landscape and the existing trees located to the west of the access track. This area of plantation is not identified as an area of future felling (within Figure 7.4 Baseline Felling Plan). It is noted that areas beyond this, further west have been subject to felling and replanting has been undertaken. Considering the future growth of the re-stocked woodland will develop to further strengthen the screening of views.

Given the scale of the existing trees and their proximity to the property, a high amount of screening of views of all turbines is anticipated.

Locations within the Garden and Curtilage

Existing garden vegetation offers a good degree of enclosure and which is further strengthened by the woodland to the west of the access track. There could be the potential for views towards the turbines from the access track.

The extent to which the property is set back from Lorg Road, combined with existing tree screening west of the access track, is considered to prohibit views

toward the more southern turbines, until reaching the road, along which a more open view would be afforded (as described for the property at Craigengillan).

Locations along the Access Track

Upon approach to the property from Lorg Road, initial views along the track to the north west have the potential for a direct view of turbine T03 above woodland located adjacent to the track. There may be an awareness of filtered, oblique views to other turbines which extend above the landform and which may be visible beyond the trees. Upon nearing Craigengillan Cottage, the angle of view towards the locations of the turbines becomes increasingly oblique.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Bedroom with south-west facing windows: Medium
- Garden/curtilage: High
- Access Track: Medium

Nature and Magnitude of Change in the View:

- Bedroom with south-west facing windows: Low
- Garden/curtilage: Low
- Access Track: Medium

Level of Effect:

- Bedroom with south-west facing windows: Minor/moderate
- Garden/curtilage: Moderate, not significant
- Access Track: Moderate, not significant

It is considered that there would be a 'worst case' Moderate effect from the garden area from where heavily filtered views may be available. From within the house, the bedroom with two windows in the south -western elevation, facilitate the greatest likelihood for visibility of T07, although offered a high degree of screening.

In considering the landscape context at the time of undertaking the assessment, it would not be anticipated that the turbines would be overbearing to the extent that the property would become an unattractive place to live as the presence of trees to the immediate west/north west would offer sufficient screening to views to the nearest turbines.

Consideration for the potential management of trees which presently offer enclosure and screening from this property in the direction of the development, should be considered, but it is assumed that this woodland would remain in perpetuity.

Property Name: Moorbrock

Property ID:	12
Financial Involvement in the scheme	No
Visited by Pegasus:	No
OS Grid Reference (approx. centre of dwelling):	262941, 596654
Approx. Direction to Site:	Turbines located from SW to S
Distance from Dwelling to Nearest Turbine:	T01 (1409m)
Single Property or Group:	Group of two
Number of Floors:	1
Orientation of Main Elevations of the Property:	Property 1: S Property 2: N

Description of Property:

The property at Moorbrock comprises two dwellings; one established house at location 12 indicated at Annex 1, and a second property (gamekeeper's house) constructed at a distance of approximately 160m to the south-east of the original house (planning reference 16/1441/FUL). It was also noted that the main house has been subject to substantial extensions which are not reflected within the aerial imagery at Figure A.8.4.12 (Annex 3) but which we have considered as part of our assessment.

The main dwelling is at an elevation of approximately 300mAOD and occupies a position some distance (1.7km) from the closest highway. The gamekeeper's house is set slightly lower at approximately 290mAOD. The property is accessed by a private track from Lorg Road which follows a route through forestry land. The property was viewed from the local footpath network.

Both properties appeared to be single storey. The main house has a large extension to its eastern elevation and within which continuous glazing extends to the eastern and southern sides, but from which the principal view extends across land to the east. Directly to the south of the main house, an additional building prohibits southerly views from the main house. Within this building/extension, there are four windows with a southerly aspect. The size of these windows suggests that they are a pair of bedrooms with adjacent bathrooms (smaller, higher windows).

The house is set upon a broadly flat plateau with lawned gardens sloping down away from the buildings towards a series of ponds to the east and south. Young tree planting is located to the peripheral areas of the garden and in proximity to the access track. Several outbuildings are located to the north, west and south-west of the house.

Approved planning drawings relating to the gamekeeper's residence show that the principal living spaces are located with principal views extending to the north east. The family/dining area has additional windows to the south west whereby views are likely to extend, and be curtailed by, the outbuilding to the west and to the north-west.

The large outbuilding located to the south and west of the gamekeeper's residence incorporates windows and garage doors to the north-west and south-eastern elevations. The planning drawings suggest that the outbuilding is for use as kennels, storage, animal processing and garaging. External tarmac parking areas extend to the south of the house and outbuildings and a paved patio space is located adjacent to the family/dining area on the north-eastern elevation, with views extending across the landscape to the north-east.

An access track serves both properties, following a route to the south of the gamekeeper's residence before turning to the north.

Beyond the young deciduous trees near to the dwellings, the landform rises to Craigengillan Hill (401mAOD). The wider landscape is dominated by coniferous plantation, within and beyond the Moorbrock Estate.

Annex 4 provides photographs of the property and surrounding context.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the south-west to the south of the property. As such there would be the potential for direct views from the four windows (two of which are anticipated to be bathrooms) which are orientated to the south, and potentially from a secondary window within the glazed extension on the eastern elevation of the main house. From these windows, there would be slightly oblique view towards turbine T02 and oblique view towards turbines T01 and T04. These three turbines are in closest proximity to the dwelling between approximately 1409m and 1933m. The wireframe at Annex 5 indicates that part, or all of the blades may be visible above Craigengillan Hill. There is the potential for visibility of turbines located further south within the development. These extend between approximately 1773m (T05) and 4333m (T19), of which turbine T03 (1417m) is considered likely to appear most visible within the middle-distance. The anticipated scale of T03 is such that it would appear subservient to the high point of Craigengillan, appearing set slightly below and to the east. From the living space, the primary views extend to the east and whereby the visibility of turbines would form a smaller part of a much wider vista.

The orientation of windows and location of outbuildings at the gamekeeper's residence is such that there would be little anticipated visibility from living spaces.

Locations within the Garden and Curtilage

There would also be the potential for views of the turbines from parts of the garden which extend southwards from the house.

Much of the functional spaces surrounding the property are enclosed by the house itself, or other outbuildings. The degree to which views extend towards the turbines is considered to extend between gaps through which a limited extent of the turbines would appear visible.

The primary areas of the garden at the gamekeeper's residence which are likely to be in use for the enjoyment of the surrounding landscape, are located to the north-eastern side of the dwelling whereby no views would be anticipated to extend in the direction of the turbines.

Locations along the Access Track

Upon approach to both the main house and the gamekeeper's residence, views extending towards the turbines are likely to be oblique to very oblique. The anticipated worst-case visual change is anticipated to occur for residents leaving the main house for a distance of approximately 65m when the track follows a southerly route towards Craigengillan Hill and beyond and adjacent to which the turbines would appear. The track drops in elevation and turns east whereby views become more oblique and a propensity for turbines to appear, becomes reduced.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible: Property 1

- Living space (worst case) with south facing windows: High
- Garden: High
- Curtilage: Low
- Access Track: Medium

Nature and Magnitude of Change in the View: Property 1

- Living space (worst-case) with south facing windows: Medium/low
- Garden: Medium/low
- Curtilage: Medium/low
- Access Track: Medium (leaving main house for approximately 65m)

Level of Effect: Property 1

- Living space (worst-case) with south facing windows: Moderate, not significant
- Garden: Moderate
- Curtilage: Minor/moderate
- Access Track: Moderate, not significant (leaving main house for approximately 65m)

Sensitivity of Views in which turbines would be visible: Property 2

- Bedrooms with south facing windows: Medium
- Garden: High
- Curtilage: Low
- Access Track: Medium

Nature and Magnitude of Change in the View: Property 2

- Bedrooms with south facing windows: Medium/low
- Garden: Very low
- Curtilage: Medium/low
- Access Track: Low

Level of Effect: Property 2

- Bedrooms with south facing windows: Minor/moderate
- Garden: Minor/moderate
- Curtilage: Minor/moderate
- Access Track: Minor/moderate

It is considered that there would be a 'worst case' Moderate effect from a south-facing window within a glazed living (worst-case) area but from which eastern windows are likely to provide a panoramic vista to the east (away from the turbines). Where direct views extend along a section of access track leaving the main house, a Moderate effect is also anticipated whereby turbines would appear set beyond Craigengillan Hill to the south.

For all areas of the gamekeeper's residence, a 'worst-case' Minor/moderate effect is anticipated. The lower elevation and north-easterly aspect of living spaces reduces the overall effect from that which has been identified at the main house.

Based upon the information available with respect to both dwellings, in the landscape context at the time of undertaking the assessment, it would not be anticipated that the turbines would be overbearing to the extent that either dwelling would become an unattractive place to live. The turbines would be seen beyond the near ridgeline of Craigengillan Hill, and they would be screened or filtered by the presence of vegetation within the Moorbrock Estate.

The assessment above is considered to reflect the worst-case effects in absence of visiting the property to ascertain the exact direction and nature of views from within the building or from the gardens of the property.

Property Name: Strahanna Farm

Property ID:	13
Financial Involvement in the scheme	No
Visited by Pegasus:	Yes

OS Grid Reference (approx. centre of dwelling):	264547, 595861
Approx. Direction to Site:	Turbines located from SW to W
Distance from Dwelling to Nearest Turbine:	T17 (1743m)
Single Property or Group:	Single
Number of Floors:	1
Orientation of Main Elevations of the Property:	WSW

Description of Property:

The dwelling is at an elevation of approximately 220mAOD and occupies a position to the west of Strahanna Bridge, located on Lorg Road. The house is accessed directly from Lorg Road to the north of the property.

The residence is a single-storey house with principal living areas (kitchen/dining space) located with windows to the west-south-west. French doors open from the dining space onto a patio area with views extending to the south-west across gardens. Other rooms along this elevation include a conservatory, study and bedroom. The sitting room is set more internally within the house and from which views are filtered through the conservatory. It was noted that the conservatory did not, at the time of visiting, appear to be in use as a primary seating/living area.

Gardens extend to all sides of the property, with seating and ornamental lawned space located adjacent to the west-south-western elevation. Functional areas (greenhouse etc) are set slightly away from the dwelling to the south west. Beyond a dry-stone wall lies an area of young coniferous plantation woodland which appears to be associated with this property.

To the north-eastern parts of the dwelling, rooms are located around a courtyard area, within which the main entrance is located. Garage and outbuildings are located to the east and extending slightly south of the main dwelling. Parking areas are located to the north of the garages.

We were advised by the resident that a timber building located to the east of the parking areas was used as a holiday let. This single storey timber cabin-style building has a partially glazed main door and small seating space to its western elevation.

The property is located adjacent to the River Ken within the valley bottom. The topography is such that land rises sharply to the east of the property towards Auchrae Hill (384mAOD) and Manquhill Hill (421mAOD) to the south-east. To the opposite valley side, land rises towards the broad ridge which includes the distant high points of Green Hill and Beninner (710mAOD) to the north-north-west. The subtler high points of Craigengillan Hill (401mAOD) and Marscalloch Hill (381mAOD) extend towards the south. The River Ken forms the valley landform

which extends to the south west and along which views from the western parts of the property extend.

Annex 4 provides photographs of the property and surrounding context.

Locations with Views towards turbines and Extent of Visibility:

Locations within the Property

The turbines would be located in an arc from the west to the south-west of the property. As such there would be the potential for direct views from the kitchen/dining room, conservatory, study and bedroom where principal views extend to the west-south-west. From these windows, there would be direct views towards the turbines located within the northern parts of the development (T1 to T6 inclusive), T3 is located in closest proximity to the property (1743m).

Views of turbines located further south become slightly oblique to oblique and the distance from the property increases between 2630m (T11) and 4259m (T19).

Locations within the Garden

There would be the potential for views of all turbines from parts of the garden near to the house. It is noted however that the blade tip of T1 is likely to be obscured beyond intervening plantation woodland atop Craigengillan Hill, and which we note is shown within the Baseline Felling Plan as an area of natural reserve and not subject to felling.

Although located some distance away, the proposed turbines would appear as a new element within a broad view from western parts of the property which extends along the valley in the direction of the development site.

Curtilage

Many of the functional parts of the property are located to the north east of the house whereby views are screened by the building. There may be some instances where the upper parts of turbines T2, T3 or T5, extend above the roofline.

Holiday Let

The cabin, located within an area of garden to the east of the house, is set at a slightly lower level. The view from the front door extends across the garden space towards a dry-stone wall which denotes the edge of the parking areas of the house. A shed, garage and the house itself obscure broad views to the wider landscape in the direction of the site, with a view extending towards the north-west, above dry-stone walls.

There could be the potential for visibility of occasional turbine blades extending above the intervening house, however it would not be considered to form a prominent change in views.

Summary and Discussion of Effects:

Sensitivity of Views in which turbines would be visible:

- Living space with west-south-west facing windows: High
- Garden: High
- Curtilage: Low
- Holiday let: Medium

Nature and Magnitude of Change in the View:

- Living space with west-south-west facing windows: Medium/high
- Garden: Medium/high
- Curtilage: Low
- Holiday let: Low

Level of Effect:

- Living space with west-south-west facing windows: Moderate/major, significant
- Garden: Moderate/major, significant
- Curtilage: Minor
- Holiday let: Minor/moderate

It is considered that there would be a 'worst case' Moderate/major effect from west-south-west facing windows of living areas and areas of garden close to the house. The effect has been considered to be Moderate/major to reflect the propensity for views from these locations towards the development and due to the number of turbines which would be visible, all be it at some distance.

There are areas of the property from which there would be lesser anticipated effects. For the property curtilage and for the holiday let 'worst-cases' of Minor and Minor/moderate are anticipated.

Overall, the Moderate/major effect experienced from the property is considered significant, however the distances of the turbines from the property and the prevalence for views in other directions, it is not considered to be overbearing to the extent that the dwelling would become an unattractive place to live.

SUMMARY AND CONCLUSIONS

Table 2 summarises the predicted worst-case level of effect on visual amenity resulting from the proposed wind farm development, from any view from the house and curtilage of each property considered. The table also indicates which of these effects are considered to be significant, and whether the effects are

overbearing to the extent that the dwelling would become an unattractive place to live.

Table 2: Summary of Assessment

ID:	Property Name:	Distance to nearest visible turbine	Worst case effect from house or garden/ curtilage/ private access using Pegasus methodology	Level of Significance	Overbearing?
1	Marbrack	1767m	Moderate from all locations	Not significant	No
2	Marbrack Cottage	1708m	Moderate from all locations	Not significant	No
3	Furmiston	1336m	Minor/moderate from peripheral garden area and access track for 40m	Not significant	No
4	Nether Loskie	1908m	Moderate from east facing bedroom window	Not significant	No
5	Marscalloch Cottage	1964m	Moderate from east facing conservatory	Not significant	No
6	1 Muirdrochwood	1286m	Moderate from the access track leading to the property	Not significant	No
7	2 Muirdrochwood	1297m	Moderate from the access track leading to the property	Not significant	No
8	Smittons	1358m	Moderate from the access track leading from the property	Not significant, increasing to significant following felling of intervening woodland	No
9	Stroanpatrick	2002m	Moderate from first floor bedroom and access track approaching and leaving the property	Not significant	No

ID:	Property Name:	Distance to nearest visible turbine	Worst case effect from house or garden/ curtilage/ private access using Pegasus methodology	Level of Significance	Overbearing?
10	Craigengillan (holiday home)	873m	Moderate/major from north west-facing windows (presumed living space)	Significant	No
11	Craigengillan Cottage	770m	Moderate from garden/curtilage and access track	Not significant	No
12	Moorbrock	1409m	Property 1: Moderate from south facing windows (presumed living space) and 65m of access track. Property 2: Minor/moderate from all areas	Not significant	No
13	Strahanna Farm	1743m	Moderate/major from living space and garden	Significant	No

Having undertaken a thorough appraisal of the relationship between the proposed turbines and the residential properties within the study area, it is acknowledged that the residents of two properties within 2km of a turbine would experience a significant visual effect on the view from some part of their house or garden.

The properties would however continue to have other views available that are not affected by the turbines, and when the effect upon these properties is considered in the round, it is not considered that their residents would experience such an overbearing or overwhelming effect on their visual amenity that their properties would become unattractive places in which to live. The views from the property would remain attractive, open and rural in nature and the turbines would not prevent an appreciation or understanding of the underlying landscape.

Annexes:

Annex 1 – Location of Residential Properties

Annex 2 – Illustrative Explanation of Angles of View

Annex 3 - Aerial photographs showing the orientation of each property, direction of view and distance to the nearest proposed turbine

Annex 4 – Photographic Record

Annex 5 –90 Degree Illustrative Wireframes from the Properties