

Appendix 8.6:

Residential Visual Amenity Assessment

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Appendix 8.6 Residential Visual Amenity Assessment

1.1. Introduction2

1.2. Assessment9

1.3. Summary and Conclusions68

References75

Abbreviations.....75

1. Appendix 8.6 Residential Visual Amenity Assessment

1.1. Introduction

- 1.1.1. This Appendix presents a Residential Visual Amenity Assessment (RVAA) of the Proposed Varied Development. It has been carried out in accordance with The Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (15 March 2019). The Technical Guidance Note (TGN) states that:

“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’.”

- 1.1.2. It goes on to state that:

“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that no one has ‘a right to a view.’ ...

It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”

- 1.1.3. This RVAA aims to report at a level that is reasonable and proportionate upon identifying potential significant effects upon the visual amenity of residential properties within the 2 km of the proposed turbines.
- 1.1.4. The RVAA identifies if the residents would experience a significant effect on any view from their property (the dwelling or its curtilage) during the operational period of the Proposed Varied Development (40 years) and specifically details which views would be affected.
- 1.1.5. It is important to stress that this Appendix solely considers the visual component of residential amenity and that any consideration of residential amenity in the broader sense must also take account of any noise and shadow flicker effects, which are addressed elsewhere within the Environmental Impact Assessment Report (EIA Report). Therefore, this RVAA does not comment on the acceptability of the Proposed Varied Development, it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.

- 1.1.6. It should be noted that this study is limited to a consideration of the potential visual impacts the 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 would most likely have views of the Proposed Varied Development on a regular basis as they leave and approach their properties through the wider landscape.
- 1.1.7. It is 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 LVIA Chapter.

Approach

- 1.1.8. TGN 02/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
- 1.1.9. The fourth step involves a further assessment of the change to visual amenity of individual properties identified as *"having the greatest magnitude of change"* and identifying whether *"the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur"* and the Residential Visual Amenity (RVA) threshold is reached.
- 1.1.10. However, as noted at paragraph 1.1.2 above, it is not uncommon for a significant visual effect to occur at a residential property and that does not automatically engage the RVA threshold.

Visual effects during the hours of darkness

- 1.1.11. As set out in **Section 8.7 of Chapter 8** of the EIA Report, a reduced visible aviation lighting scheme is proposed, where only six of the 11 turbines are lit (T1, T4, T5, T6, T7 and T11).
- 1.1.12. All of the residential properties are situated at a lower elevation to the visible aviation lights. Therefore, the six visible aviation lights would be perceived at a much lower intensity than their stated intensity due to the vertical directional mitigation that is incorporated into the lighting that reduces the intensity at which the lights are perceived at angles below the horizontal. Furthermore, lights at the residential properties would also reduce the susceptibility of residential receptors as their vision would be less adapted to the dark.
- 1.1.13. Therefore, it is considered that effects during the hours of darkness would be reduced and there would remain no potential for significant visual effects to occur during the hours of

darkness. As such visual effects during the hours of darkness are not considered further within the updated assessment below.

Methodology

- 1.1.14. The methodology followed for this RVAA follows 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 02/19.
- 1.1.15. 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.
- 1.1.16. The LVIA assessment criteria used 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. Sensitivity has been judged to be high for each aspect of a property, except for the access, which is judged as medium, as it is assumed to have primarily a functional use, rather than for quiet enjoyment of the property. This approach differs from the Residential Visual Amenity Study (RVAS) produced in relation to the Consented Development, which differentiated between sensitivities for the parts of the dwelling and curtilage.
- 1.1.17. 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.

1.1.18. 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 **Appendix 8.6 Figure 8.6.14**);
- 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.

1.1.19. 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**', or '**.**'. Professional judgement is then used to inform whether the level of effect identified is significant or not.

1.1.20. 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.

Study Area

- 1.1.21. The TGN states that there is no standard criteria for defining the RVAA study area and that it should be determined on a case-by-case basis taking both the type and scale of the Proposed Varied Development and the landscape context into consideration. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5 km to 2 km radius may be appropriate to begin identifying properties for inclusion within RVAA. As agreed at scoping, a 2 km RVAA study area has been adopted.

Detailed Assessment

- 1.1.22. For each of the properties within the 2 km RVAA study area the following information was gathered through a combination of desk study and site visits, including:
- Name 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);
 - Orientation of the main elevations of the property;
 - Angle of the turbines in the view from a representative point on the facade facing the Proposed Varied Development or part of the curtilage with a view of the Proposed Varied Development (as explained illustratively in **Figure 8.6.14**);
 - A record of any intervening obstructions (e.g. screening from vegetation, landform or built structures);
 - A record of any built structures or other such elements 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 Varied Development.
- 1.1.23. 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 facade to the proposed turbines in the northern development area.
- 1.1.24. 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.

- 1.1.25. For each of the properties assessed in detail 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.
- 1.1.26. Aerial photographs showing the orientation of each property, direction of view and distance to the nearest proposed turbine are presented at **Figures 8.6.1 - 8.6.17**.
- 1.1.27. A set of bare earth cumulative wirelines showing a 90-degree cylindrical angle of view towards the proposed turbines, from the corner of the nearest façade of each property is provided at **Figures 8.6.20 - 8.6.36**, comparing the Proposed Varied Development with the Consented Development along with other schemes within 20 km in the principal view. These wirelines illustrate a theoretical worst-case view, which are not representative of the actual angles of view available from windows and they do not take account of any vegetation screening.

Cumulative Effects

- 1.1.28. Having reviewed the cumulative wirelines at **Figures 8.6.20 to 8.6.36**, there would be greater theoretical visibility of the in-planning Quantans Hill Wind Farm than both the Consented Development and the Proposed Varied Development from Properties 1 (Marbrack), 2 (Marbrack Cottage), 3 (Furmiston), 4 (Nether Loskie), 5 (Marscalloch Cottage) and 17 (Kensglen) due to its closer proximity.
- 1.1.29. From the other properties within 2 km, Quantans Hill Wind Farm would be partially visible beyond the Consented Development or the Proposed Varied Development, but not to such a degree that it would change the level of effect identified in the solus assessment.
- 1.1.30. All other in-planning and consented wind energy developments are located at greater distances from the properties, such that the Consented Development and Proposed Varied Development would exert a greater visual influence, and therefore they are not considered further within this assessment.

Visual effects during the hours of darkness

- 1.1.31. Having reviewed the cumulative wirelines at **Figures 8.6.20 to 8.6.36**, all of the residential properties are situated at a lower elevation to the visible aviation lights. Therefore, the visible aviation lights would be perceived at a much lower intensity than their stated intensity due to the vertical directional mitigation that is incorporated into the lighting that reduces the intensity at which the lights are perceived at angles below the horizontal. Furthermore, lights at the residential properties would also reduce the susceptibility of residential receptors as their vision would be less adapted to the dark.

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- 1.1.32. It is considered that there is no potential for significant visual effects to occur during the hours of darkness and as such visual effects during dark hours are not considered further within the detailed assessment below.

1.2. Assessment

Properties within the Study Area

- 1.2.1. **Figure 8.6.19** illustrates the 2 km RVAA study area as agreed at scoping. In total there are 17 receptor locations within 2 km of the proposed turbines as set out in **Table 8.6.1** below:

Table 8.6.1 Residential Properties Assessed in Detail

Property ID.	Property name	Nearest visible turbine	Distance to nearest turbine	Approx. direction of view towards Proposed Varied Development
1	Marbrack	T10	1917 m	East
2	Marbrack Cottage	T10	1867 m	East
3	Furmiston	T10	1258 m	North-east
4	Nether Loskie	T10	1761 m	North-east
5	Marscalloch Cottage	T11	1706 m	North-east
6	1 Muirdrochwood	T11	1080 m	North
7	2 Muirdrochwood	T11	1068 m	North
8	Smittons	T9	1248 m	North-west
9	Stroanpatrick	T9	1959 m	North-west
10	Craigengillan	T4	970 m	West
11	Craigengillan Cottage	T4	887 m	West
12	Moorbrock	T1	973 m	South-west

Property ID.	Property name	Nearest visible turbine	Distance to nearest turbine	Approx. direction of view towards Proposed Varied Development
13	Game Keeper's Cottage	T2	889 m	South-west
14	Strahanna Farm and River Ken Cottage (self-catering accommodation)	T2	1802 m	East
15	Bridgemark	T11	1874 m	North-west
16	Knowehead Cottage and Kendoon Cabin	T11	1807 m	North north-east
17	Kensglen	T10	2008 m	North-east

Assessment of Effects During Daylight Hours

- 1.2.2. The following section presents a comparison of the predicted effects on visual amenity likely to be experienced during the operational phase of the Consented Development and the Proposed Varied Development during daylight hours at each property within the study area.
- 1.2.3. As explained in **Paragraph 1.1.16** above, the previous RVAS, produced in relation to the Consented Development, differentiated between the sensitivities of different parts of each dwelling, its curtilage and access. In this Assessment, a worst-case approach is taken with regard to sensitivity, which assumes that residents have high sensitivity within all areas of their property, except for the access, which is judged as medium as it is assumed to have primarily a functional use. This difference in approaches gives rise to slight differences in the resulting levels of effect.
- 1.2.4. Some measurements relating to the Consented Development, as presented in the tables below, differ from those included in the previous RVAS due to improved accuracy of map data.

Property 1 - Marbrack

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1807 m (T16)	1917 m (T10)
No. of blade tips theoretically visible:	14	11
No. of hubs theoretically visible:	7	10
Existing residential visual amenity:	The property is at an elevation of approximately 220 m AOD and occupies a position to the north of Water of Deugh and the B729. It is set below a number of hills with Quantans Hill to the north-west, Knockwhirn to the north, Furmiston Craig to the north-east and Marscalloch Hill to the east south-east. The property is accessed via a long access road (approximately 1.1 km) to the south off the B729. The property appears to be a two-storey dwelling, oriented with its front main elevation facing south. There is an extension (assumed to be single storey) at the north-eastern corner of the house, which would restrict north-easterly views from the ground floor windows of the main part of the house. It is unclear whether there are windows within the extension. Garden space extends predominantly northwards from the dwelling, with smaller areas of garden to other sides of the property. Areas of mixed mature coniferous and deciduous trees wrap around the property to the west and east sides, providing enclosure and partial screening/filtering of views. The most open view from the property is towards the north north-west, whilst a narrow, filtered view is available along the driveway to the south. There is new forestry planting to the east of the property approximately 150 m at the closest point, while this would take time to mature, this would provide some screening once matured. As illustrated by the Cumulative Zone of Theoretical Visibility (CZTV) plans at Figures 8.21 - 8.33 the only existing theoretical visibility of wind energy development from this property is of the turbine blade tips of Sanquhar II Wind Farm, however these would be screened by intervening vegetation.	
Views from within property:	There would be potential for direct views towards the turbines from windows within the eastern elevation (not the primary elevation). From the southern elevation, (the principal elevation), potential visibility ranges from very oblique to oblique. There would be	Referring to Figure 8.6.20, there would be theoretical visibility of the Proposed Varied Development from the eastern elevation, primarily from the upper storeys (not the primary elevation). However, views would be filtered by the trees that wrap around the eastern side of the property.

	Consented Development	Proposed Varied Development
	potential for turbines T13 to T19 to be discernible within an arc from the east towards the south. Of these turbines, the hubs of T13, T16 and T18 would extend above the landform. The property is set within established landscape, including mature trees in proximity to the house which would filter and reduce visibility in the direction of the turbines.	From the southern elevation, (the principal elevation), theoretical visibility ranges from very oblique to oblique with potential for turbines T9 to T11 to be discernible with hubs extending above the landform. The property is set within an established landscape setting, including mature trees in proximity to the house which would filter and reduce visibility in the direction of the turbines. The new forestry planting to the east, once matured would further screen views. However, when felled views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from property:	Medium (east facing windows) Low (south facing windows)	Very low to low
Level of effect from property:	Moderate, not significant	Moderate/minor, not significant
Views from curtilage:	The mature wooded setting to the property offers enclosure of distant views in most directions (including in the direction of the site). The turbine in closest proximity (T16), at a distance of 1807 m, would appear in the distance beyond the intervening vegetation in proximity to the property.	The mature wooded setting to the property offers enclosure of views in most directions (including in the direction of the site to the east). During the winter months there is potential for filtered views of the turbines, particularly those in closest proximity (T10 at 1916 m, and T8 at 2010 m). The new forestry planting to the east once matured would further screen views, however, when felled views would become more open again, so the worst-case magnitude of change is stated.
Magnitude of change from curtilage:	Low	Very low to low
Level of effect from curtilage:	Moderate, not significant	Moderate/minor, not significant

	Consented Development	Proposed Varied Development
Views from access:	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.	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 woodland which surrounds the property. For residents leaving the property, views towards the turbines would be very oblique at worst. The new forestry planting to the east, once matured would provide screening of views. However, when felled views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from access:	Medium	Medium (in oblique views from southern end of access track when approaching property).
Level of effect from access:	Moderate, not significant	Moderate, not significant
Overbearing:	No – the turbines would be screened or filtered by the presence of woodland vegetation surrounding the property.	No – the turbines would be screened or filtered by woodland surrounding the property.

Property 2 – Marbrack Cottage

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1749 m (T16)	1867 m (T10)
No. of blade tips theoretically visible:	14	11
No. of hubs theoretically visible:	8	9
Existing residential visual amenity:	The property is at an elevation of approximately 220 m AOD and occupies a position to the north of Water of Deugh and the B729, to the north-east of Water of Deugh, set below the surrounding hills of Quantans Hill to the north-west, Knockwhirn to the north, Furmiston Craig to the north-east and Marscalloch Hill to the east south-east. The dwelling is accessed via a long access track (1.2 km) to the south off the B729. Marbrack Cottage is assumed to be a single storey dwelling. It has an 'L' shape form and is oriented with its outward aspects facing north-east and south-east (assumed to be the principal elevation. A small garden area is partially enclosed by the property on the western side. To the north-east of the dwelling, a group of buildings form a partially enclosed courtyard. Other external areas include vehicle parking to the south-west and a yard to the north-east providing access to other buildings and to a series of enclosed paddocks extending to the east. Areas of mixed mature coniferous and deciduous trees are present in the landscape to the immediate south-east and north-west of the property, providing enclosure and partial screening / filtering of views. There is also a belt of deciduous woodland that follows the course of Marbrack Burn beyond the paddocks to the east of the property. There is new forestry planting to the east of the property approximately 150 m at the closest point, while this would take time to mature, this would aid in screening views to the east. As illustrated by the CZTVs at Figures 8.21 - 8.33 the only existing theoretical visibility of wind energy development from this property is of the turbine blade tips of Sanquhar II Wind Farm over 13 km away, which are unlikely to be discernible.	
Views from within 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	Referring to the Figure 8.6.21, there would be potential for direct views east towards the Proposed Varied Development. However, the turbines would be partially screened by the outbuildings to the north-east of the dwelling and

	Consented Development	Proposed Varied Development
	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 wire frame 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 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 (1749 m), would theoretically be the most visible. However, there is a moderate level of mature tree cover along Marbrack Burn which would filter the extent to which turbines appear within views.	filtered by vegetation along Marbrack Burn. There would be oblique to slightly oblique views from windows on the south-easterly elevation towards turbines, with T8 and T10 which would potentially be visible through the intervening vegetation. The new forestry planting to the east, once matured would further screen views. When felled, views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from property:	Low	Low to medium
Level of effect from property:	Moderate, not significant	Moderate, not significant
Views from 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	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 courtyard formed by adjacent buildings, would screen visibility of turbines T1, T2, T3 and T5, T6 and T9 with T7 and T4 screened by landform.

	Consented Development	Proposed Varied Development
	plantation woodland within which it is set and where there is a more open aspect from eastern parts of the property facilitating views to the higher ground in the east. While visibility extends 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, would be of greater focus within views than those to higher ground.	The upper parts of turbines T8, T10 and T11 would appear above the plantation within which it is set from where there is a more open aspect within eastern parts of the curtilage facilitating views to the higher ground in the east.
Magnitude of change from curtilage:	Low	Low to medium
Level of effect from curtilage:	Moderate, not significant	Moderate, not significant
Views from access:	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 70 m) before the track turns to the south and views extend away from the development.	There would be potential for open views of the Proposed Varied Development from the southern end of 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 70 m) before the track turns to the south and views extend away from the development. The new forestry planting to the east once matured would further screen views, however it is considered it would be felled and therefore views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from access:	Medium	Medium

	Consented Development	Proposed Varied Development
Level of effect from access:	Moderate, not significant	Moderate, not significant
Overbearing:	No – due to the level of mature vegetation present between the property and the proposed turbines, and the distance in which they would be seen.	No – due to the level of mature vegetation present between the property and the proposed turbines, and the distance in which they would be seen.

Property 3 – Furmiston

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1323 m (T16)	1258 m (T10)
No. of blade tips theoretically visible:	12	10
No. of hubs theoretically visible:	4	7
Existing residential visual amenity:	The property is situated at an elevation of approximately 220 m AOD and is located north of Water of Deugh on the western edge of Marscalloch Hill. The dwelling is accessed via driveway (approximately 700 m) to the south off the B729. Furmiston is a 1.5 storey 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. New areas of forestry plantation surround the property, approx. 100 m to the east and 250 m to the south. As these areas of woodland grow and mature, views from the property would become more enclosed. 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 1.5 m. Opportunity for views towards the Proposed Varied Development is available from taller vehicles where views would extend above the wall, however	

	Consented Development	Proposed Varied Development
	principal views extend to the north-west where these are open and far reaching. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development from this property at Windy Rig, Torrs Hill and Blackcraig Hill wind farms over 7, 8 and 13 km away respectively, in successive views. Only the Torrs Hill turbines are likely to be notable in views to the southwest, with the blade tips of the other schemes barely discernible.	
Views from within property:	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.	There would be theoretical oblique views to the north-east towards T1, T3, T5, slightly oblique views of T6, T8 and T10, and direct views of T11 as indicated by the wireline at Figure 8.6.22, to appear above the horizon (hub) from windows on the eastern façade. However, views from the ground floor, east-facing window would be partly screened by the outbuilding to the east of the property, with trees filtering oblique views to the north-east. Views of the Proposed Development from the northerly, obscure-glazed, bathroom window would be unavailable. There are no views towards the proposed turbines from the principal rooms, which are orientated south-south-west. Once the new forestry planting to the east of the property has matured, it would provide some screening of views. However, once felled, views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from property:	Very low	Low
Level of effect from property:	Minor / no effect	Moderate / minor, not significant
Views from curtilage:	The direction of the turbines is such that there is very limited potential for views from areas of garden which are located to the southern side of the house. Views of turbines would exist only from	The direction of the turbines is such that there is no potential for views from the area of garden to the west of the property due to screening by the house.

	Consented Development	Proposed Varied Development
	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 from the dwelling and are likely to 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.	From the areas of garden to the south of the property, there is limited potential for visibility of the Proposed Varied Development due to screening by the house and the outbuilding to the east. As outlined above, the area to the north-east of the house is set within a yard, which is enclosed except for a gap between buildings to the north and east. From this external area, there is potential for all of the turbines within the Proposed Varied Development to be at least partially visible through the gap between the buildings. However, the proposed turbines within the northern part of the site are set at a lower elevation and at a greater distance from the dwelling and would be filtered by the small group of intervening trees. Once the new forestry planting to the east of the property has matured, it would provide some screening of views. However, once felled, views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from curtilage:	Very low	Low to medium
Level of effect from curtilage:	Minor / no effect	Moderate not significant
Views from access:	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 40 m south-west of the house, the track turns	At a location approximately 40 m 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 T10 and T11 (other turbines being obscured by the house). T10 would be the most prominent with the hub and blade tips visible due to screening by forestry on the western edges of Marscalloch Hill.

	Consented Development	Proposed Varied Development
	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 (1336 m), 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.	Once the new forestry planting to the east of the property has matured, it would provide some screening of views. However, once felled, views would become more open, so the worst-case magnitude of change is stated.
Magnitude of change from access:	Medium (within north-easterly views for approximately 40 m)	Medium (within north-easterly views for approximately 40 m)
Level of effect from access:	Moderate / minor (within north-easterly views for approximately 40 m)	Moderate, not significant (within north-easterly views for approximately 40 m)
Overbearing:	No - considering the location of the property, its setting, and the relative distance between the dwelling and the proposed turbines.	No - considering the location of the property, its setting, and the relative distance between the dwelling and the proposed turbines.

Property 4 – Nether Loskie

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1880 m (T16)	1761 m (T10)
No. of blade tips theoretically visible:	6	8
No. of hubs theoretically visible:	3	4
Existing residential visual amenity:	The dwelling is situated at an elevation of approximately 170 m AOD and occupies a position slightly elevated above and to the north of Water of Deugh and the B729. The house is accessed by a private track to the west approximately 155 m long off the B729 and is located within mature trees limiting views to the north-east. Nether Loskie is a 1.5 storey house with bedroom accommodation above a garage which extends north from the main house which is broadly of a north-north-west to south-south-easterly 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. To the east of the property, a strip of deciduous woodland follows the course of the burn, beyond which extends an area of Forestry and Land Scotland, on the southern slope of Marscalloch Hill. New areas of mixed woodland plantation are located to the north of the property, beyond a slight offset of approx. 125 m to the north-east. As these areas of woodland grow and mature, views from the property towards the site would become more enclosed. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development from this property of Torrs Hill, Benbrack, and Blackcraig Hill wind farms at over 7, 10 and 13 km away respectively, in successive views. The combination of intervening landform over distance and mature vegetation surrounding the property would reduce	

	Consented Development	Proposed Varied Development
	actual visibility of these schemes to a level that is barely discernible. There are no existing wind farms visible in the principal view to the south-east.	
Views from within property:	Of the 17 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 velum 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 would potentially be visible, but 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 and indicated within the wireline to be theoretically visible to the hub, though being slightly oblique within the view, would be the most visible.	With reference to the wireline at Figure 8.6.23 , there would be theoretical visibility of the upper parts of T6, T8, T10 and T11, including hubs, blades and upper parts of towers. The blade tips of T1, T3, T4 and T5 would also appear above the horizon. The proposed turbines within the southern half of the site would be located in oblique to very oblique views to the north-east, from the northern facade. There would be direct to slightly oblique views from the eastern facade. The mature vegetation around the curtilage of the property to the north-east would partially screen or filter views of the Proposed Varied Development, particularly from ground floor windows. Forestry, including new areas of conifer plantation, on the western slope of Marscalloch Hill would screen lower parts of turbines T6, T8, T10 and T11, with blade tips potentially visible above from north-facing first floor window. However, once felled, views would become more open again, so the worst-case magnitude of change is stated.
Magnitude of change from property:	Medium	Medium
Level of effect from property:	Moderate, not significant	Moderate, not significant
Views from 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 1908 m away. However, visibility of turbines is likely to be partially	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, T10 located 1762 m away. However, visibility of turbines is likely to be partially screened by garden vegetation and views

	Consented Development	Proposed Varied Development
	screened by garden vegetation and views available through occasional gaps within garden vegetation and trees.	available through occasional gaps within garden vegetation and trees.
Magnitude of change from curtilage:	Low	Low
Level of effect from curtilage:	Moderate / minor	Moderate / minor
Views from access:	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 landform 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.	The landform 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.
Magnitude of change from access:	No change	No change
Level of effect from access:	No effect	No effect
Overbearing:	No – considering the distance of the dwelling from the site, and the level of intervening vegetation present.	No – considering the distance of the dwelling from the site, and the level of intervening vegetation present.

Property 5 – Marscalloch Cottage

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1866 m (T18)	1706 m (T11)
No. of blade tips theoretically visible:	4	4
No. of hubs theoretically visible:	2	3
Existing residential visual amenity:	The property is situated at an elevation of approximately 164 m AOD and occupies a position slightly elevated above and to the north of the B729. Land rises to the north-east of the property and extends across open moorland towards coniferous plantations on higher ground. The house is accessed by a private track approximately 50 m in length to the south off the B729. Marscalloch is 1.5 storey dwelling with first floor attic and Velux windows visible on the southern elevation. There is a conservatory attached to the eastern elevation. The dwelling is of a broadly north – south orientation whereby windows of principal rooms would be anticipated to extend slightly east of south where a more open aspect is available. The principal view from this property is towards the Water of Deugh to the south, in the opposite direction to the Proposed Varied Development. Garden space extends predominantly southwards from the house and to the west of the driveway, with smaller areas of garden to the west and east. A large garage or outbuildings is situated to the north of the house. There is a small conifer plantation to the immediate west of the property and scattered, deciduous trees in proximity to the house. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views from this property of Blackcraig Hill and Benbrack wind farms at approx. 6 and 11 km away respectively. These developments would be screened from view by intervening vegetation.	
Views from within property:	Of the 17 proposed turbines, the wireframe indicates potential visibility of four from this dwelling. The turbines (T16, T13, T18 and T19) would be located in an arc from the north-north-east to the north-east of the property. Given the orientation of the property in relation to the turbines, it is unlikely that there would arise direct views towards the turbines from rooms	With reference to the wireline at Figure 8.6.24, there is theoretical visibility to the north-east of the hubs and blades of T8, T10 and T11. The blade tips of T6 and T9 are unlikely to be visible due to screening by forestry on Marscalloch Hill, which would also screen the lower parts of T8, T10 and T11. Views of T8, T10 and T11 would be slightly oblique to oblique from north-

	Consented Development	Proposed Varied Development
	excepting the conservatory. From the conservatory, in the direction of the turbines, land rises sharply towards Marscalloch Hill (381 m AOD), beyond which turbines are located. Considering these distances and the extent of plantation woodland likely to offer screening (allowing for a programme of felling), there is unlikely to be an appreciation of the development from this room.	facing windows, and slightly oblique to very oblique from east-facing windows. Scattered trees to the north-east of the property would filter and part screen views of the Proposed Varied Development, particularly from ground floor windows including the conservatory. New forestry planting on the southern slopes of Marscalloch Hill will further screen views in the direction of the site as it grows and matures. However, once felled, views would become more open again, so the worst-case magnitude of change is stated.
Magnitude of change from property:	Low	Low
Level of effect from property:	Moderate, not significant	Moderate / minor, not significant
Views from curtilage:	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 all except southerly views (including in the direction of the site). The parts of the property which appear to be maintained as formal gardens extend southwards from the house, towards the B729 and enjoy a more open aspect to the south. Whereby parking space appears located within the eastern and northern areas, indicating these to perform more functional uses.	From the garden area to the north of the property, the turbines of the Proposed Varied Development would be heavily screened by mature vegetation within the curtilage. There is greater potential for views of the proposed turbines from the southern garden area, and from the parking area to the east of the property. New forestry planting on the southern slopes of Marscalloch Hill will further screen views in the direction of the site as it grows and matures. However, once felled, views would become more open again, so the worst-case magnitude of change is stated.
Magnitude of change from curtilage:	Low	Low
Level of effect from curtilage:	Moderate / minor	Moderate / minor, not significant

	Consented Development	Proposed Varied Development
Views from access:	The track appears set slightly below the landform of the field to its east and intermittent vegetation adjacent to the track filters views towards the development on the approach to the property from the south. Views towards the turbines would be oblique and intermittent at worst.	The track appears set slightly below the landform of the field to its east and intermittent vegetation adjacent to the track filters views towards the development on the approach to the property from the south. Views towards the turbines would be oblique and intermittent at worst.
Magnitude of change from access:	Very low	Very low
Level of effect from access:	Minor	Minor
Overbearing:	No - due to the number of turbines potentially visible, and their location beyond Marscalloch Hill.	No - due to the number of turbines potentially visible, and their location beyond Marscalloch Hill.

Property 6 – 1 Muirdrochwood

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1296 m (T19)	1080 m (T11)
No. of blade tips theoretically visible:	5	5
No. of hubs theoretically visible:	3	4
Existing residential visual amenity:	Properties at Muirdrochwood are a pair of linked dwellings, with number 1 the more southern of the pair. 1 Muirdrochwood is assumed to be 1.5 storey with a principal elevation to the south-south-east. Aerial photography indicates Velux windows within the southern pitch of the roof. The adjoining property and its outbuildings located on rising land to the north is likely to curtail distant views in the direction of the site. Garden space appears to extend predominantly eastwards from the dwelling towards the access track, with smaller areas of garden to the west and south sides of the property. The garden and curtilage to the south of the property is largely enclosed by mature deciduous trees. The pair of dwellings are situated at an elevation between approximately 220 m and 225 m AOD. They occupy a position elevated some 35m above and to the north-west of the B729. The properties are set within a broad clearing of pasture within a wider area of coniferous plantation. Both dwellings are accessed by a shared private track approximately 450 m in length. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views from this property of Blackcraig Hill, Wether Hill, Torrs Hill and Sanquhar II wind farms. However, none of these developments would be notable in views due to intervening vegetation and landform at distances of approx. 5, 8, 9 and 13 km away respectively.	
Views from within property:	Of the 17 proposed turbines, the wireframe indicates potential visibility of five turbines from this dwelling (T18, T15, T19, T14 and T17) would be located in an arc from the north-north-west to the north-north-east of the property. Given the orientation of the property in relation to the turbines and location of the neighbouring property and outbuildings, it is unlikely that there would arise	With reference to the wireline at Figure 8.6.25 there would be theoretical visibility of the upper parts including hubs, blades and upper towers of T7, T9, T10 and T11, and the blade tips of T8 in oblique to very oblique views from the eastern facade of the house. The outbuildings to the north-east of the property would likely screen views of the proposed turbines from ground level windows, with potential views above from any first-floor windows on the

	Consented Development	Proposed Varied Development
	direct views towards the turbines from any rooms within the property. There is potential for oblique or very oblique views towards the turbines from any windows on the house's eastern elevation. However, the neighbouring outbuildings would partially screen views of the proposed turbines. Beyond the extensive area of coniferous plantation, the extent to which turbines may comprise a change to the view is considered minimal.	eastern façade. However scattered trees to the north-east of the property would filter views of the Proposed Varied Development and forestry planting on the southern slopes of Marscalloch Hill would provide additional screening as it grows and matures. However, once felled, views would become more open again, so the worst-case magnitude of change is stated.
Magnitude of change from property:	Very low	Low
Level of effect from property:	Minor	Moderate / minor, not significant
Views from curtilage:	Areas surrounding the property offer increased potential for visibility towards the turbines. However, principal garden areas appear to be located adjacent to the conservatory to the west of the house and whereby views towards the development would be offered some screening from the house and outbuildings. To the east (entrance) area to the property, outbuildings wrap around an area of parking and are likely to prohibit any views of the turbines from these functional locations of the property.	The curtilage is located primarily to the south of the property, extending east towards the access track. Mature trees within the gardens of the property reduce the potential for visibility towards the turbines. The location and proximity of the neighbouring property to the north also offers a high degree of screening of views towards the turbines.
Magnitude of change from curtilage:	Very low	Very low
Level of effect from curtilage:	Moderate / minor	Minor, not significant
Views from access:	The track, rising gently toward the properties from the B729 is flanked to the west by woodland and more open views extend towards the	The track, rising gently toward the properties from the B729 is flanked to the west by woodland and more open views extend towards the higher ground

	Consented Development	Proposed Varied Development
	higher ground to the north-east. Within this view, upper parts of turbines T19 and T17 which are not afforded as effective screening by Marscalloch Hill as other turbines, would appear above plantation woodland in the north-north-east.	to the north-east. Within this view, upper parts of turbines T9 and T11 which are not afforded as effective screening by Marscalloch Hill as other turbines, would appear above plantation woodland in the north-north-east.
Magnitude of change from access:	Medium	Medium
Level of effect from access:	Moderate, not significant	Moderate, not significant
Overbearing:	No - There would be a small proportion of the proposed turbines visible only, beyond the immediate ridge created by Marscalloch Hill. The presence of the turbines would also be interrupted by vegetation and the neighbouring property.	No - There would be a small proportion of the proposed turbines visible only, beyond the immediate ridge created by Marscalloch Hill. The presence of the turbines would also be interrupted by vegetation and the neighbouring property.

Property 7 – 2 Muirdrochwood

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1286 m (T19)	1068 m (T11)
No. of blade tips theoretically visible:	5	5
No. of hubs theoretically visible:	3	4
Existing residential visual amenity:	Properties at Muirdrochwood are a pair of linked dwellings, with number 2 the more northern of the pair. 2 Muirdrochwood is 1.5 storey and has rooms with windows to the east-north-east (kitchen, dining and bedrooms) and living and dining rooms, including a conservatory, to the west-south-west. Garden space extends predominantly to the west of the property, with a smaller area to the north of the dwelling. A group of outbuildings is located within the garden area to the south-west of the property. A partially enclosed courtyard is formed by an 'L' shaped group of outbuildings in proximity to the north-east of the dwelling. The pair of dwellings are situated at an elevation between approximately 220 m and 225 m AOD. They occupy a position elevated some 35 m above and to the north-west of the B729. The properties are set within a broad clearing of pasture within a wider area of coniferous plantation. Both dwellings are accessed by a shared private track approximately 450 m in length. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views from this property of Blackcraig Hill, Wether Hill, Torrs Hill and Sanquhar II wind farms. However, none of these developments would be notable in views due to intervening vegetation and landform at distances of approx. 5, 8, 9 and 13 km away respectively.	
Views from within property:	Of the 17 proposed turbines, the wireframe indicates potential visibility of five from this dwelling. The turbines (T18, T15, T19, T14 and T17) would be located in an arc from the north-north-west to the north-north-east of the property. Given the orientation of the property in relation to the turbines and the lack of windows on the northern elevation, it is unlikely that at worst, there would arise oblique or very oblique views towards the turbines from the	With reference to the wireline at Figure 8.6.26 there would be theoretical visibility of the upper parts including hubs, blades and upper towers of T7, T9, T10 and T11, and the blade tips of T8 in direct to slightly oblique views to the north from the northern facade and oblique to very oblique views from the eastern facade of the house. The outbuildings to the north-east of the property would likely screen views of the proposed turbines from the ground level windows on the eastern façade.

	Consented Development	Proposed Varied Development
	kitchen and eastern bedroom window, however the proximity of the outbuildings combined with the distances to turbines coniferous plantation and visibility of existing wind development in the east, the extent to which turbines may comprise a change to the view is minimal.	Vegetation to the north of the outbuildings would filter potential views from any north-facing upper floor windows. Forestry planting on the southern slopes of Marscalloch Hill would provide additional screening as it grows and matures. However, once felled, views would become more open again, so the worst-case magnitude of change is stated. There is greatest potential for the hub and blades of T11 to be visible from upper storey windows, with blade tips visible from ground level, but it would not be prominent in views.
Magnitude of change from property:	Very low	Low
Level of effect from property:	Minor	Moderate / minor, not significant
Views from curtilage:	Areas surrounding the property offer increased potential for visibility towards the turbines. However, the location and proximity of neighbouring property is likely to offer a high degree of screening of views towards the turbines.	The principal garden areas appear to be located adjacent to the conservatory to the west of the house and whereby views towards the development would be offered some screening from the house and outbuildings. To the east (entrance) area to the property, outbuildings wrap around an area of parking and are likely to prohibit any views of the turbines from these functional locations of the property. The upper parts of T11 would likely be visible from the garden through gaps in vegetation to the north.
Magnitude of change from curtilage:	Low	Low
Level of effect from curtilage:	Moderate / minor	Moderate / minor, not significant
Views from access:	The track, rising gently toward the properties from the B729 is flanked to the west by woodland and more open views extend towards the higher ground to the north-east.	The track, rising gently toward the properties from the B729 is flanked to the west by woodland and more open views extend towards the higher ground to the north-east. Within this view,

	Consented Development	Proposed Varied Development
	Within this view, upper parts of turbines T19 and T17 which are not afforded as effective screening by Marscalloch Hill as other turbines, would appear above plantation woodland in the north-north-east.	upper parts of turbines T9 and T11 which are not afforded as effective screening by Marscalloch Hill as other turbines, would appear above plantation woodland in the north-north-east.
Magnitude of change from access:	Medium	Medium
Level of effect from access:	Moderate, not significant	Moderate, not significant
Overbearing:	No - considering the location of the proposed turbines beyond Marscalloch Hill, with a small number of the proposed turbines visible only.	No - There would be a small proportion of the proposed turbines visible only, beyond the immediate ridge created by Marscalloch Hill. The presence of the turbines would also be interrupted by vegetation and the neighbouring property.

Property 8 – Smittons

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1357 m (T17)	1248 m (T9)
No. of blade tips theoretically visible:	19	11
No. of hubs theoretically visible:	18	11
Existing residential visual amenity:	Smittons is situated at an elevation of approximately 180 m AOD and occupies a position to the south of the junction between the B729 and the Lorg Road close to Smitton's Bridge. The house is accessed by a private track from the B729 approximately 150 m in length. The dwelling is a one and a half storey house with bedroom accommodation at first floor with a single dormer window on the north-western elevation and two further dormer windows facing south-west and two facing south-east. Principal views from ground floor living areas extend to the south-west and south-east. A small secondary window from the kitchen is located to the north-western elevation and a further window is located north of a small single storey extension. A series of attached garage and outbuildings are located to the east of the house, with access to both the north and south of the house. Garden areas extend to the south of the house, with a patio space located adjacent to the entrance porch at the south-western elevation, with more functional areas (access track, parking) to the north. Extensive mown lawn extends south towards the watercourse. The topography is such that the southern garden slopes gently down to the south. South-eastern views are prevalent, with open and far-reaching views across the wider landscape towards Blackmark Hill plantations and to higher ground beyond. It is noted that existing wind development on the horizon to the east is visible from parts of the garden further south from the house. The Water of Ken flows in proximity to the north of the property. Tree planting along the riverbank provides a degree of enclosure to the property and its curtilage. The wider landscape to the north-east is open, extending across sloping moorland. To the north-west of the property views extend across recently felled areas of coniferous plantation towards more distant plantation on higher ground. A small group of conifer trees to the south-west of the access track provides a degree of screening from the property. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in the direction of the site to the north of the property, including Windy Rig, Windy Standard I & II, Afton and Sanquhar II wind farms at distances of over 7, 9, 10 and 11 km respectively. There are also theoretical successive views of Wether Hill wind farm at	

	Consented Development	Proposed Varied Development
	approx. 6 km from this property, but none would be notable in views due to at least partial screening by forestry vegetation in the distance and filtering through trees to the north of the property.	
Views from within property:	The turbines would be located in an arc from the north-west to the north of the property. As such there would be the potential for direct views from one dormer bedroom window and two ground floor windows (one of which is a secondary kitchen window). From these windows, views from within the property would be filtered by deciduous and coniferous trees in proximity to the property. T17, which is closest to the house in the centre of the development, would potentially appear filtered above by trees along the property boundary with the watercourse. Turbines to the north of T17 are set lower within the landscape and at greater distances so would be less visible. Of the turbines west of T17, T19 is the closest and is likely to appear above the plantation woodland and filtered by garden trees within slightly oblique views. Views towards the most westerly turbines (T19, T18 and T16) from south-west facing windows would be oblique and would not form part of the primary view from these windows, which extends to the more distant landscape to the south-west.	With reference to the wireline at Figure 8.6.27 there is theoretical visibility of all 11 turbines in views from the north-west façade, ranging from direct to slightly oblique. A line of mature conifer trees immediately to the north-west of the property would partially screen turbines from ground floor windows. Upper storey windows would have greater potential for filtered views of the proposed turbines, with the lower parts partially screened by forestry on Marscalloch Hill. T9, which is closest to the house (1248 m) in the centre of the development, would potentially appear filtered above by the trees along the property boundary with the watercourse. Turbines to the north of T9 are set lower within the landscape and at greater distances so would be less visible. Of the turbines west of T9, T11 is the closest and is likely to appear above the plantation woodland and filtered by garden trees within slightly oblique views. Views towards the most westerly turbines (T11 and T10) from south-west facing windows would be oblique and would not form part of the primary view from these windows, which extends to the more distant landscape to the south-west.
Magnitude of change from property:	Low	Low
Level of effect from property:	Moderate / minor	Moderate / minor, not significant
Views from curtilage:	There would be the potential for views of the turbines from parts of the property curtilage to the	There would be the potential for views of the turbines from parts of the property curtilage to the western and

	Consented Development	Proposed Varied Development
	western and northern side of the dwelling, whereby the nearest turbine to the property, T17 located 1358 m away and T19, the most western turbine, would potentially appear filtered through garden trees. From principal garden areas and the seating space located adjacent to the south-western elevation, oblique to very oblique views towards the most southern turbines, would be partially screened by intervening conifer trees. Visibility of the turbines is not likely to impact upon primary views from this part of the garden, which extend to the south-west and south.	northern side of the dwelling, whereby the nearest turbine to the property, T9 located 1248 m away and T11, the most southern turbine, would potentially appear filtered through garden trees. From principal garden areas and the seating space located adjacent to the south-western elevation, oblique to very oblique views towards the most southern turbines, would be partially screened by intervening conifer trees. Visibility of the turbines is not likely to impact upon primary views from this part of the garden, which extend to the south-west and south.
Magnitude of change from curtilage:	Medium / low	Low
Level of effect from curtilage:	Moderate / minor	Moderate / minor, not significant
Views from access:	There would be potential for views of the development from the access track when leaving the property, whereby the turbines would appear above the distant conifer plantation. Once the plantation is felled, there would be greater opportunity for views of the proposed turbines, particularly those located in the vicinity of Marscalloch Hill.	There would be potential for views of the development from the access track when leaving the property, whereby the turbines would appear above the distant conifer plantation. The area of plantation in proximity to the B729 has recently been re-stocked. As this grows and matures, screening from the trees will gradually increase.
Magnitude of change from access:	High	High
Level of effect from access:	Moderate, not significant (increasing to significant following felling of intervening plantation woodland)	Moderate, significant (reducing to not significant as the intervening plantation grows and matures)

	Consented Development	Proposed Varied Development
Overbearing:	No – taking account of the landscape context in which the property is located, the presence of vegetation surrounding the property itself, and the location of the majority of the proposed turbines set back from the B729, the appraisal considers that the turbines would not be overbearing to the extent that the property would become an unattractive place to live. Where visible, they would appear set at some distance and beyond the intervening landform and would not compromise the prevalent views from the property which extend to the south and south-east.	No – due to the presence of vegetation surrounding the property, and the location of the majority of the proposed turbines set back beyond the hilltop. Where visible, T9 and T11 would appear set at some distance and beyond the intervening landform and would not compromise the prevalent views from the property which extend to the south and south-east.

Property 9 – Stroanpatrick

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	2003 m (T17)	1959 m (T9)
No. of blade tips theoretically visible:	5	4
No. of hubs theoretically visible:	3	3
Existing residential visual amenity:	Stroanpatrick is situated at an elevation of approximately 215 m AOD and occupies a position approximately 170 m to the north of the B729. The property is accessed by a private track from the B729 approximately 230 m in length. The dwelling is 1.5 storey, 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. 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. Garden areas wrap around the property to the eastern, southern and western sides. The most open aspect appears to be towards the east, with garden vegetation located along the southern boundary. A tall conifer tree is located adjacent to the driveway to the west of the property. 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. As illustrated by the CZTV at Figures 8.29 and the wireline at Figure 8.6.28, there is theoretical visibility of wind energy development at Torr Hills in views to the west south-west in combination with the site, but at greater distance and back-clothed against the landform. As illustrated by the CZTV at Figure 8.6.30, there is also theoretical visibility of the turbines at Wether Hill wind farm in successive views. The turbines at Wether Hill would be most noticeable in views, appearing above the horizon to the east-north-east at approx. 5 km away.	
Views from within property:	Of the 17 proposed turbines, five are theoretically visible from this property located in an arc from the west north-west to the north-west. As such, there would be potential for direct views towards the turbines from windows within the western elevation, but which, as	With reference to the wireline at Figure 8.6.28 , five of the proposed turbines (T7-T11) are theoretically visible from this property located in an arc from the west north-west to the north-west. As such, there would be theoretical potential for direct views towards the proposed turbines within the southern

	Consented Development	Proposed Varied Development
	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.	part of the site 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 proposed 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, there is theoretical visibility of the blades and hubs of T9, T10 and T11 and periodic visibility of the blades of turbines T7 and T8. However, forestry on Marscalloch Hill would likely screen views of the blade tips of T7 and T8 and the lower parts of the other turbines.
Magnitude of change from property:	Medium	Medium
Level of effect from property:	Moderate, not significant	Moderate, not significant
Views from 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.	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 there is potential for glimpsed views.
Magnitude of change from curtilage:	Low	Low
Level of effect from curtilage:	Moderate / minor	Moderate / minor, not significant
Views from access:	There would be greatest potential for views of the development from the access track on the approach to the property from the south,	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

	Consented Development	Proposed Varied Development
	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.	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 and would be notable features in views.
Magnitude of change from access:	Medium	Medium to high
Level of effect from access:	Moderate, not significant	Moderate, significant
Overbearing:	No - due to the location of the turbines beyond the immediate landform of Stroanfreggan Fort.	No, due to visibility being limited to the access track, with limited visibility from one window of the property.

Property 10 – Craigengillan

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	873 m (T3)	970 m (T4)
No. of blade tips theoretically visible:	19	11
No. of hubs theoretically visible:	18	11
Existing residential visual amenity:	Craigengillan is situated at an elevation of approximately 211 m AOD and occupies a position to the west of Craigengillan Bridge. The property is accessed by a short track to the south-east of the property. The property is a detached one and a half storey dwelling, oriented with its primary elevation facing south-east. There is an entrance porch to the property located within the south-eastern elevation and 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 north-west and south-east of the house, with a deck space located adjacent to the burn at the house's north-eastern elevation. Views extend across the burn towards open land to the north-east of the property. This property is located at the edge of existing forestry land. Directly west of the access track the landscape which extends west and north, is that of commercial plantation. A slight offset is afforded between the track and the edge of the plantation to allow for overhead electricity lines. To the west of the overhead lines is an area of relatively mature trees, with younger trees beyond. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views to the north-west at Windy Rig, Windy Standard I and Afton wind farms, and to the north at Sanquhar II wind farm, at distances of approx. 4.8, 6.5, 7.4 and 8.8 km respectively. There is no existing wind energy visible in views to the west, in the direction of the site. Theoretical views of existing wind turbines are currently likely screened by forestry, although visibility would increase following felling.	
Views from within property:	The turbines would be located in an arc from the north-west to the	With reference to the wirelines at Figure 8.6.29 , the proposed turbines

	Consented Development	Proposed Varied Development
	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 T3, that in closest proximity to this property (873 m), 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.	would be located in an arc from the north-west to the south-west of the property. As such there would be theoretical potential for direct views of turbines T1-T4, and slightly oblique views of T5 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 T4, that in closest proximity to this property (971 m), is located. Given the scale of the existing plantation trees and their proximity to the property, a high amount of screening of views to turbines T1, T3, and T5 is anticipated, with the hub and blades of T2 and T4 visible above the forestry. Where visible this would be a small change in the view but a notable feature. The forestry immediately to the west appears to be older and more mature than the plantation beyond, however in case of felling the worst case has been considered.
Magnitude of change from property:	Medium	Medium, rising to high following felling.
Level of effect from property:	Major / moderate, significant	Moderate, significant , rising to major, significant following felling.
Views from curtilage:	There would be 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	Potential views from the southern, front garden towards the more distant proposed turbines within the southern part of the site would be at least partially screened due to the proximity of forestry plantation to the west of the property. From the northern, rear garden, turbines within the northern part of the

	Consented Development	Proposed Varied Development
	the development would potentially be visible in views to the south-west along the Lorg Road and where there are gaps within the woodland. Although turbines would potentially 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.	site would be partially screened by the garage and plantation forestry, with the upper parts of T4 and T2 being likely visible above the forestry. Although turbines would potentially 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. The forestry immediately to the west appears to be older and more mature than the plantation beyond, however in case of felling the worst case has been considered.
Magnitude of change from curtilage:	Medium	Medium, rising to medium to high following felling.
Level of effect from curtilage:	Moderate, not significant	Moderate, not significant, rising to Major / moderate, significant following felling.
Views from access:	Views along the track to the north-west have the potential for a direct view of turbine T3 above woodland located adjacent to the track. There is potential for filtered, oblique views to other turbines which extend above the landform beyond the trees.	Views along the track to the north-west have the potential for a direct view of turbine T2 and T4 above forestry located adjacent to the track. There is potential for filtered, oblique views to other turbines which extend above the landform beyond the trees. The forestry immediately to the west appears to be older and more mature than the plantation beyond, however in case of felling the worst case has been considered.
Magnitude of change from access:	Low	Low to medium, rising to medium following felling.
Level of effect from access:	Moderate / minor	Moderate / minor, rising to moderate, not significant following felling.

	Consented Development	Proposed Varied Development
Overbearing:	No - the Consented Development would not be overbearing. The primary outlook from the dwelling is towards the Water of Ken and would remain unaffected. Views of the Consented Development would be oblique from the rear of the property. Partial screening by the forestry immediately to the west and north-west would provide additional mitigation.	No – the Proposed Varied Development would not be overbearing. The primary outlook from the dwelling is towards the Water of Ken and would remain unaffected. Views of the Proposed Varied Development would be oblique from the rear of the property. Partial screening by the forestry immediately to the west and north-west would provide additional mitigation.

Property 11 – Craigengillan Cottage

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	770 m (T3)	887 m (T4)
No. of blade tips theoretically visible:	19	11
No. of hubs theoretically visible:	18	10
Existing residential visual amenity:	Craigengillan Cottage is situated at an elevation of approximately 211 m AOD and occupies a position to the north-west of Craigengillan Bridge. The property is set back approximately 150 m from the Lorg Road. The dwelling is a one and a half storey 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 faces towards the 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. At the south-western corner of the house, the room has a dual aspect, with windows to both the principal elevation (south-south-east) and west-south-western elevation. The room in use as the primary living space is located to the eastern side of the property, with an easterly and south-south-easterly aspect. Garden areas extend to the south-east and north-west of the property, which appear to be well-vegetated with a variety of mature trees which offer a high degree of enclosure. The access track which continues into the wider plantation areas, runs adjacent to the south-western building elevation. This property is located at the edge of existing forestry land. Directly west of the access track the landscape which extends west and north, is that of commercial plantation. A slight offset is afforded between the track and the edge of the plantation to allow for overhead electricity lines. To the west of the overhead lines is an area of relatively mature trees, with younger trees beyond. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views to the north-west at Windy Rig, Windy Standard I and Afton wind farms, and to the north at Sanquhar II wind farm, at distances of approx. 4.7, 6.4, 7.3 and 8.7 km respectively. There is no existing wind energy visible in views to the west, in the direction of the site. Theoretical views of exiting wind turbines are currently likely screened by forestry, although visibility would increase following felling.	

	Consented Development	Proposed Varied Development
Views from within 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 west south-western elevation and oblique views of three turbines (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 T1 and T3. Of these, T1 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. 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.	With reference to the wirelines at Figure 8.6.30, the proposed turbines would be located in an arc from the north-west to the south-west of the property. As such there would be theoretical potential for direct views from the two ground-floor windows within the house's west south-western elevation of T6 and T8, and slightly oblique views of T1, T2, T3, T4, T5, T7, T9, T10 and T11. From the south-south-eastern windows, including first-floor roof lights, there would be oblique views of T7, T9 and T11, and very oblique views of T8. However, the availability of views would be filtered by garden vegetation within the grounds of the property and forestry to the west. From the windows located within the north-north-western elevation, including first-floor roof lights, slightly oblique views would extend towards turbines T1 and T2 with oblique views to T3, T4 and T5. Of these, the upper parts of T4 are likely to be visible above forestry and blade tip of T2. 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. Where parts of turbines are visible, it would be a small change in the view, but a notable feature. The forestry immediately to the west appears to be older and more mature than the plantation beyond, however in case of felling the worst case has been considered.
Magnitude of change from property:	Low	Low, rising to high following felling.
Level of effect from property:	Moderate / minor	Moderate / minor, not significant, rising to major, significant following felling.

	Consented Development	Proposed Varied Development
Views from 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 is 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).	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 is 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). The forestry immediately to the west appears to be older and more mature than the plantation beyond, however in case of felling the worst case has been considered.
Magnitude of change from curtilage:	Low	Low, rising to medium following felling.
Level of effect from curtilage:	Moderate, not significant	Moderate / minor, not significant, becoming moderate, significant following felling.
Views from access:	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 T3 above woodland located adjacent to the track. There is potential for filtered, oblique views to other turbines which extend above the landform beyond the trees. Upon nearing Craigengillan Cottage, the angle of view towards the locations of the turbines becomes increasingly oblique.	Views along the track to the north-west have the potential for a direct view of turbine T2 and T4 above forestry located adjacent to the track. There is potential for filtered, oblique views to other turbines which extend above the landform beyond the trees. The forestry immediately to the west appears to be older and more mature than the plantation beyond, however in case of felling the worst case has been considered.
Magnitude of change from access:	Medium	Low to medium, rising to medium following felling.
Level of effect from access:	Moderate, not significant	Moderate / minor, rising to moderate, not significant following felling.

	Consented Development	Proposed Varied Development
Overbearing:	No - the Consented Development would not be overbearing due to partial screening/filtering by garden vegetation combined with the oblique direction of views from the front and rear of the property. Direct views of the proposed turbines would only occur from side-facing windows. Commercial forestry immediately to the west and north-west would provide additional mitigation.	No – the Proposed Varied Development would not be overbearing due to partial screening/filtering by garden vegetation combined with the oblique direction of views from the front and rear of the property. Direct views of the proposed turbines would only occur from side-facing windows. Commercial forestry immediately to the west and north-west would provide additional mitigation..

Property 12 – Moorbrock

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1395 m (T1)	973 m (T1)
No. of blade tips theoretically visible:	14	9
No. of hubs theoretically visible:	8	6
Existing residential visual amenity:	The property at Moorbrock is at an elevation of approximately 300 m AOD and occupies a position some distance (1.7 km) from the closest highway. 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. The property is assumed to be single storey. The 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. Beyond the young deciduous trees near to the dwellings, the landform rises to Craigengillan Hill (401 m AOD). The wider landscape is dominated by coniferous plantation, within and beyond the Moorbrock Estate. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views at Windy Rig, 2.8 km to the north-west, Windy Standard I, 4.6 km to the north-north-west, Afton, 5.6 km to the north, Sanquhar II, 7.3 km to the north-east, Wether Hill, 6.6 km to the east-south-east, and Blackcraig Hill wind farm at approx. 14.8 km to the south-east. There are no existing wind energy developments visible in the direction of the site to the south.	
Views from within property:	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	With reference to the wireline at Figure 8.6.31 , there would be theoretical potential for direct views from four windows which are orientated to the south, from these windows there would be direct views towards the upper towers, hub and blades of T2 and T4 to

	Consented Development	Proposed Varied Development
	extension on the eastern elevation. From these windows, there would be slightly oblique view towards turbine T2 and oblique view towards turbines T1 and T4. These three turbines are in closest proximity to the dwelling. The wireframe indicates that part, or all of the blades would be theoretically visible above Craigengillan Hill. There is the potential for visibility of turbines located further south within the development. Of these, turbine T3 is considered likely to appear most visible within the middle-distance. The anticipated scale of T3 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 south, and slightly oblique to oblique views of T1 and T3 to the south-west, all within 1.6 km. The lower parts of T1 and T3 would potentially be screened by an outbuilding to the south-west of the property, from some south-facing windows. There is also theoretical visibility of the upper towers, hub and blades of T7 and T9 in direct views at approx. 3.3 and 4.0 km to the south, respectively, below the peak of Craigengillan Hill. The blade tips of T5, T6 and T11 are theoretically visible in direct to slightly oblique views but would likely be screened by forestry on Craigengillan Hill. In addition, vegetation in the garden would provide filtering of views to the south, particularly during the summer months. From the living space, the primary views extend to the east and views to the west, which are predicted to be unaffected by the Proposed Varied Development. T1 and T2 would be notable features in views to the south and south-west, with T4 also visible to the south, but at a smaller scale.
Magnitude of change from property:	Low to medium	Medium to high
Level of effect from property:	Moderate, not significant	Major / moderate, significant
Views from 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	From the garden to the south of the property there would be similar views to those from south-facing windows, although less constrained. The proposed turbines would appear filtered through trees to the south of the property. The functional spaces to the north and west of the property are enclosed by the house itself, or by outbuildings.

	Consented Development	Proposed Varied Development
	limited extent of the turbines would appear visible.	Where views extend towards the proposed turbines, a limited extent of the Proposed Varied Development would be visible, but those in closest proximity (T1 and T2) would be notable features in the view.
Magnitude of change from curtilage:	Low to medium	Medium to high
Level of effect from curtilage:	Moderate, not significant	Major / moderate, significant
Views from access:	Upon approach to the property, 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 65 m 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.	On approach to the property from the south-east the views of the proposed turbines would be oblique to very oblique. As the access emerges from an area of mature conifer woodland the closest turbines, T1, T2 and T3, would be noticeable within open, albeit oblique, views above the conifer plantation on the north-east facing slope of Craigengillan Hill. When exiting the property towards the south, turbines T2 and T4 would appear in a direct line of sight for a short distance. From this section of track, approximately 65 m in length, there would be similar views to the south as described above, although users of the access track would not benefit from filtering of views by the trees to the south of the property. As the access track turns towards the south-east, views towards the Proposed Varied Development would become oblique.
Magnitude of change from access:	Medium	High
Level of effect from access:	Moderate, not significant	Moderate, significant
Overbearing:	No - The turbines would be seen beyond the near ridgeline of Craigengillan Hill, and they would be screened or filtered by the	No – The closest two turbines, T1 and T2 would be highly notable in views to the south and south-west, but they would not be visible in the principal direction of view from the property.

	Consented Development	Proposed Varied Development
	presence of vegetation within the Moorbrock Estate.	

Property 13 – Game Keeper's Cottage

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1264 m (T3)	889 m (T2)
No. of blade tips theoretically visible:	10	11
No. of hubs theoretically visible:	5	7
Existing residential visual amenity:	Game Keeper's Cottage is a single storey dwelling. 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 south-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. The property, together with the adjacent 'Moorbrock' is accessed by a private track from Lorg Road which follows a route through forestry land. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in successive views at Windy Rig, 3.0 km to the north-west, Windy Standard I, 5.0 km to the north-north-west, Afton, 5.7 km to the north, Sanquhar II, 7.4 km to the north-east, and Blackcraig Hill wind farm at approx. 14.6 km to the south-east. There are no existing wind energy developments visible in the direction of the site to the south.	
Views from within property:	The orientation of windows and location of outbuildings is such that there would be little anticipated visibility from living spaces.	The orientation of windows within the dwelling are such that the anticipated visibility would be limited to views from a single south-west facing window (assumed to be a living space) and a single door. From these locations, with reference to the wireline at Figure 8.6.32 , there would be direct views towards the upper towers, hub and blades of T2, T4, T7, T9 and T11, and the blade tips of T5, T6, T8 and T10. There would be slightly oblique views

	Consented Development	Proposed Varied Development
		towards the upper towers, hub and blades of T1 and the blade tips of T3. The intervening outbuilding and agricultural building to the south-west of the dwelling would provide some screening of T3 and the lower parts of T1, however the upper parts of the closest turbines, including the hubs and blades of T1 would potentially be visible above the roof line. T2 would potentially be visible in a narrow view between the buildings.
Magnitude of change from property:	Low to medium	Medium to high
Level of effect from property:	Moderate / minor	Major / moderate, significant
Views from curtilage:	The primary areas of the garden 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.	The gardens are located to the north and east of the dwelling. From the area to the north of the property, the dwelling would provide some screening of the turbines, particularly those within the southern half of the site. However, the upper parts of the closest turbines (T1 and T2), including hubs and blades, would potentially be visible above the roof line. From the area to the east of the property there is a greater degree of visibility. The agricultural building located to the south-west of the property would provide some degree of screening of the lower parts of the closest turbines within the north-west of the site (T1 and T2), however the scale and the proximity of the turbines is such that the hubs and blades are likely to appear above the roof line. The newly planted trees to the south of the property would provide some filtering of views over time.
Magnitude of change from curtilage:	Very low	High

	Consented Development	Proposed Varied Development
Level of effect from curtilage:	Moderate / minor	Major, significant
Views from access:	Upon approach to the property, views extending towards the turbines are likely to be oblique to very oblique towards Craigengillan Hill and beyond 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.	On approach to the property the views of the proposed turbines would be oblique to very oblique. The closest turbines, T1 and T2, would appear as very large features within open, albeit oblique, views above the conifer plantation. The closest turbines, T1 and T2, would appear as the tallest feature within any view, including above the height of Moorbrock Hill to the north-west. When exiting the property, the turbines would appear in a very oblique angle of view or behind the receptor's line of sight.
Magnitude of change from access:	Low	High
Level of effect from access:	Moderate / minor	Moderate, significant
Overbearing:	No	No – T2 and T4 would be highly visible to the south but would not be visible in the principal direction of view from the property.

Property 14 – Strahanna Farm and River Ken Cottage (self-catering lodge)

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	1745 m (T3)	1802 m (T2)
No. of blade tips theoretically visible:	19	11
No. of hubs theoretically visible:	19	11
Existing residential visual amenity:	The dwelling is at an elevation of approximately 220 m AOD 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. 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. The property does not have a private access track as it is located adjacent to Lorg road. River Ken Cottage is a single storey timber cabin-style self-catering lodge located at a slightly lower elevation to the east of the main property at Strahanna. It has a partially glazed main door and small seating space to its western elevation. 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. 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 (384 m AOD) and Manquhill Hill (421 m AOD) 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 (710 m AOD) to the north-north-west. The subtler high points of Craigengillan Hill (401 m AOD) and Marscalloch Hill 381 m AOD) extend towards the south.	

	Consented Development	Proposed Varied Development
	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. As illustrated by the Cumulative Zone of Theoretical Visibility (CZTV) plans at Figures 8.21 - 8.33 the only existing theoretical visibility of wind energy development from this property is of the turbine blade tips of Sanquhar II Wind Farm at approx. 7.5 km to the north in successive views.	
Views from within 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 (1745 m). Views of turbines located further south become slightly oblique to oblique and the distance from the property increases. From River Ken Cottage there is the potential for visibility of turbine blades extending above the intervening house, however it would not be considered to form a prominent change in views.	The proposed 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, with reference to the wireline at Figure 8.6.33, there are theoretical direct views towards the turbines located within the northern part of the development (T1 to T5 inclusive), T2 is located in closest proximity to the property (1803 m). Theoretical views of the proposed turbines located within the southern part of the site are slightly oblique to oblique. Turbines T6, T7, T8, T9, T10 and T11 would be located between approx. 3.3 – 4.5 km from the property. However, tree planting to the west and south-west of the property would limit views of the lower parts of turbines, with slightly oblique to oblique views of the southernmost turbines likely to be screened. Direct views towards the northern part of the site would benefit from screening to the lower parts of T1, T2 and T4, with blade tips visible above intervening vegetation. It is anticipated that T3 and T5 would be completely screened from view. It is assumed the adjacent relatively young areas of plantation to the west and south of the property would not be clear felled, given their varied composition, though may be subject to selective thinning and felling. However,

	Consented Development	Proposed Varied Development
		the worst-case has been considered in case of felling. From River Ken Cottage there is the potential for visibility of turbine blades extending above the intervening house, however it would not be considered to form a prominent change in views.
Magnitude of change from property:	Medium to high (main property) Low (River Ken Cottage)	Medium (main property) increasing to medium to high following felling of adjacent plantation Low (River Ken Cottage)
Level of effect from property:	Major / moderate, significant (main property) Moderate / minor (River Ken Cottage)	Moderate, significant (main property) increasing to major / moderate, significant following felling of adjacent plantation Minor (River Ken Cottage)
Views from curtilage:	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. 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. 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.	Views from the garden area to the west of the property would be similar to those described above in relation to ground floor windows in the west south-west façade. Views of the Proposed Varied Development from the area of garden to the north of the dwelling would be less restricted by the adjacent areas of plantation, in particular views towards turbines T1 – T5 within the northern part of the site. It is assumed the adjacent relatively young areas of plantation to the west and south of the property would not be clear felled, given their varied composition, though may be subject to selective thinning and felling. However, the worst-case has been considered in case of felling.
Magnitude of change from curtilage:	Low	Medium (garden areas to north and west) increasing to medium to high following felling of adjacent plantation

	Consented Development	Proposed Varied Development
Level of effect from curtilage:	Minor	Moderate, significant (garden areas to north and west) increasing to major / moderate, significant following felling of adjacent plantation
Views from access:	N/A	N/A
Magnitude of change from access:	N/A	N/A
Level of effect from access:	N/A	N/A
Overbearing:	No – due to the distances of the turbines from the property and the prevalence for views in other directions.	No – due to the distances of the turbines from the property and the presence of screening to the west and prevalence for views in other directions.

Property 15 – Bridgemark

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	2022 m (T19)	1874 m (T11)
No. of blade tips theoretically visible:	19	11
No. of hubs theoretically visible:	16	11
Existing residential visual amenity:	The farmhouse is at an elevation of approximately 190 to 195 m AOD located on the north-east slope of Culmark Hill and occupies a position to the east of Kendoon Loch, located to the east of the B7000. Bridgemark is a 'U' shaped farmhouse with a courtyard that is open to the north-east. There is a projection from the southern facade. It is assumed the farmhouse is two storey's and has windows on each facade. The principal elevation is assumed to be on the southern elevation associated with the garden and views to the west towards Kendoon Loch. The garden is located to the south of the property, with fields to the west associated with the farmhouse. The driveway occupies the north and east side of the property and heads south-west towards the B7000. There is an outbuilding to the north-west of the property which would likely screen views to the north-west and of the Site from views from the property as well as a small building in the centre of the courtyard to the north of the property. The landform drops away to the north-west into the tributary of Kendoon Loch and then rises up again forming Marscalloch Hill. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is theoretical visibility of wind energy development in combined views at Windy Rig, Windy Standard I, Afton and Sanquhar II wind farms at approx. 8.8 km, 10.8 km, 11.8 km and 13.3 km to the north respectively, Wether Hill wind farm at 7.1 km to the east-north-east, and Torrs Hill at approx. 9.7 km to the west-south-west. At such distances these developments would be barely notable in views.	
Views from within property:	with reference to the wireline at Figure 8.6.34 , all 17 turbines within the Proposed Varied Development would be theoretically visible. It is anticipated that the upper parts of the southernmost turbines (T17, T18 and T19) would be visible	with reference to the wireline at Figure 8.6.34 , all 11 turbines within the Proposed Varied Development would be theoretically visible. The southernmost turbines (T9 and T11) would be most prominent above the coniferous plantation on the southern slopes of Marscalloch Hill, with the

	Consented Development	Proposed Varied Development
	above the coniferous plantation on the southern slopes of Marscalloch Hill, with the northernmost turbines (T1 – T9) most likely to be screened from view by intervening plantation. It is anticipated that the blade tips of the turbines within the central part of the site would be visible above intervening plantation (T10 – T16). However, slightly oblique views towards the Consented Development in the north would largely be screened from ground floor windows by outbuildings to the north-west of the property. There would however be potential for narrow, glimpsed views between buildings, or above the roofline from first floor windows. As areas of conifer plantation within the site grow and are felled during the lifetime of the Proposed Varied Development, the proportion of the turbines that are visible will vary as a result. However, the worst-case is considered.	northernmost turbines (T1 – T5) at least partially screened from view by intervening plantation. It is anticipated that the blade tips of turbines T6, T7, T8 and T10 would be visible above the tree line. However, slightly oblique views towards the Proposed Varied Development in the north would largely be screened from ground floor windows by outbuildings to the north-west of the property. There would however be potential for narrow, glimpsed views between buildings, or above the roofline from first floor windows. As areas of conifer plantation within the site grow and are felled during the lifetime of the Proposed Varied Development, the proportion of the turbines that are visible will vary as a result. However, the worst-case is considered.
Magnitude of change from property:	Low	Low
Level of effect from property:	Moderate / minor, not significant	Moderate / minor, not significant
Views from curtilage:	The garden area is located to the south side of the dwelling, where views towards the northern and eastern parts of the Consented Development would be screened by the intervening farmhouse and agricultural building to the north-west. The four turbines to the south-west of the site (T13, T16, T18 and T19) would be visible, however. The Consented Development would also be seen in open views from the wider curtilage of the	The garden area is located to the south side of the dwelling, where views towards the northern and eastern parts of the Proposed Varied Development would be screened by the intervening farmhouse and agricultural building to the north-west. The three turbines to the south-west of the site (T8, T10 and T11) would be visible, however. The Proposed Varied Development would also be seen in open views from the wider curtilage of the farmstead to the north of the property, although the

	Consented Development	Proposed Varied Development
	farmstead to the north of the property, although the ground level components, would be screened from view.	ground level components, would be screened from view.
Magnitude of change from curtilage:	High (curtilage to north) Medium (garden to south)	High (curtilage to north) Medium (garden to south)
Level of effect from curtilage:	Major, significant (curtilage to north) Moderate, significant (garden to south)	Major, significant (curtilage to north) Moderate, significant (garden to south)
Views from access:	Open views from the access towards the Proposed Varied Development would be oblique to very oblique on the approach to the property in the east-north-east, where the turbines would be notable features in the view. As the access gets closer to the property, views would be partially filtered through trees to the south-west of the property and partially screened by the property and outbuildings, with blade tips potentially visible above. .	Open views from the access towards the Proposed Varied Development would be oblique to very oblique on the approach to the property in the east-north-east, where the turbines would be notable features in the view. As the access gets closer to the property, views would be partially filtered through trees to the south-west of the property and partially screened by the property and outbuildings, with blade tips potentially visible above. .
Magnitude of change from access:	Medium	Medium
Level of effect from access:	Moderate, significant	Moderate, significant
Overbearing:	No – due to the distances of the turbines from the property and the presence of screening by outbuildings to the north-west and prevalence for views in other directions.	No – due to the distances of the turbines from the property and the presence of screening by outbuildings to the north-west and prevalence for views in other directions.

Property 16 – Knowehead Cottage and Kendoon Cabin

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	2064 m (T19)	1807 m (T11)
No. of blade tips theoretically visible:	3	4
No. of hubs theoretically visible:	0	2
Existing residential visual amenity:	The main dwelling is positioned adjacent to the south-west side of the B729 at an elevation of approx. 163 m AOD, whilst Kendoon Cabin is located at a slightly lower elevation of approx. 161 m AOD and occupies a position to the north-east of Kendoon Loch. Both dwellings are in use as holiday accommodation. Knowehead Cottage is a 1.5 storey detached cottage with dormer windows on the north-east and south-west aspects. The principal living areas are located on the ground floor at the centre and south-eastern end of the property, with one bedroom at the north-western end of the property and further bedrooms upstairs. The principal elevation is oriented towards the south-west, overlooking Kendoon Loch. There are windows on the ground level floor of each elevation except for the north-west. Kendoon Cabin is a single storey timber lodge with the principal elevation oriented towards the south, overlooking Kendoon Loch. The living area also has a window oriented towards the east, with bedroom and bathroom windows facing west. The landform rises to the north-east towards Marscalloch Hill and drops to the south-west towards Kendoon Loch. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is only theoretical visibility of wind energy development in views to the west south-west at Torrs Hill approx. 8 km away, and to the north-west at Benbrack wind farm, approx. 12 km away.	
Views from within property:	With reference to the wireline at Figure 8.6.35, from Knowehead Cottage the proposed turbines would be located to the north-east of the property within direct views from windows in the north-eastern elevation towards T18 and T19 and slightly oblique views to T16. No hubs would be visible. From Kendoon Cabin there would be theoretical oblique views	With reference to the wireline at Figure 8.6.35, from Knowehead Cottage the proposed turbines would be located to the north-east of the property within direct views from windows in the north-eastern elevation towards T9 and T11 and slightly oblique views to T8 and T10, including views of hubs of T10 and T11. From Kendoon Cabin there would be theoretical oblique views towards T9

	Consented Development	Proposed Varied Development
	towards the turbine blades of T19 from the east facing window. Deciduous roadside trees on the north-east side of the B729 would filter views from Knowehead Cottage, particularly during the Summer. The lower elevation of Kendoon Cabin in relation to the road level combined with a roadside stone wall and denser tree cover would heavily restrict views of the turbines. There is recent forestry planting on the lower slopes of Marscalloch Hill to the north-east of the property, which would increase the level of screening over time. However, the current worst-case views have been considered.	and T11 from the east facing window, including the hub of T11. Deciduous roadside trees on the north-east side of the B729 would filter views from Knowehead Cottage, particularly during the Summer. The lower elevation of Kendoon Cabin in relation to the road level combined with a roadside stone wall and denser tree cover would heavily restrict views of the turbines. There is recent forestry planting on the lower slopes of Marscalloch Hill to the north-east of the property, which would increase the level of screening over time. However, the current worst-case views have been considered.
Magnitude of change from property:	Very low (Knowehead Cottage) No change to Very low (Kendoon Cabin)	Low (Knowehead Cottage) No change to Very low (Kendoon Cabin)
Level of effect from property:	Minor, not significant (Knowehead Cottage) Minor / no effect (Kendoon Cabin)	Moderate / minor, not significant (Knowehead Cottage) Minor / no effect (Kendoon Cabin)
Views from curtilage:	There would be similar views from the curtilage at the south-east side of Knowehead Cottage to those described above in relation to north-east facing ground floor windows. Views from the garden area to the south-west of the property would be partially screened by the property. Views from the garden area to the south of Kendoon Cabin would be similarly restricted as those described above in relation to views from the east facing window.	There would be similar views from the curtilage at the south-east side of Knowehead Cottage to those described above in relation to north-east facing ground floor windows. Views from the garden area to the south-west of the property would be partially screened by the property. Views from the garden area to the south of Kendoon Cabin would be similarly restricted as those described above in relation to views from the east facing window.
Magnitude of change from curtilage:	Very low (Knowehead Cottage) No change to very low (Kendoon Cabin)	Low (Knowehead Cottage) No change to very low, not significant (Kendoon Cabin)

	Consented Development	Proposed Varied Development
Level of effect from curtilage:	Minor, not significant (Knowehead Cottage) Minor / no effect (Kendoon Cabin)	Moderate / minor, not significant (Knowehead Cottage) Minor / no effect, not significant (Kendoon Cabin)
Views from access:	N/A	N/A
Magnitude of change from access:	N/A	N/A
Level of effect from access:	N/A	N/A
Overbearing:	No – due to the distances of the turbines from the property, with a small number visible, which would be partially screened/filtered in views and the availability of the principal view away from the turbines.	No – due to the distances of the turbines from the property, with a small number visible, which would be partially screened/filtered in views and the availability of the principal view away from the turbines.

Property 17 – Kensglen

	Consented Development	Proposed Varied Development
Distance to nearest turbine:	2087 m (T16)	2008 m (T10)
No. of blade tips theoretically visible:	11	11
No. of hubs theoretically visible:	3	5
Existing residential visual amenity:	The dwelling is at an elevation of approximately 170 m AOD and occupies a position to the north of Kendoon Loch and B729. The dwelling is accessed via a short driveway of approximately 100 m to the south-west off the B729. The dwelling is a 1.5 storey house with dormer windows on the west aspect, and roof lights on the north, east and south aspects. It is assumed the principal living areas are on the east and west façades with bedrooms upstairs. The principal elevation is assumed to be to the west. It is assumed there are windows on the ground level floor of each elevation. The garden areas wrap around the property with the principal areas located to the south and east of the dwelling, with a garage to the south-west. The driveway wraps around the north and eastern edge of the dwelling. The dwelling is located on a small hill with the landform dropping away to the east offering views to the south-east along Kendoon Loch. The property is a relatively new-build detached dwelling. The landform rises to the north and slowly drops to the south into the western end of Kendoon Loch being in the valley bottom before rising to the south. As illustrated by the CZTVs at Figures 8.21 - 8.33 there is only theoretical visibility of wind energy development in views to the south-east at Blackcraig Hill wind farm approx. 13.5 km away, and to the north-west at Benbrack wind farm, approx. 10 km away. There are no other existing wind farms visible in the principal view to the east.	
Views from within property:	With reference to the wireline at Figure 8.6.36 , the proposed turbines would be located to the north-east of the property, within potential direct views from windows in the eastern elevation of the property towards the blade tips of T19 and slightly oblique views towards T13, T16 and T18 including hubs. There would also be theoretical slightly oblique	With reference to the wireline at Figure 8.6.36 , the proposed turbines would be located to the north-east of the property, within potential direct views from windows in the eastern elevation of the property towards T11 and slightly oblique views to T6, T8 and T10, including views of hubs. There would also be theoretical oblique views of the blade tips of turbines T1 - T5 and slightly oblique views of T7 and T9.

	Consented Development	Proposed Varied Development
	views of the blade tips of turbines T10, T12 and T15, and oblique views of the blade tips of T2, T4, T6 and T8. From north-facing windows there would be theoretical slightly oblique views towards the blade tips of T2, T4 and T6, oblique views towards the blade tips of T8, T10, T12 and T15, and very oblique views towards the blade tips of T19. The hubs and blades of T13, T16 and T18 would appear in oblique views from north-facing windows. there would be some partial screening and filtering of views through garden vegetation to the north and west, and through scattered trees in the surrounding landscape, particularly from ground floor windows. Views from first floor windows would potentially extend above garden vegetation. It is anticipated there would be partial screening of the lower parts of T13, T16 and T18, and partial to complete screening of the blades of T10, T12, T15 and T19 by forestry on Marscalloch Hill. The recent forestry planting on the lower slopes to the north-east of the property would increase the level of screening over time. However, the current worst-case views have been considered.	From north-facing windows there would be theoretical slightly oblique views towards T1 – T5, oblique views towards T6 – T8 and T10, and very oblique views of T9 and T11. Views beyond the curtilage of the property are relatively open, however there would be some partial screening and filtering of views through garden vegetation to the north and west, and through scattered trees in the surrounding landscape, particularly from ground floor windows. Views from first floor windows would potentially extend above garden vegetation. It is anticipated there would be partial screening of the lower parts of T6, T8, T10 and T11 and complete screening of the blade tips of T7 and T9 by forestry on Marscalloch Hill. There is recent forestry planting on the lower slopes to the north-east of the property, which would increase the level of screening over time. However, the current worst-case views have been considered.
Magnitude of change from property:	Medium	Medium
Level of effect from property:	Moderate, not significant	Moderate, not significant
Views from curtilage:	There would be similar views from the north and east sides of the property to those described above	There would be similar views from the north and east sides of the property to those described above in relation to

	Consented Development	Proposed Varied Development
	in relation to north and east facing ground floor windows. Views from the curtilage to the south of the property would be partially screened/filtered by garden vegetation, whilst views from the west would be screened by the property.	north and east facing ground floor windows. Views from the curtilage to the south of the property would be partially screened/filtered by garden vegetation, whilst views from the west would be screened by the property.
Magnitude of change from curtilage:	Medium	Medium
Level of effect from curtilage:	Moderate, not significant	Moderate, not significant
Views from access:	Direct to slightly oblique views of the Consented Development from the access would be partially filtered by trees along either side of the access and by garden vegetation to the north of the driveway. There would also be partial screening of views by the property itself and the garage to the south-west. The recent forestry planting on the lower slopes to the north-east of the property would increase the level of screening over time. However, the current worst-case views have been considered.	Direct to slightly oblique views of the Proposed Varied Development from the access would be partially filtered by trees along either side of the access and by garden vegetation to the north of the driveway. There would also be partial screening of views by the property itself and the garage to the south-west. There is recent forestry planting on the lower slopes to the north-east of the property, which would increase the level of screening over time. However, the current worst-case views have been considered.
Magnitude of change from access:	Medium	Medium
Level of effect from access:	Moderate, not significant	Moderate, not significant
Overbearing:	No – due to the distances of the turbines from the property, with a small number visible, which would be partially screened/filtered in views and the availability of views in other directions.	No – due to the distances of the turbines from the property, with a small number visible, which would be partially screened/filtered in views and the availability of views in other directions.

1.3. Summary and Conclusions

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- 1.3.1. Having undertaken an appraisal of the relationship between the Proposed Varied Development and the residential properties within the 2 km RVAA study area, it is assessed that of the 17 properties brought forward into detailed assessment, seven properties would experience some significant visual effects during daylight hours. This is five more than were predicted in relation to the Consented Development, which only found potential significant effects at two properties (Craigengillan and Strahanna), increasing to three following felling of intervening woodland at Smittons.
- 1.3.2. This increase is partly due to the addition of Bridgemark, which was not previously assessed within the RVAS, as it fell outside of the 2 km study area. However, significant effects were identified in relation to this property in the main LVIA chapter.
- 1.3.3. From two of the properties identified as having the potential to experience significant effects (Smittons and Stroanpatrick), these effects are only predicted from their access tracks, rather than the dwellings or their gardens or curtilages.
- 1.3.4. In relation to cumulative effects, it is anticipated that the proximity of Quantans Hill wind farm to properties 1 (Marbrack), 2 (Marbrack Cottage), 3 (Furmiston), and 17 (Kensglen) would give rise to significant effects without the addition of either the Consented Development or the Proposed Varied Development. The addition of either the Consented Development or the Proposed Varied Development would not result in a sense of 'encirclement' of any of the properties.
- 1.3.5. Although it is acknowledged that all properties brought forward into detailed assessment would experience some level of visual effects as a result of the Proposed Varied Development, it is concluded that when the experience from each property is considered in the round, there would be no residents of occupied properties which would experience such an overbearing or overwhelming effect on their visual amenity that their properties would become unattractive places in which to live.

Table 8.6.2 Summary of Worst-case Visual Effects at Residential Properties During Daylight Hours – Comparison with Consented Development

Name / Receptor	Distance to nearest turbine	Consented Development (Worst Case Effect)			Proposed Varied Development (Worst Case Effect)		
		Magnitude of Change	Level of Effect	Significance	Magnitude of Change	Level of Effect	Significance
1. Marbrack	1917 m (T10)	Medium (property)	Moderate	Not significant	Very low to low (property)	Moderate / minor	Not significant
		Medium (access)	Moderate	Not significant	Medium (access)	Moderate	Not significant
2. Marbrack Cottage	1867 m (T10)	Low (property)	Moderate	Not significant	Low to medium (property)	Moderate	Not significant
		Medium (access)	Moderate	Not significant	Medium (access)	Moderate	Not significant
3. Furmiston	1258 m (T10)	Very low (property)	Moderate / minor	Not significant	Low (property)	Moderate / minor	Not significant
		Medium (access)	Moderate / minor (for 40 m)	Not significant	Medium (access)	Moderate (for 40 m)	Not significant
4. Nether Loskie	1761 m (T10)	Medium (property)	Moderate	Not significant	Medium (property)	Moderate	Not significant

Name / Receptor	Distance to nearest turbine	Consented Development (Worst Case Effect)			Proposed Varied Development (Worst Case Effect)		
		Magnitude of Change	Level of Effect	Significance	Magnitude of Change	Level of Effect	Significance
		No change (access)	No effect	Not significant	No change (access)	No effect	Not significant
5. Marscalloch Cottage	1706 m (T11)	Low (property)	Moderate	Not significant	Low (property)	Moderate / minor	Not significant
		Very low (access)	Minor	Not significant	Very low (access)	Minor	Not significant
6. 1 Muirdrochwood	1080 m (T11)	Very low (property)	Minor	Not significant	Low (property)	Moderate / minor	Not significant
		Medium (access)	Moderate	Not significant	Medium (access)	Moderate	Not significant
7. 2 Muirdrochwood	1068 m (T11)	Very low (property)	Minor	Not significant	Low (property)	Moderate / minor	Not significant
		Medium (access)	Moderate	Not significant	Medium (access)	Moderate	Not significant
8. Smittons	1248 m (T9)	Low (property)	Moderate / minor	Not significant	Low (property)	Moderate / minor	Not significant
		High (access)	Moderate* ¹	Not significant	High (access)	Moderate	Significant
9. Stroanpatrick	1959 m (T9)	Medium (property)	Moderate	Not significant	Medium (property)	Moderate	Not significant

Name / Receptor	Distance to nearest turbine	Consented Development (Worst Case Effect)			Proposed Varied Development (Worst Case Effect)		
		Magnitude of Change	Level of Effect	Significance	Magnitude of Change	Level of Effect	Significance
		Medium (access)	Moderate	Not significant	Medium to high (access)	Moderate	Significant
10. Craigengillan	970 m (T4)	Medium (property)	Major / moderate	Significant	Medium (property)	Moderate ^{*2}	Significant
		Low (access)	Moderate / minor	Not significant	Low to medium (access)	Moderate / minor ^{*3}	Not significant
11. Craigengillan Cottage	887 m (T4)	Low (property)	Moderate / minor	Not significant	Low (property)	Moderate / minor ^{*1}	Not significant
		Medium (access)	Moderate	Not significant	Low to medium (access)	Moderate / minor ^{*3}	Not significant
12. Moorbrock	973 m (T1)	Low (property)	Moderate	Not significant	Medium to high (property)	Major / moderate	Significant
		Medium (access)	Moderate	Not significant	High (access)	Moderate	Significant
13. Game Keeper's Cottage	889 m (T2)	Low to medium (property)	Moderate / minor	Not significant	Medium to high (property)	Major / moderate	Significant
		Low (access)	Moderate / minor	Not significant	High (access)	Moderate	Significant
14. Strahanna Farm and River Ken Cottage	1802 m (T2)	Medium to high (property)	Major / moderate	Significant	Medium (property)	Moderate ^{*4}	Significant

Name / Receptor	Distance to nearest turbine	Consented Development (Worst Case Effect)			Proposed Varied Development (Worst Case Effect)		
		Magnitude of Change	Level of Effect	Significance	Magnitude of Change	Level of Effect	Significance
		N/A (access)	N/A	N/A	N/A (access)	N/A	N/A
15. Bridgemark	1874 m (T11)	High (property)	Major	Significant	High (property)	Major	Significant
		Medium (access)	Moderate	Significant	Medium (access)	Moderate	Significant
16. Knowehead Cottage and Kendoon Cabin	1807 m (T11)	Very low (Knowehead Cottage) No change to very low (Kendoon Cabin)	Minor, not significant (Knowehead Cottage) Minor / no effect (Kendoon Cabin)	Not significant	Low (Knowehead Cottage) No change to very low (Kendoon Cabin)	Moderate / minor (Knowehead Cottage) Minor / no effect (Kendoon Cabin)	Not significant
		N/A (access)	N/A	N/A	N/A (access)	N/A	N/A
17. Kensglen	2008 m (T10)	Medium (property)	Moderate	Not significant	Medium (property)	Moderate	Not significant
		Medium (access)	Moderate	Not significant	Medium (access)	Moderate	Not significant

Bold text indicates a significant effect

Red text indicates an increase in significant effect between the Consented Development and the Proposed Varied Development

- *1 Increasing to **moderate significant** following felling of woodland
- *2 increasing to **major significant** following felling of woodland
- *3 increasing to moderate not significant following felling of woodland
- *4 increasing to **major / moderate significant** following felling of woodland

References

Landscape Institute (2013). The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition. Accessed on: 26 April 2025.

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Abbreviations

Abbreviations	Definition
AOD	Above Ordnance Datum
CZTV	Cumulative Zone of Theoretical Visibility
EIA	Environmental Impact Assessment
KM	Kilometres
LVIA	Landscape and Visual Impact Assessment
M	Metres
RVA	Residential Visual Amenity
RVAA	Residential Visual Amenity Assessment
RVAS	Residential Visual Amenity Study
TGN	Technical Guidance Note
ZTV	Zone of Theoretical Visibility