



ESB Asset Development UK Limited

# Millmoor Rig Wind Farm

Environmental Impact Assessment Report (Volume 3)

Appendix 6.6 – Residential Visual Amenity Assessment

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**RSK**

## RSK GENERAL NOTES

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This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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# 1 APPENDIX 6.6 – RESIDENTIAL VISUAL AMENITY ASSESSMENT

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## 1.1 Introduction

- 1.1.1 This appendix to the LVIA presents a detailed Residential Visual Amenity Assessment (RVAA) of the Proposed Development. It considers the potential visual effects of the Proposed Development experienced by residents of the nearest properties to the site (i.e., within 3 km of the proposed turbine locations, as agreed following Scoping), as illustrated on the plan at Annex 1. The RVAA identifies if any of these residents would experience a significant effect on any view from their property (the dwelling or its curtilage) during the operational period of the Proposed Development, and specifically details which views would be affected.
- 1.1.2 It is important to stress that this appendix solely considers the visual component of residential amenity and that any consideration of residential amenity in the broader sense must also take account of any noise and shadow flicker effects, which are addressed elsewhere within the Environmental Impact Assessment (EIA) Report. Therefore, this RVAA does not comment on the acceptability of the Proposed Development: it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.
- 1.1.3 It should be noted that this study is limited to a consideration of the potential visual impacts that residents might experience within their property (i.e., their dwelling and its curtilage). It is acknowledged that the occupiers of most dwellings experience the wider landscape in passing on a regular basis as they go about their day-to-day activities and that the components of this wider landscape also influence their broader sense of amenity. Residents of certain properties considered within this RVAA would most likely have views of the Proposed Development on a regular basis as they leave and approach their properties through the wider landscape.
- 1.1.4 It was beyond the scope of this study to determine trends in the day-to-day activities of the residents in the study area, or to define the features and qualities of the surrounding landscape which influence residents' broader amenity. Whilst not discounting this issue, based on previous wind farm appeal decisions, it appears that greatest weight is usually given to impacts on views from the dwelling itself and its curtilage, as these impacts are likely to have the greatest influence on living conditions. Beyond their property, residents are considered to experience visual effects as users of local roads, footpaths etc. These effects are assessed as such within the main LVIA Chapter.

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

- 1.2.1 It has been established through several previous wind farm appeal decisions that in certain circumstances wind turbines can have an overbearing, overwhelming or oppressive effect on residential visual amenity such that a property would become widely regarded to be an unattractive place in which to live (referred to as the “Lavender Test”, after the Inspector who first considered this concept). In these circumstances wind



turbines can have a detrimental effect on living conditions which may not be in the public interest.

- 1.2.2 While the “Lavender Test” is not enshrined in any planning guidance in England or Wales, it has become an approach incorporated by inspectors there. Similarly, there is no reference to such a test in Scottish policy. Equally, there is no general practice in Scotland of describing other Reporters’ decisions in creating “tests”. The approach in Scotland is to identify factors which are not described as a “test”, and these factors have to be applied based on the particular circumstances of the case.
- 1.2.3 For example, in his report on the St John’s Hill Wind Farm in Aberdeenshire, the Reporter, Malcolm Mahony, noted that there were 106 properties located within 1 km of the nearest turbines, and concluded:
- “Because views from within the site and from outside it tends to be of a panoramic nature, the windfarm, even though it spreads over a length of some 3 km, would occupy only a restricted part of those views and not dominate them.”*
- 1.2.4 With regard to visual impacts from residential properties he stated:
- “I have looked carefully at the visual impact of the scheme from individual properties in the vicinity and I am not persuaded that it is unacceptable due to the factors which I have already outlined.” (APP/2004/4666)<sup>1</sup>*
- 1.2.5 In the Achany Wind Farm decision in Highland, the Reporter, Janet McNair, stated that although a significant impact on the residential amenity of residential properties may be experienced *“Deciding whether these impacts are significantly detrimental is a matter of judgement”* and she went on to state that although the properties in question were located within 3 km of the proposed development *“the turbines would be far enough away from house not to be overbearing or dominant”* concluding that *“the appeal proposal would have a significant impact on some views from some properties. However, significant impacts are not necessarily unacceptable and I conclude that its impacts on residential amenity overall would not be significantly detrimental.” (PPA/270/438).*
- 1.2.6 The Scottish Ministers’ decision letter for the Section 36 Afton Wind Farm contains the following statement:
- “With regards to impacts on residential properties, Ministers agree with the assessment in the ES and subsequent SEI3 and consider that that the Development would not result in any overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live.” (Dated 17 October 2014)<sup>2</sup>*
- 1.2.7 In August 2018, in relation to the proposed Lurgiescleuch Wind Farm near Hawick, a reporter stated the following in allowing the appeal for 7 turbines up to 149.9m to blade tip:

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<sup>1</sup> Aberdeenshire Council. Planning Application Reference APP/2004/4666. St John’s Hill Wind Farm. Appeal decision. Available at: [https://upa.aberdeenshire.gov.uk/online-applications/files/EF0267E999CC58B5B29178BEB0433689/pdf/APP\\_2004\\_4666-ALLOWED-67276.pdf](https://upa.aberdeenshire.gov.uk/online-applications/files/EF0267E999CC58B5B29178BEB0433689/pdf/APP_2004_4666-ALLOWED-67276.pdf)

<sup>2</sup> Afton Decision Letter dated 17 October 2014. Available at: <https://www.energyconsents.scot/ApplicationDetails.aspx?cr=EC00003134&T=6>

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

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

- 1.2.8 The nearest properties to the Proposed Development are located beyond coniferous plantation woodland which may therefore be subject to future felling, opening up views presently unavailable. This, therefore, is something that is considered within this assessment. However, the properties are located at distances of beyond 2 km, and in this respect, the Proposed Development is materially different from that of the above wind farm.

### **1.3 Assessment Methodology**

- 1.3.1 In 2019 the Landscape Institute published Technical Guidance Note 2/19 ‘Residential Visual Amenity Assessment (RVAA)’ (March 2019). This confirmed that *‘Residential Visual Amenity Assessment (RVAA) is a stage beyond LVIA and focusses exclusively on private views and private visual amenity’*. The Note goes on to state that the guidance it contains ‘is not prescriptive but aims to improve standards’.
- 1.3.2 This analysis has therefore been informed by a methodology developed by Pegasus Group under the overarching guidelines for LVIA, namely The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (2013), Landscape Institute and the Institute for Environmental Management and Assessment and latterly, the principles set out in Technical Guidance Note 2/19.
- 1.3.3 In accordance with the above guidelines, the level of visual effect experienced in any given view is ascertained by considering in tandem the sensitivity of the baseline visual receptor and magnitude of change in the view as a result of the development. Professional judgement is then employed to determine whether the effect is significant or not, although this is still based within a recognised framework in line with existing LVIA guidance.
- 1.3.4 The LVIA assessment criteria used by Pegasus Group acknowledges that different receptor groups (e.g. residents, users of public rights of way, people at their place of work) have varying degrees of sensitivity to change in the view. It is generally accepted that residents are of high sensitivity to change in their view, and in all cases in this assessment, each property has been considered in this manner. However, this is an over simplification of a more complex issue as residents are generally considered to be more sensitive to changes in the views from certain rooms such as the primary day time living rooms (e.g. lounge, dining room, kitchen or conservatory) than rooms such as bedrooms,

bathrooms or utility rooms, notwithstanding the overall high sensitivity for the property as a whole. Similarly, residents are usually more sensitive to changes in the view from certain parts of their garden or curtilage than others.

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

**Very Low Magnitude of Change**

- No change or negligible change in views;

**Low Magnitude of Change**

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

**Medium Magnitude of Change**

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

**High Magnitude of Change**

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

**Very High Magnitude of Change**

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

- 1.3.6 In general, the magnitude of visual impact on residential properties is likely to increase with proximity to the turbines. However, distance from the nearest proposed turbine is only one of the factors that needs to be considered when determining the magnitude of visual impacts on any given view from a residential property. Other modifying factors include:

- 1.3.7 Whether the view of the turbines is in a direct or oblique angle from the primary orientation of the view (as explained illustratively at **Figure 6.6.2**):
- The extent to which the view is obstructed or filtered by vegetation, landform or built structures;
  - The extent to which the current view is influenced by existing built structures (e.g. buildings, roads, pylons).
  - The difference in elevation between the property and the base of the nearest turbine;
  - The horizontal and vertical field of view which is occupied by turbines;
  - The spacing or relative clustering of the turbines in the view;
  - The scale and openness of the receiving landscape;
  - The availability of other features in the view, which provide a comparison of scale and perspective.

- 1.3.8 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**', '**Moderate major**', '**Moderate**',

'Minor moderate', 'Minor', 'Minor to no effect', 'No Effect'. Professional judgement is then used to inform whether the level of effect identified is significant or not.

- 1.3.9 In this analysis, those effects described as **Major, Moderate major** and in some cases **Moderate**, are identified as '**significant effects**' in line with the Electricity Works (Environmental Impact Assessment) (Scotland) 2017 Regulations as amended.
- 1.3.10 In terms of cumulative assessment, where other existing wind farms are visible, this is considered in the baseline assessment for each property.
- 1.3.11 In terms of schemes in planning, or consented but not yet constructed, it is not considered there are any schemes in close proximity to the residential properties that would have potential to bring about a significant cumulative effect alongside that of the Proposed Development.
- 1.3.12 The approach and methodology to the assessment of the effects of visible aviation lighting is set out in **Appendix 6.10**.

## 1.4 Properties Within the RVAA Study Area

- 1.4.1 At Scoping, an initial 2 km RVAA Study Area (referred to as the Study Area) was proposed. However, following feedback received (see **Table 6.2** of **Chapter 6**) it was agreed to extend the RVAA Study Area to 3 km.
- 1.4.2 29 properties were initially identified from a combination of OS Addressbase data, OS 25,000 raster data and aerial photography as being located within the Study Area, as illustrated by **Figure 6.6.1**. The properties are illustrated on **Figure 6.6.1** and comprise:

**Table 1 – Properties within the 3 km RVAA Study Area**

Property ID	Property Name
1	Whiteburn Cottage
2	Southdean House
3	Lustruther Farmhouse
4	Souden Cottage
5	Southdean Farmhouse
6	Merryoaks Farmhouse
7	Dykeraw Farm Cottage
8	<i>The Steading</i>
9	Dykeraw Farmhouse
10	Southdean Lodge Bothy
11	Southdean Lodge
12	Charlie's Hill
13	<i>The Wigg</i>
14	Brockielaw

Property ID	Property Name
15	Hyndlee Cottage
16	<i>Hyndlee Farmhouse</i>
17	<i>Hyndlee Cottage</i>
18	Dykeheads
19	<i>Wolfhopelee</i>
20	Wauchope Farm
21	Heatherbank
22	Wolfelee
23	Park View
24	Beech View
25	Aldersyde
26	<i>Causewayfoot</i>
27	<i>Gardners Cottage</i>
28	<i>Stables Cottage</i>
29	<i>Wolfelee House</i>

Properties highlighted grey are either derelict or unoccupied

Properties highlighted green experience no theoretical visibility of the Proposed Development.

- 1.4.3 **Figure 6.6.1** is overlaid with the blade tip Zone of Theoretical Visibility (ZTV) which shows that properties 16, 17, 19 and 26 to 29 inclusive experience no theoretical visibility from the property or its curtilage. Therefore, these properties are not considered further within the RVAA.

## 1.5 Contacting Property Occupiers

- 1.5.1 On 22 July 2022, a letter was posted to each occupied property with theoretical visibility of the Proposed Development, identified in Table 1 above, explaining that a RVAA was being undertaken as part of the LVIA and that their property was located within the 3 km RVAA Study Area. The letter also sought permission to visit the property at an agreed date and time to assess the primary views towards the Proposed Development from the property and its curtilage.
- 1.5.2 Of the properties contacted, 10 positive responses were received and subsequently visited on 17<sup>th</sup> or 18<sup>th</sup> August 2022. Photographs were taken from each property and from its curtilage.
- 1.5.3 Where property occupiers did not respond, an assessment has been made through a combination of desk study and from the nearest publicly accessible location.

## 1.6 Properties Taken Forward into Detailed Assessment

- 1.6.1 Through a combination of site work and dialogue with property owners it was established that Property 8 – The Steading was unoccupied and Property 13 – The Wigg was demolished. Therefore, these properties are not considered further within the RVAA.
- 1.6.2 It was also established through further review of the blade tip ZTVs that properties 16, 17, 19 and 26 to 29 have no theoretical visibility of the Proposed Development. Therefore, these properties are not considered further within the RVAA.
- 1.6.3 Following site work and review of wirelines, several of the properties were grouped together on the basis of a combination of factors such as they are sited adjacent to one another, they share the same orientation towards the Proposed Development and/or would experience very similar effects.
- 1.6.4 The final list of properties assessed in detail is as follows:

**Table 2 – Properties taken forward into detailed assessment**

Property ID	Property Name
1	Whiteburn Cottage
2	Southdean House
3	Lustruther Farmhouse
4	Souden Cottage
5	Southdean Farmhouse
6	Merryoaks Farmhouse
7	Dykeraw Farm Cottage
9	Dykeraw Farmhouse
10	Southdean Lodge Bothy
11	Southdean Lodge
12	Charlie's Hill
Group 1 – (Property 14 & 15)	Brockielaw & Hyndlee Cottage
18	Dykeheads
20	Wauchope Farm
Group 2 – (Properties 21 to 25)	Wauchope Cottages (comprising Heatherbank, Wolfelee, Park View, Beech View and Aldersyde)

- 1.6.5 For each of the properties taken forward, information was gathered through a combination of desk study and site visits, including:
- Name of property;
  - Approximate grid reference of property;
  - General direction of views from the property to the nearest turbine;
  - Distance from the house to the turbines;

- Approximate elevation of property (AOD);
  - Number of floors within the property;
  - Orientation of the main elevations of the property;
  - Angle of the turbines in the view from each facade or part of the curtilage with a view of the Proposed Development (as explained illustratively in **Figure 6.6.2**, available in EIA Report **Volume 2**);
  - A record of any intervening obstructions (e.g. screening from vegetation, landform or built structures);
  - A record of any built structures which influence the outlook;
  - A record of any other features in the foreground view which provide a comparison of scale; and
  - The availability of other views from the property that are not affected by the Proposed Development.
- 1.6.6 Where a distance between a residential property and a turbine is provided, the figure given is an approximate measurement between the centre point of the turbine tower and the corner of the nearest façade to the Proposed Development.
- 1.6.7 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.
- 1.6.8 In the case of each property, once the potential for significant visual effects to arise has been considered, an overall judgement has been reached about whether the residents of the property would experience such an overbearing effect on visual amenity that the property would become an unattractive place to live. When considering this overall effect of the Proposed Development on the visual amenity of residents of any given property ‘in the round’ it is also necessary to consider the availability of other views from the property which would not be affected by the Proposed Development.
- 1.6.9 For each of the assessed properties a wireframe model was generated to help identify the scale, arrangement and visibility of the Proposed turbines. These wireline images were reviewed to factor in how natural and built screening would affect visibility of the turbines. In many cases this screening would be such that the wireline images illustrate a far greater potential visibility that would be seen in reality.
- 1.6.10 Aerial photographs showing the orientation of each property or property group, direction of view and distance to the nearest proposed turbine are provided in **Figures 6.6.3 to 6.6.17** that accompany this appendix.
- 1.6.11 A bare earth wireframe showing a 90-degree angle of view towards the proposed turbines, from the corner of the nearest façade of each property (or group of properties) is provided in **Figures 6.6.18 to 6.6.32**. This wireframe which does not take account of any vegetation screening.

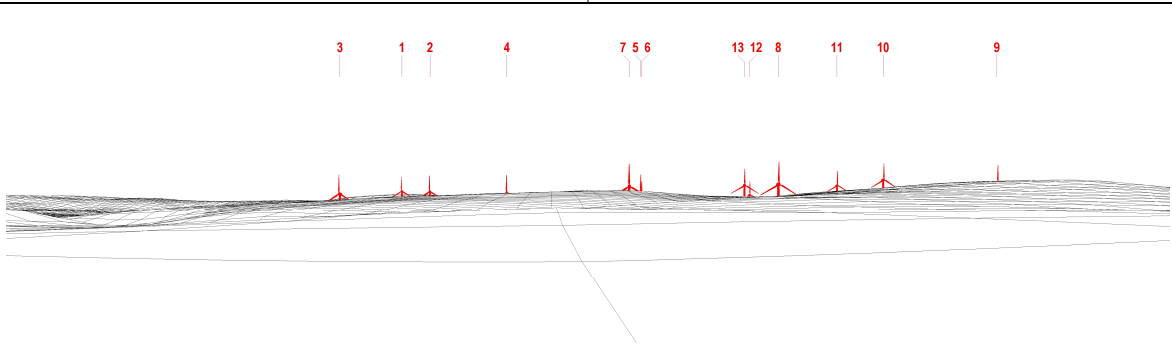
## **2 ASSESSMENT OF EFFECTS**

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- 2.1.1 The following section presents the information gathered through field and desktop study and provides detailed analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the wind farm, for each property within the 3 km RVAA Study Area.
- 2.1.2 While the area was visited during summer months whereby increased screening from vegetation, the assessment of effects states the worst-case scenario (winter views) unless otherwise stated.



**Property 1 – Whiteburn Cottage (see Figure 6.6.3 and Figure 6.6.18)**



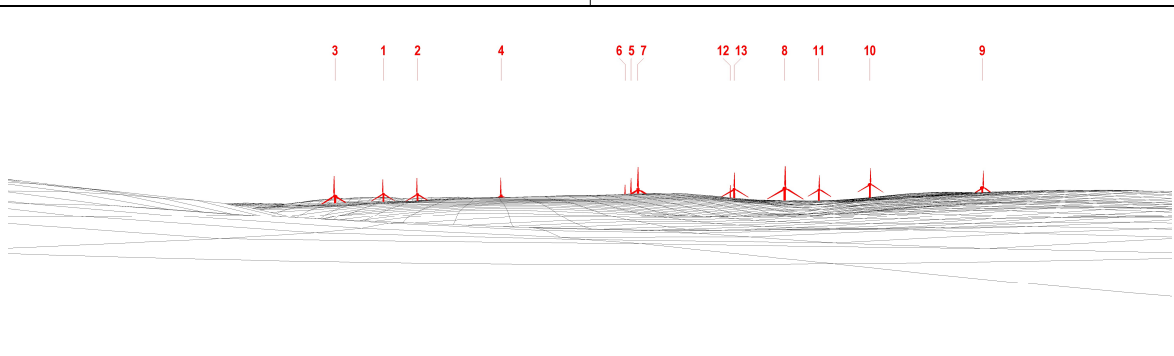
<b>Property Type:</b>	Bungalow	<b>Wind Farm Extent</b>	50.7 °
<b>Grid Reference:</b>	362601, 609784	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	183 m AOD	<b>No. of Hubs Visible:</b>	10
<b>Orientation of facades towards Proposed Development:</b>	WSW SSE	<b>No. of Lit Turbines Visible:</b>	5
<b>Distance to Nearest Turbine:</b>	2,751 m (T7)	<b>RVAA Property Visit:</b>	Yes

**Existing Residential Visual Amenity**

The property is a single-storey bungalow, situated alongside the A6088 with its front elevation facing onto the road (in the opposite direction to the Proposed Development). It is accessed from the road via a very short drive that turns off the road and leads to a parking area and garage situated at the NW corner of the

Property 1 – Whiteburn Cottage (see Figure 6.6.3 and Figure 6.6.18)		
<p>bungalow. A gravelled area is located to the south of the garage along the WSW façade and a lawned garden area is located on the NNE façade of the bungalow and wraps around to the ENE façade adjacent to the road. Views extend over the timber post and wire fence that marks the properties western boundary, across managed grassland fields and hedgerows, over the gently rounded landform towards the view horizon where a shelterbelt plantation is situated to the south of Lustruther Farm and further hedgerows and trees fringe the horizon to the SSW of the property and across the gently rounded hills and woodland blocks to the W and NW.</p>		
<b>Views from within property:</b>	Open, slightly oblique views are available from windows on the SSE and WSW façades of the Property and from the conservatory located at the SW corner of the building.	
<b>Views from curtilage:</b>	Open, slightly oblique views from gravelled area to south of the garage. Views available from western boundary of parking area to the north of the garage. Glimpsed views available between garage and bungalow from garden area to the north side of property.	
<b>Views from along access:</b>	Property accessed directly off the road.	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b> – slightly oblique views available
	<b>Curtilage</b>	<b>High</b> – slightly oblique views available
	<b>Access</b>	N/A
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 10 hubs visible in theory. Proposed Development introduces medium to large scale new elements that occupy a moderate proportion of one part of the wider view. Actual visibility would be slightly reduced due to the additional screening provided by intervening vegetation on the horizon of the view, resulting in a medium magnitude of change.
	<b>Curtilage</b>	Due to the location of the main external areas where views would be available on the same side of the property as the windows where views are also available, the magnitude of change is also assessed as medium.
	<b>Access</b>	N/A
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Up to 5 turbine lights visible in theory. Actual visibility of lit turbines T8, T11 and T12 likely to be screened by intervening vegetation around Lustruther. As such the magnitude of change is judged as low.
	<b>Curtilage</b>	Low
	<b>Access</b>	N/A
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Moderate, significant</b>
	<b>Curtilage</b>	<b>Moderate, significant</b>
	<b>Access</b>	N/A
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	Minor moderate, not significant
	<b>Curtilage</b>	Minor moderate, not significant
	<b>Access</b>	N/A
<b>Overbearing:</b>	No – due to the distance between the property and the turbines which are set beyond intervening landform which reduces their influence on the property.	

Property 2 – Southdean House (see Figure 6.6.4 and Figure 6.6.19)



<b>Property Type:</b>	Two-storey farmhouse	<b>Wind Farm Extent</b>	50 °
<b>Grid Reference:</b>	362854, 609748	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	182 m AOD	<b>No. of Hubs Visible:</b>	10
<b>Orientation of facades towards Proposed Development:</b>	S to SSE	<b>No. of Lit Turbines Visible:</b>	5
<b>Distance to Nearest Turbine:</b>	2,736 m (T7)	<b>RVAA Property Visit:</b>	No

**Existing Residential Visual Amenity**

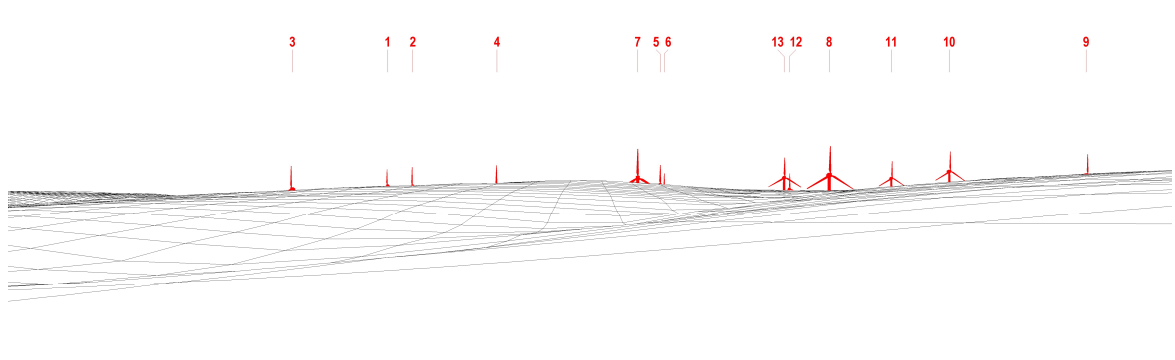
The property is a large, traditional stone-built detached farmhouse located to the north of the A6088. It is accessed via a 200 m long driveway that leads ENE from the road. From aerial photography there is a parking area on the western side of the house, with outbuildings on the north side of the house (in the opposite direction to the Proposed Development) and gardens to the northeast and south. Mature trees and vegetation provide extensive screening around the southern and eastern boundaries which restricts views across the rural landscape to the south, comprising managed grassland fields and hedgerows, that extend over the gently rounded landform.

<b>Views from within property:</b>	Views from ground floor windows likely to be heavily screened by the extensive boundary vegetation. Glimpsed views from upper floor windows may be available but are also likely to be heavily screened the extensive mature trees and vegetation to the immediate south of the house.
<b>Views from curtilage:</b>	Views screened by extensive mature boundary planting around the southern and eastern boundaries.
<b>Views from along access:</b>	Perpendicular views available across the rural landscape available on approach to and when leaving the property.

Property 2 – Southdean House (see Figure 6.6.4 and Figure 6.6.19)		
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 10 hubs visible in theory. Proposed Development introduces medium to large scale new elements that occupy a moderate proportion of one part of the wider view. Extensive boundary vegetation adjacent to the house likely to mostly restrict views, resulting in a very low magnitude of change.
	<b>Curtilage</b>	Extensive boundary vegetation likely to mostly restrict views, resulting in a very low magnitude of change.
	<b>Access</b>	Perpendicular views across the fields, hedgerows towards the gently rolling landform resulting in medium magnitude of change.
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Up to 5 turbine lights visible in theory. Actual visibility of lit turbines to be screened by intervening vegetation to the immediate south of the property. As such the magnitude of change is judged as very low.
	<b>Curtilage</b>	Very low
	<b>Access</b>	Perpendicular views towards lit turbines available from access road, with some further screening provided by intervening vegetation to the SE, resulting in a low magnitude of change.
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	Minor, not significant
	<b>Curtilage</b>	Minor, not significant
	<b>Access</b>	Moderate, not significant – due to views being perpendicular.
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	Minor, not significant
	<b>Curtilage</b>	Minor, not significant
	<b>Access</b>	Minor moderate, not significant
<b>Overbearing:</b>	No – views are heavily screened by vegetation to the south and east of the house.	



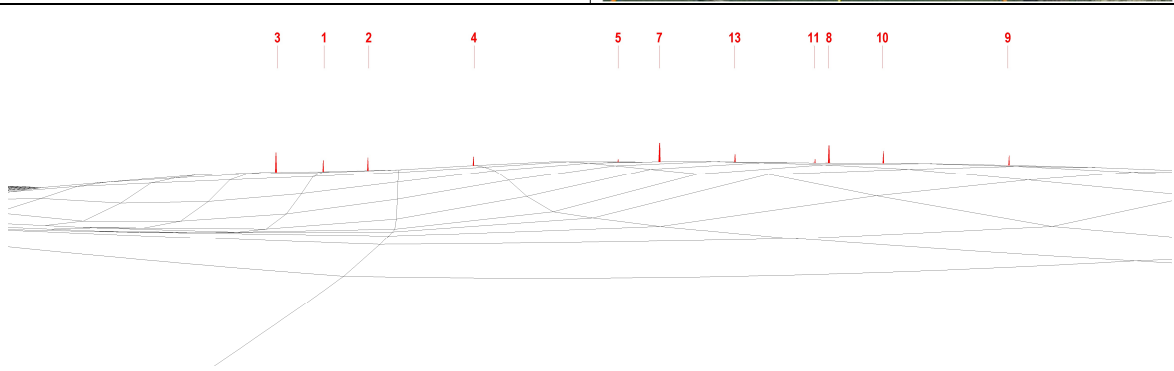
Property 3 – Lustruther Farmhouse (see Figure 6.6.5 and Figure 6.6.20)



Property 3 – Lustruther Farmhouse (see Figure 6.6.5 and Figure 6.6.20)			
<b>Property Type:</b>	Two-storey farmhouse	<b>Wind Farm Extent</b>	61.4 °
<b>Grid Reference:</b>	362459, 609194	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	210 m AOD	<b>No. of Hubs Visible:</b>	8
<b>Orientation of facades towards Proposed Development:</b>	ENE SSW	<b>No. of Lit Turbines Visible:</b>	5
<b>Distance to Nearest Turbine:</b>	2,131 m (T7)	<b>RVAA Property Visit:</b>	Yes
Existing Residential Visual Amenity			
<p>The property is a large, traditional stone-built detached L-shaped farmhouse located to the southwest of the A6088. It is accessed via a long access track that leads SSE from the minor road to Southdean. The house is located on the eastern side of a large farmyard which is surrounded on its western edge by an assortment of farm buildings and barns. Garden areas surround the NNE, ESE and SSW sides of the farmhouse, with hedgerow boundaries and scattered, mature trees immediately beyond the SSW part of the garden.</p> <p>Ground floor views from the farmhouse are slightly filtered by the boundary vegetation but extend across the gently, rounded sloping landform beyond which comprises large grass fields and hedgerows to the east and shelterbelt and juvenile forest plantation in relative proximity towards the south, views also available to Southdean Hill and longer-range views to distant hills.</p>			
<b>Views from within property:</b>	<p>Oblique views from larger ground floor windows from living rooms on ESE façade overlooking gardens. Direct views from smaller kitchen windows on SSW façade.</p> <p>Oblique views from bedroom windows on ESE façade overlooking gardens. Direct views from smaller office windows on SSW facade.</p> <p>Views filtered slightly by boundary vegetation and trees.</p>		
<b>Views from curtilage:</b>	<p>Oblique views from gardens to east, and more direct views available from southern part of the garden.</p> <p>Views filtered slightly by boundary vegetation and trees.</p>		
<b>Views from along access:</b>	<p>Oblique to slightly oblique views experienced approaching the farmhouse. Views likely to be partially screened by hedgerows along the access track and by the buildings of the farm itself.</p> <p>Proposed Development is situated to the rear when leaving the property.</p>		
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>	
	<b>Curtilage</b>	<b>High</b>	
	<b>Access</b>	<b>Medium</b>	
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	<p>Up to 13 blade tips and 8 hubs visible in theory. Proposed Development introduces medium to large scale new elements that occupy a moderate proportion of part of the view at an oblique angle to the orientation of the main living rooms and bedrooms that face ESE. Turbines appear set beyond the rolling landform to the south resulting in a medium magnitude of change.</p>	
	<b>Curtilage</b>	<p>Filtered views from garden areas located on ESE also result in a medium.</p>	
	<b>Access</b>	<p>Approaching from the south, the access road climbs in elevation, with the farm buildings, surrounding trees and hedgerows and trees along the track filtering views, resulting in no greater than a medium magnitude of change.</p>	

Property 3 – Lustruther Farmhouse (see Figure 6.6.5 and Figure 6.6.20)		
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Up to 5 turbine lights visible in theory. Actual visibility of lit turbines T8 and T11 partially screened by intervening vegetation to the south of the property and T1 and T3 potentially screened by vegetation along the horizon of the view. As such the magnitude of change is judged as no greater than low.
	<b>Curtilage</b>	Low.
	<b>Access</b>	Vegetation along the access track provides further screening of lit turbines reducing the magnitude of change, but it would remain low.
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Moderate, significant</b>
	<b>Curtilage</b>	<b>Moderate, significant</b>
	<b>Access</b>	Moderate, not significant
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	Minor moderate, not significant
	<b>Curtilage</b>	Minor moderate, not significant
	<b>Access</b>	Minor moderate, not significant
<b>Overbearing:</b>	No – views are partially screened through a combination of vegetation and topography and appear set beyond the immediate landscape to the south of the farmhouse.	

Property 4 – Souden Cottage (see Figure 6.6.6 and Figure 6.6.21)



<b>Property Type:</b>	1.5 storey cottage	<b>Wind Farm Extent</b>	57 °
<b>Grid Reference:</b>	362940, 609234	<b>No. of Blade Tips Theoretically Visible:</b>	11
<b>Elevation:</b>	188 m AOD	<b>No. of Hubs Visible:</b>	0
<b>Orientation of facades towards Proposed Development:</b>	SW	<b>No. of Lit Turbines Visible:</b>	0
<b>Distance to Nearest Turbine:</b>	2,252 m (T7)	<b>RVAA Property Visit:</b>	No

**Existing Residential Visual Amenity**

The property is situated adjacent to the bridge over Jed Water at Southdean. It is accessed directly off the minor road and is 1.5 storey stone-built cottage, with dormer windows on the SW side of the roof, gardens to the north and east of the property and a conservatory on the NW façade. A low wall marks the SW boundary of the property adjoining the minor road to the SW. This gives way to a taller managed hedgerow that provides the boundary between the gardens and the minor road, which restricts views to the SW from the garden.

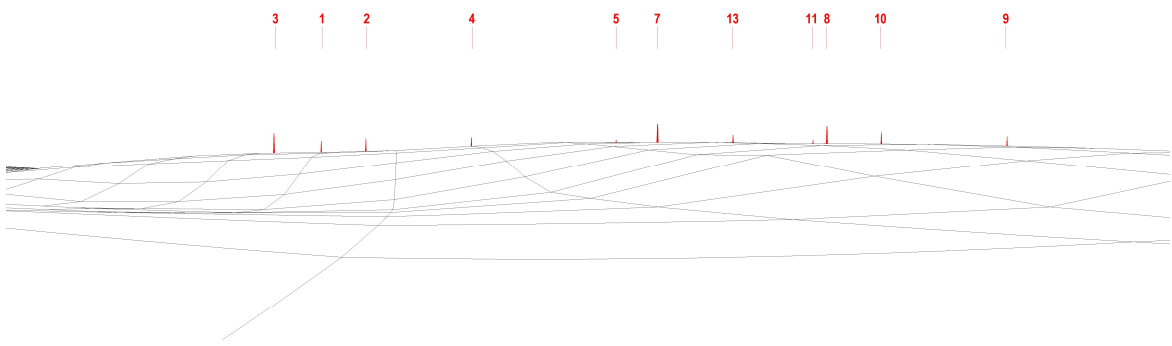
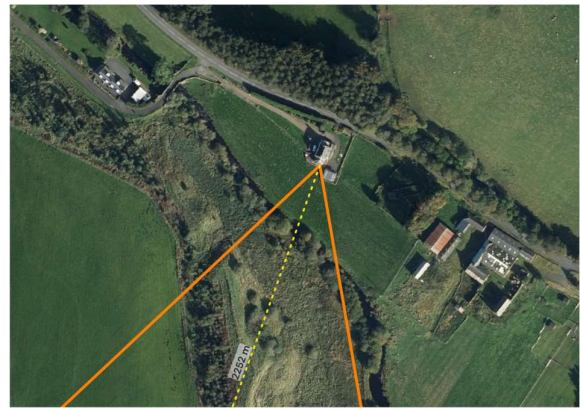
To the SW of the road the landform rises and is covered by mixed deciduous amenity tree planting that screens views from the property to the SW and from the parking area to the immediate SE of the house.

<b>Views from within property:</b>	Views from ground floor windows screened from topography and amenity planting to the immediate SW of the minor road that passes along the SW edge of the property. Views from upper floor dormer windows may be available but would be likely to be filtered by amenity planting and topography to the SW.
<b>Views from curtilage:</b>	Views from parking area to the SE screened by topography and amenity to the SW. Views from gardens to the NW screened by a combination of domestic hedgerow boundary and amenity planting and topography to the SW.



Property 4 – Souden Cottage (see Figure 6.6.6 and Figure 6.6.21)		
<b>Views from along access:</b>	N/A	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	N/A
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 5 blade tips and no hubs visible in theory. Actual visibility screened by topography and amenity planting to the SW resulting in no greater than a low to very low magnitude of change.
	<b>Curtilage</b>	Extensive boundary vegetation provides further screening resulting in a very low magnitude of change.
	<b>Access</b>	N/A
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	No views available of any of the lit turbines, resulting in a very low magnitude of change.
	<b>Curtilage</b>	Very low
	<b>Access</b>	N/A
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	Minor, not significant
	<b>Curtilage</b>	Minor, not significant
	<b>Access</b>	N/A
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	No effect
	<b>Curtilage</b>	No effect
	<b>Access</b>	N/A
<b>Overbearing:</b>	No – views are screened by topography and vegetation to the southwest.	

Property 5 – Southdean Farmhouse (see Figure 6.6.7 and Figure 6.6.22)



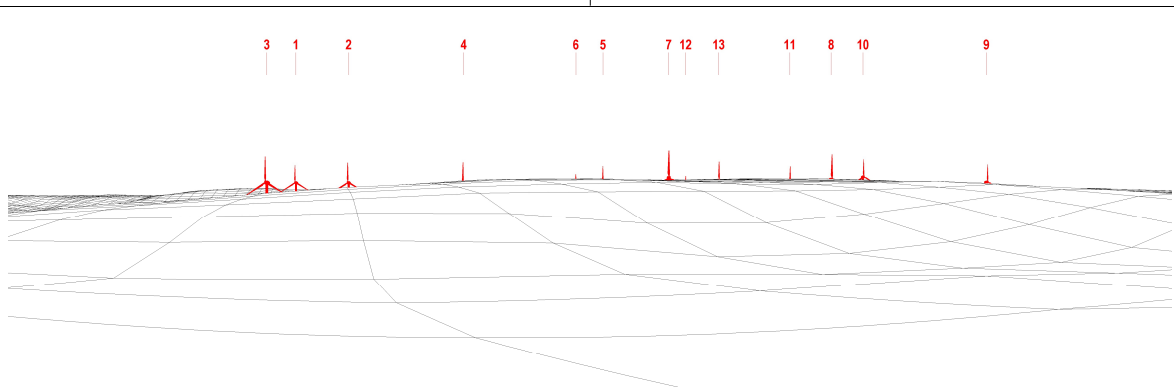
<b>Property Type:</b>	Two-storey farmhouse	<b>Wind Farm Extent</b>	56.5 °
<b>Grid Reference:</b>	363078, 609185	<b>No. of Blade Tips Theoretically Visible:</b>	11
<b>Elevation:</b>	189 m AOD	<b>No. of Hubs Visible:</b>	0
<b>Orientation of facades towards Proposed Development:</b>	WNW SSW SSE	<b>No. of Lit Turbines Visible:</b>	0
<b>Distance to Nearest Turbine:</b>	2,252 m (T7)	<b>RVAA Property Visit:</b>	Yes – external

**Existing Residential Visual Amenity**

The property is located to the south of the A6088 and north of Jed Water. It is accessed via a driveway that is approximately 95 m in length which leads in a SE direction from near the bridge over Jed Water, to the house. A tall, clipped hedge screens the driveway from the A6088 that passes to the north, while a mown grass garden area runs down the southern side of the drive. A post and wire fence marks the boundary between this

Property 5 – Southdean Farmhouse (see Figure 6.6.7 and Figure 6.6.22)		
<p>garden area and a narrow, grazing field to the southwest, that is owned by the property. Beyond this grazing field is the narrow, low-lying Jed valley, with its shrubby vegetation. To the southwest of the Jed the landform rises in elevation and forms a long, low ridge that limits the extent of views to the south.</p> <p>Longer range views are available from the property and its curtilage in an easterly direction towards the ridge of high ground to the west of Carter Bar.</p>		
<b>Views from within property:</b>	Very oblique views from windows on WNW and SSW facades across Jed Water valley and direct views from sunroom on SSE side of the house.	
<b>Views from curtilage:</b>	Direct open views from decking area on SW corner of house and from garden to the W across the Jed to the gently sloping low ridge beyond.	
<b>Views from along access:</b>	Very oblique to perpendicular views across open garden area and Jed Water to rounded landform to the S beyond.	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 11 blade tips and no hubs visible in theory. The rising landform to the SW limits views to upper blade tips only, with actual visibility further reduced slightly by intervening vegetation in the Jed Valley. Blade tips would be seen intermittently with views filtered by the vegetation. This would result in a low medium magnitude of change.
	<b>Curtilage</b>	Also assessed as medium magnitude of change for the same reasons.
	<b>Access</b>	Medium magnitude of change
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	No views available of any of the lit turbines, resulting in a very low magnitude of change.
	<b>Curtilage</b>	Very low
	<b>Access</b>	Very low
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	Minor moderate, not significant
	<b>Curtilage</b>	Minor moderate, not significant
	<b>Access</b>	Moderate, not significant
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	Minor
	<b>Curtilage</b>	Minor
	<b>Access</b>	Minor
<b>Overbearing:</b>	No – views limited to blade tips only which are largely screened by intervening topography and would be seen intermittently. Turbines are positioned beyond the rounded landform to the SW of the property limiting their influence on its visual amenity.	

Property 6 – Merryoaks Farmhouse (see Figure 6.6.8 and Figure 6.6.23 and LVIA Viewpoint 2)



<b>Property Type:</b>	Single-storey bungalow	<b>Wind Farm Extent</b>	55.6 °
<b>Grid Reference:</b>	363286, 609071	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	196 m AOD	<b>No. of Hubs Visible:</b>	6
<b>Orientation of facades towards Proposed Development:</b>	SSW SE	<b>No. of Lit Turbines Visible:</b>	4
<b>Distance to Nearest Turbine:</b>	2,228 m (T7)	<b>RVAA Property Visit:</b>	No

**Existing Residential Visual Amenity**

The property is located to the south of the A6088 and north of Jed Water. It is access by a short gravel access track leading from the A6088. Existing views from the property and its access, extend across open grazing fields, bordered by post and wire fencing and rough grassland. In the middleground is the wooded course of Jed Water, beyond which the landform rises in elevation and views of parts of grass fields on the higher ground above the valley area available. Hedgerows fringe the distant horizon, while the woodland blocks by Dykeraw on the horizon have been felled.

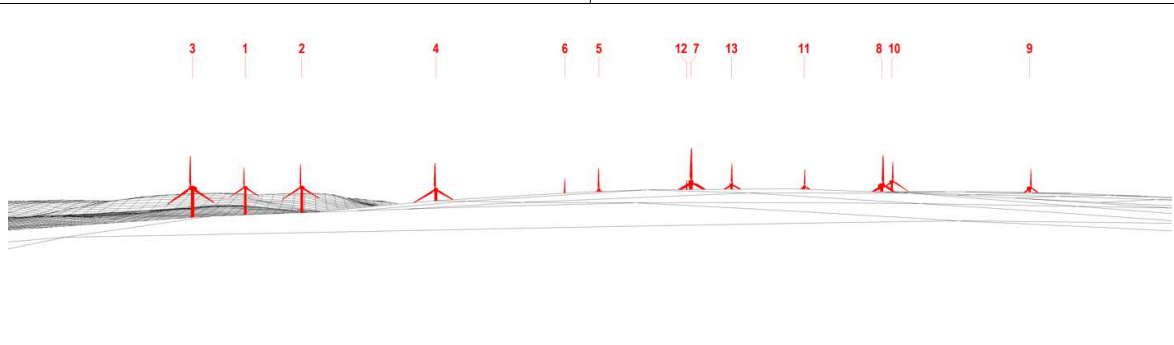
Longer range views are available from the property and its curtilage in an easterly direction towards the ridge of high ground to the west of Carter Bar.

<b>Views from within property:</b>	Direct views from windows on SSW facade across Jed Water valley.
<b>Views from curtilage:</b>	Direct views from external areas to the SSW and from garden area to the SE.
<b>Views from along access:</b>	Very oblique to perpendicular views across, open grazing fields to the SW and across Jed Water valley.

Property 6 – Merryoaks Farmhouse (see Figure 6.6.8 and Figure 6.6.23 and LVIA Viewpoint 2)		
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 6 hubs visible in theory. The rising landform to the SW limits views to upper parts of towers, hub and blade tips. Actual visibility further reduced slightly by intervening vegetation on the horizon of the view. Blade tips would be seen intermittently. This would result in a medium high magnitude of change.
	<b>Curtilage</b>	Also assessed as medium high magnitude of change for the same reasons.
	<b>Access</b>	Medium high magnitude of change
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Up to 4 of the lit turbines would be visible in theory, with hubs appearing close to the horizon introducing a low medium magnitude of change.
	<b>Curtilage</b>	Low medium
	<b>Access</b>	Low medium
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Moderate major, significant</b>
	<b>Curtilage</b>	<b>Moderate major, significant</b>
	<b>Access</b>	<b>Moderate major, significant</b>
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	Moderate, not significant
	<b>Curtilage</b>	Moderate, not significant
	<b>Access</b>	Moderate, not significant
<b>Overbearing:</b>	No – views limited to blade tips and a limited number of hubs and lit turbines. Turbines are screened to a degree by intervening topography and are positioned beyond the rounded landform to the SW of the property limiting their influence on its visual amenity.	



Property 7 – Dykeraw Farm Cottage (see Figure 6.6.9 and Figure 6.6.24)



<b>Property Type:</b>	1.5 storey cottage	<b>Wind Farm Extent</b>	64.7 °
<b>Grid Reference:</b>	363191,608626	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	227 m AOD	<b>No. of Hubs Visible:</b>	11
<b>Orientation of facades towards Proposed Development:</b>	SW SE	<b>No. of Lit Turbines Visible:</b>	5
<b>Distance to Nearest Turbine:</b>	1,790 m (T7)	<b>RVAA Property Visit:</b>	No

**Existing Residential Visual Amenity**

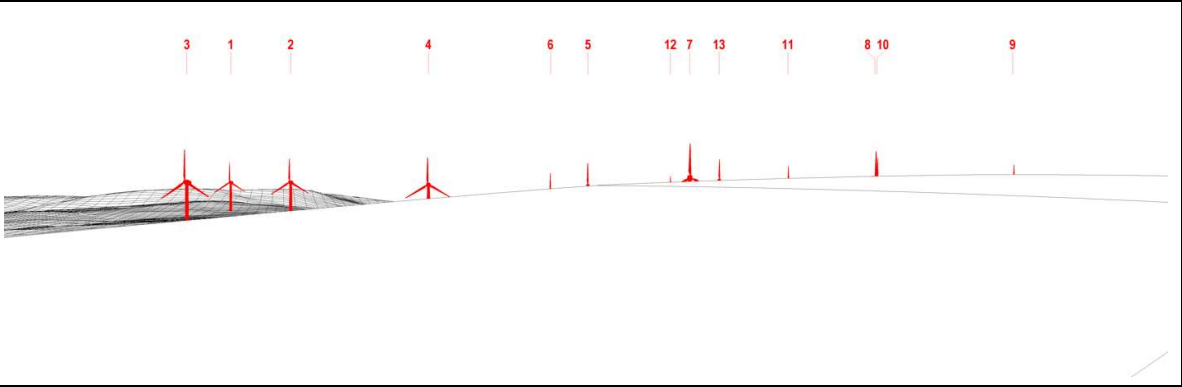
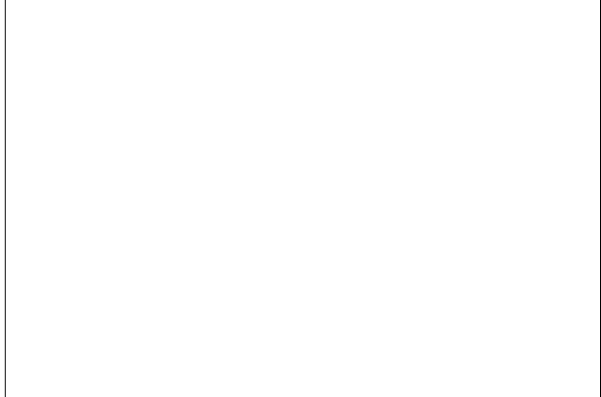
The property is located in farmland to the south of Jed Water and is accessed by a long farm track that crosses several fields as it makes its way to the property. The cottage is surrounded by extensive boundary vegetation and a close board timber fence to its NE (in the opposite direction to the Proposed Development). An outbuilding and a low stone wall extend along its SW boundary, with further outbuildings located to the SW, along with a garden area, with mature boundary vegetation along part of the SE and SW boundaries, although an open area along at the SW corner allows views through.

Where views are available they extend across rough grassland and fields to the SW towards the extensive commercial conifer plantations of Dykeraw Plantation that extend towards the ridge of high ground that provides the backdrop to the view.

<b>Views from within property:</b>	Direct to slightly oblique views potentially available from windows on SW facade across and from upper dormer windows.
<b>Views from curtilage:</b>	Direct to slightly oblique views potentially available from garden area to the SW of the property, with limited screening from boundary vegetation.
<b>Views from along access:</b>	Angle of view varies from direct to oblique, with some topographical screening at lower elevations to the NW before it climbs to the SE towards the property.

Property 7 – Dykeraw Farm Cottage (see Figure 6.6.9 and Figure 6.6.24)		
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 11 hubs visible in theory. The gently rounded landform to the S and SW limits views to upper parts of towers, hub and blade tips of turbines at right hand side of group, while views available of turbine towers at the left-hand side of the group. The change would be seen in relatively close proximity and would introduce a large change, resulting in a high magnitude of change.
	<b>Curtilage</b>	Also assessed as high magnitude of change for the same reasons.
	<b>Access</b>	Judged as medium high magnitude of change overall due to the additional screening at lower elevations.
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Up to 5 of the lit turbines would be visible, with hubs appearing above the view horizon introducing a medium high magnitude of change.
	<b>Curtilage</b>	Medium high
	<b>Access</b>	Medium
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Major, significant</b>
	<b>Curtilage</b>	<b>Major, significant</b>
	<b>Access</b>	<b>Moderate major, significant</b>
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	<b>Moderate major, significant</b>
	<b>Curtilage</b>	<b>Moderate major, significant</b>
	<b>Access</b>	Moderate, not significant
<b>Overbearing:</b>	No –Turbines are screened to a degree by intervening topography and are positioned beyond the rounded landform to the SW which provides a degree of separation from the property	

Property 9 – Dykeraw Farmhouse (see Figure 6.6.10 and Figure 6.6.25)

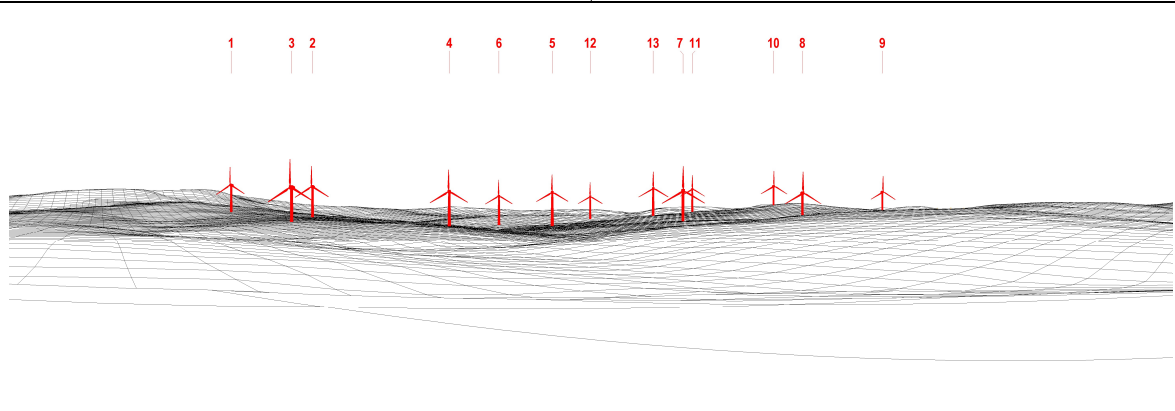




Property 9 – Dykeraw Farmhouse (see Figure 6.6.10 and Figure 6.6.25)			
<b>Property Type:</b>	1.5 storey cottage	<b>Wind Farm Extent</b>	63.9 °
<b>Grid Reference:</b>	363259, 608602	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	223 m AOD	<b>No. of Hubs Visible:</b>	7
<b>Orientation of facades towards Proposed Development:</b>	SW SE	<b>No. of Lit Turbines Visible:</b>	2
<b>Distance to Nearest Turbine:</b>	1,803 m (T7)	<b>RVAA Property Visit:</b>	Yes
Existing Residential Visual Amenity			
<p>The property is located on farmland to the south of Jed Water and is accessed by a long farm track that crosses several fields as it makes its way to the property. The farmhouse is surrounded by extensive mature trees along its NE boundary (in the opposite direction to the Proposed Development) and various outbuildings to its NW. Gardens extend around the SE and SW sides of the farmhouse, which slightly rise in elevation to a low drystone wall that marks the property's southern boundary.</p> <p>Available views extend across gently rounded, rough grassland and fields to the SW towards the extensive commercial plantations of Dykeraw Plantation that extend towards the ridge of high ground that provides the backdrop to the view.</p>			
<b>Views from within property:</b>	Oblique views available from windows on the SW and SE facades, with views partially restricted by the boundary wall to the S. Views are available from upper floor windows which allow narrow oblique views.		
<b>Views from curtilage:</b>	Views from seating area partially screened by boundary wall that is positioned at a slightly higher elevation. Clearer views available from higher ground close to the boundary wall		
<b>Views from along access:</b>	Angle of view varies from direct to oblique, with some topographical screening at lower elevations to the NW before it climbs to the SE towards the property.		
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>	
	<b>Curtilage</b>	<b>High</b>	
	<b>Access</b>	<b>Medium</b>	
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 7 hubs visible in theory. The rounded landform to the S and SW partially limits views to upper parts of towers, hub and blade tips of turbines at right hand side of group, while views available of turbine towers at the left-hand side of the group. The change would be seen in relatively close proximity and would introduce a large change, resulting in a high magnitude of change.	
	<b>Curtilage</b>	Also assessed as high magnitude of change for the same reasons.	
	<b>Access</b>	Judged as medium high magnitude of change overall due to the additional screening at lower elevations.	
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Up to 2 of the lit turbines would be visible (T1 and T3) at the left-hand side of the group, with hubs appearing above the view horizon introducing a medium magnitude of change.	
	<b>Curtilage</b>	Medium	
	<b>Access</b>	Medium	

Property 9 – Dykeraw Farmhouse (see Figure 6.6.10 and Figure 6.6.25)		
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Major, significant</b>
	<b>Curtilage</b>	<b>Major, significant</b>
	<b>Access</b>	<b>Moderate major, significant</b>
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	<b>Moderate, significant</b>
	<b>Curtilage</b>	<b>Moderate, significant</b>
	<b>Access</b>	Moderate, not significant
<b>Overbearing:</b>	No –Turbines are screened to a degree by intervening topography and are positioned beyond the rounded landform to the SW which provides a degree of separation from the property	

Property 10 – Southdean Lodge Bothy (see Figure 6.6.11 and Figure 6.6.26)



<b>Property Type:</b>	2-storey house	<b>Wind Farm Extent</b>	50.3 °
<b>Grid Reference:</b>	364052, 608799	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	227 m AOD	<b>No. of Hubs Visible:</b>	13
<b>Orientation of facades towards Proposed Development:</b>	SSW	<b>No. of Lit Turbines Visible:</b>	6
<b>Distance to Nearest Turbine:</b>	2,156 m (T3)	<b>RVAA Property Visit:</b>	Yes

**Existing Residential Visual Amenity**

The property is located to the south of the A6088 and is accessed by a short drive off the road that leads to a garage, surrounded by mown grass areas and mixed deciduous trees. The main access to the property is from the NNE side (in the opposite direction of the Proposed Development). An open plan living area and kitchen

**Property 10 – Southdean Lodge Bothy (see Figure 6.6.11 and Figure 6.6.26)**

are located on the ground floor, with windows on the SSW façade that allow views to the south, that are slightly funnelled by a clipped hedge, with lower sections in front of the windows to allow views through.

On the first floor, the main bedroom features a glazed extension, with floor to ceiling windows to three sides with doors leading to a balcony with glazed balustrade. A separate study also features windows on the SSW façade allowing views to the south.

Outside, there are paved seating areas adjacent to the house, gardens featuring a variety of amenity planting and lawned areas sloping in a broadly SSW direction to a post and wire fence, beyond which there is a large, informal meadow with scattered trees, mown grass paths and bench seating.

The property's elevation allows sweeping views over the gently sloping landform and extensive commercial forestry plantations, with mature stands and felled areas, with open areas of rougher grassland towards Jed Water. The view is framed by the ridge of high ground that extends from Carter Bar, passing to the south of the site.

<b>Views from within property:</b>	Slightly oblique to direct views available from ground floor and upper floor windows on the SSW façade and the balcony. Very oblique views available from kitchen windows on the SSE side of the house.	
<b>Views from curtilage:</b>	Clipped hedging and deciduous trees offer some screening from parts of the SSW facing gardens but open views available from other parts and meadow to the S. Views are slightly oblique to direct.	
<b>Views from along access:</b>	N/A	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	N/A
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 13 hubs visible, with hubs. Turbines are set at a lower elevation than the property within the commercial forestry plantation. The full extent of the wind farm would be seen, with turbines introducing large-scale elements seen directly ahead, in relatively close proximity resulting in a high magnitude of change.
	<b>Curtilage</b>	Also assessed as high magnitude of change for the same reasons.
	<b>Access</b>	N/A
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	All 6 lit turbines would be seen, appearing as noticeable red dots appearing above the dark sky horizon. They would extend across the full lateral extent of the wind farm, in a part of the landscape with no other lights during dark sky hours, resulting in a medium high magnitude of change.
	<b>Curtilage</b>	Medium high
	<b>Access</b>	N/A
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Major, significant</b>
	<b>Curtilage</b>	<b>Major, significant</b>
	<b>Access</b>	N/A
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	<b>Moderate major, significant</b>
	<b>Curtilage</b>	<b>Moderate major, significant</b>
	<b>Access</b>	N/A

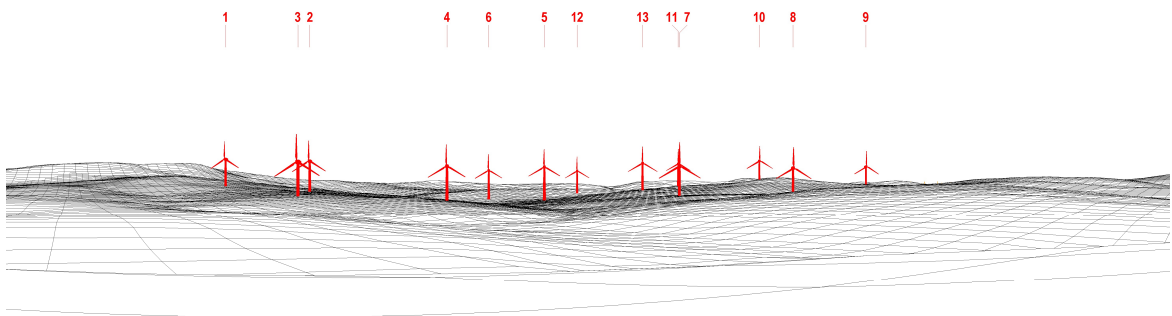
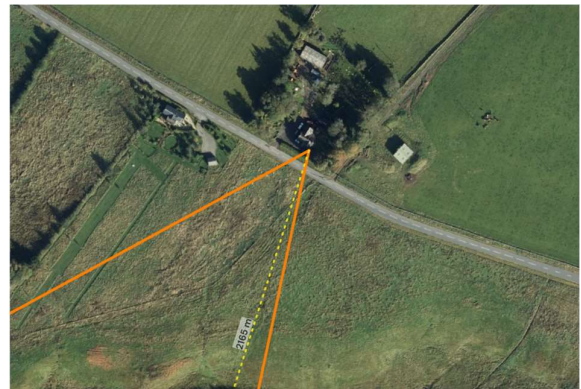
Property 10 – Southdean Lodge Bothy (see Figure 6.6.11 and Figure 6.6.26)

**Overbearing:**

No – Although the turbines introduce highly prominent elements into the view and result in significant effects, they are set at a lower elevation in the adjacent forest, beyond the immediate pastoral landscape where the house is located.



Property 11 – Southdean Lodge (see Figure 6.6.12 and Figure 6.6.27)



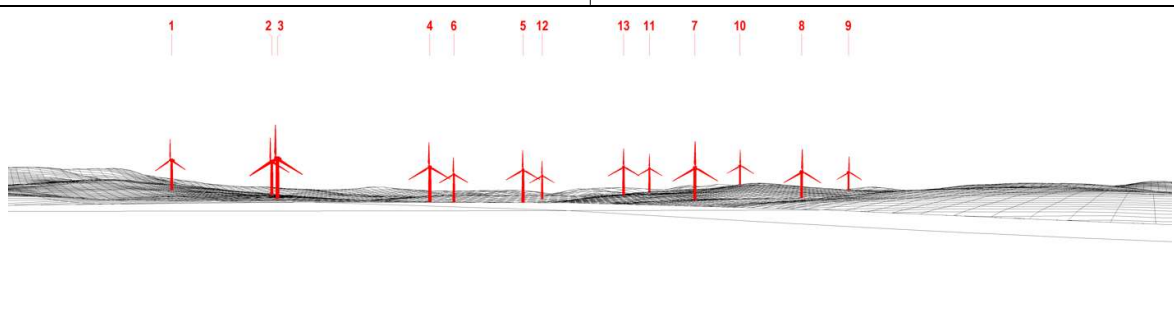
<b>Property Type:</b>	2-storey house	<b>Wind Farm Extent</b>	49.5 °
<b>Grid Reference:</b>	364152, 608780	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	230 m AOD	<b>No. of Hubs Visible:</b>	13
<b>Orientation of facades towards Proposed Development:</b>	SSW	<b>No. of Lit Turbines Visible:</b>	6
<b>Distance to Nearest Turbine:</b>	2,165m (T3)	<b>RVAA Property Visit:</b>	Yes

**Existing Residential Visual Amenity**

The property is located to the north of the A6088 and is accessed directly from it directly into a parking area to the northwest side of the house. A tall, clipped hedgerow marks the boundary between the property and the road to the SSW.

Property 11 – Southdean Lodge (see Figure 6.6.12 and Figure 6.6.27)		
<p>The main access to the property is from the NNE side (in the opposite direction of the Proposed Development) and leads to a kitchen area to the rear of the house. A living room is situated at the front of the house with windows allowing views over the top of the hedgerow alongside the A6088 towards the extensive forest plantations to the SSW. On the first floor, views are available from front bedrooms, across the A6088 and towards the forest plantations to the SSW.</p> <p>Outside, the main domestic garden area is situated on the NE side of the house and is bordered by tall, mature trees along its SE boundary.</p>		
<b>Views from within property:</b>	Direct views available from ground floor front living room windows, over the top of the hedge along the edge of the A6088 due to the height of the floor level. Upper floor windows allow similar views.	
<b>Views from curtilage:</b>	Clipped hedge along the SSW boundary with the A6088 and mature trees along the SE boundary provides screening to some views from external areas.	
<b>Views from along access:</b>	N/A	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	N/A
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Up to 13 blade tips and 13 hubs visible. Turbines are set at a lower elevation than the property within the commercial forestry plantation. The full extent of the wind farm would be seen, with turbines introducing large-scale elements seen directly ahead, in relatively close proximity resulting in a high magnitude of change.
	<b>Curtilage</b>	Also assessed as high magnitude of change for the same reasons.
	<b>Access</b>	N/A
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	All 6 lit turbines would be seen, appearing as noticeable red dots appearing above the dark sky horizon. They would extend across the full lateral extent of the wind farm, in a part of the landscape with no other lights during dark sky hours, resulting in a high magnitude of change.
	<b>Curtilage</b>	Medium high
	<b>Access</b>	N/A
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Major, significant</b>
	<b>Curtilage</b>	<b>Major, significant</b>
	<b>Access</b>	N/A
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	<b>Major, significant</b>
	<b>Curtilage</b>	<b>Moderate major, significant</b>
	<b>Access</b>	N/A
<b>Overbearing:</b>	No – Although the turbines introduce highly prominent elements into the view and result in significant visual effects, they are set at a lower elevation in the adjacent forest beyond the landscape to the southwest of the road, limiting their influence on the property.	

Property 12 – Charlie’s Hill (see Figure 6.6.13 and Figure 6.6.28)



<b>Property Type:</b>	1.5 storey cottage	<b>Wind Farm Extent</b>	43.3 °
<b>Grid Reference:</b>	364195, 608395	<b>No. of Blade Tips Theoretically Visible:</b>	13
<b>Elevation:</b>	218 m AOD	<b>No. of Hubs Visible:</b>	13
<b>Orientation of facades towards Proposed Development:</b>	SSW	<b>No. of Lit Turbines Visible:</b>	6
<b>Distance to Nearest Turbine:</b>	2,197m (T3)	<b>RVAA Property Visit:</b>	Yes

**Existing Residential Visual Amenity**

The property is located to the north of the A6088 and is accessed directly from it directly into a parking area to the northwest side of the property. A tall, clipped hedgerow marks the boundary between the property and the road to the SSW.

The main access to the property is from the NE side, towards the rear of the house (in the opposite direction of the Proposed Development). The main living areas are situated to the rear, with bedrooms situated on the ground floor at the front of the house behind the tall hedge. An adjoining conservatory is also situated to the NE corner of the cottage.

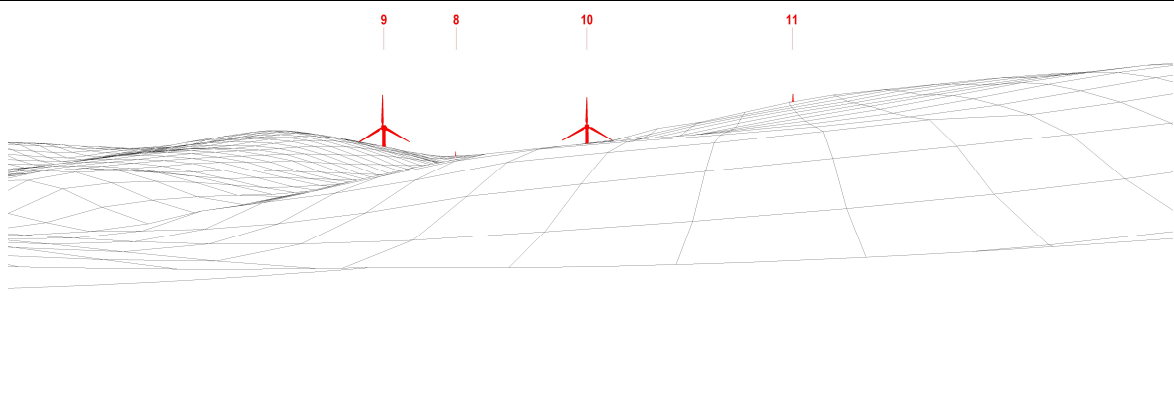
Outside, the main domestic garden areas are situated on the NNE and E side of the house, with tall mature vegetation in the SE part of the garden.

<b>Views from within property:</b>	Views are restricted by the tall boundary hedge alongside the A6088 which prevents views from ground floor windows on the SSW façade. Direct views available from the single upstairs dormer window on the SSW side of the roof.
<b>Views from curtilage:</b>	Clipped hedge along the SSW boundary with the A6088 and mature trees along the SE boundary provides screens views towards the Proposed Development from the property’s gardens.



Property 12 – Charlie’s Hill (see Figure 6.6.13 and Figure 6.6.28)		
	Funnelled views available towards the Proposed Development from the gateway off the A6088.	
<b>Views from along access:</b>	N/A	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	N/A
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Although the wireline indicates that all 13 turbines would be visible from the property, actual visibility is restricted by the tall managed hedgerow along the SSW boundary which prevents views from ground floor windows. Narrow views available from the single upper floor window on the SSW side of the roof. Turbines are set at a lower elevation than the property within the commercial forestry plantation. Where views are available, the full extent of the wind farm would be seen, with turbines introducing large-scale elements seen directly ahead, in relatively close proximity resulting in a high magnitude of change. However, most rooms would have no views available.
	<b>Curtilage</b>	Funnelled views from the access off the A6088. Where views are available from the gateway, the full extent of the wind farm would be seen, with turbines introducing large-scale elements seen directly ahead, in relatively close proximity resulting in a high magnitude of change.
	<b>Access</b>	N/A
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Views of all 6 lit turbines would only be available from the single upper floor former window on the SSW side of the roof. The lit turbines would appear as noticeable red dots seen against the dark sky horizon. This would introduce a high magnitude of change
	<b>Curtilage</b>	Where views are available from the gateway, all 6 lit turbines would be seen, appearing as noticeable red dots appearing above the dark sky horizon. They would extend across the full lateral extent of the wind farm, in a part of the landscape with no other lights during dark sky hours, resulting in a high magnitude of change.
	<b>Access</b>	N/A
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	<b>Major, significant</b>
	<b>Curtilage</b>	<b>Major, significant</b>
	<b>Access</b>	N/A
<b>Level of effect during hours of darkness:</b>	<b>From Property</b>	<b>Moderate major, significant</b>
	<b>Curtilage</b>	<b>Moderate major, significant</b>
	<b>Access</b>	N/A
<b>Overbearing:</b>	No – Although the turbines introduce highly prominent elements into the view and result in significant visual effects, views of them would only be experienced from a single upper floor bedroom window and near the access onto the A6088.	

**Group 1 – Property 14 Brockielaw & Property 15 Hyndlee Cottage (see Figure 6.6.14 and Figure 6.6.29)**



<b>Property Types:</b>	Semi-detached bungalows	<b>Wind Farm Extent</b>	41.1 °
<b>Grid Reference:</b>	358928, 605901	<b>No. of Blade Tips Theoretically Visible:</b>	4
<b>Elevation:</b>	220 m AOD	<b>No. of Hubs Visible:</b>	2
<b>Orientation of facades towards Proposed Development:</b>	ESE	<b>No. of Lit Turbines Visible:</b>	1
<b>Distance to Nearest Turbine:</b>	2,111 m (T3)	<b>RVAА Property Visit:</b>	No

**Existing Residential Visual Amenity**

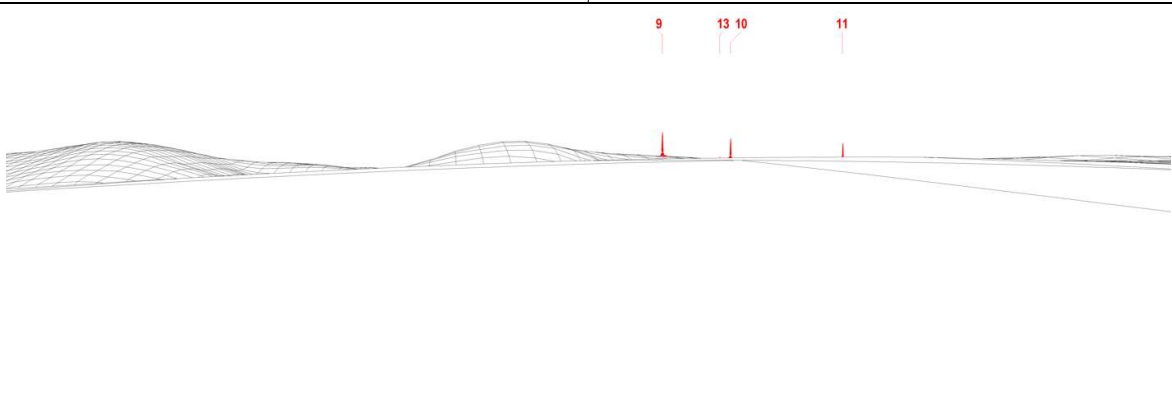
The properties are situated adjacent to the B6357 to the west of the Proposed Development as the road climbs south towards Wauchope Forest. The properties are orientated towards the road, with small garden and parking areas adjacent to the road, bounded by low timber fencing. To the rear of the properties are further gardens, with open boundaries allowing views across Hyndlee Burn.

Existing views are largely characterised by the pronounced, rounded form of the adjacent valley side, blanketed with extensive conifer plantations.

<b>Views from within property:</b>	Slightly oblique views across Hyndlee Burn valley from rear windows.	
<b>Views from curtilage:</b>	Slightly oblique views across Hyndlee Burn valley from rear gardens	
<b>Views from along access:</b>	N/A	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>

Group 1 – Property 14 Brockielaw & Property 15 Hyndlee Cottage (see Figure 6.6.14 and Figure 6.6.29)		
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	N/A
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Turbines are set above Hyndlee Burn, within the extensive commercial forestry plantation. The wind farm would occupy a narrow proportion of the view, with up to 4 blade tips and 2 hubs available. The plantation would provide additional screening and would be likely to screen views of the tips of T8 and T11. The upper parts of the towers of T9 and T10, hubs and blades would be visible above the rounded landform to the east of the valley, resulting in a medium magnitude of change.
	<b>Curtilage</b>	Also assessed as high magnitude of change for the same reasons.
	<b>Access</b>	N/A
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Views of 1 lit turbine would only be available, appearing as a noticeable red dot seen against the dark sky horizon. This would introduce a low medium magnitude of change.
	<b>Curtilage</b>	Low medium
	<b>Access</b>	N/A
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	Moderate, not significant
	<b>Curtilage</b>	Moderate, not significant
	<b>Access</b>	N/A
<b>Level of effect during hours of darkness:</b>	<b>Property</b>	Minor moderate, not significant
	<b>Curtilage</b>	Minor moderate, not significant
	<b>Access</b>	N/A
<b>Overbearing:</b>	No – Limited number of turbines visible only. Although visible above the valley landform and above the skyline, they do not extend above the highest point of the adjacent landform and do not dominate the scale of the valley. The turbines also appear to be sited in the adjoining landscape beyond the valley, limiting their influence on the valley and the residential properties.	

Property 18 Dykeheads (see Figure 6.6.15 and Figure 6.6.30)



<b>Property Type:</b>	1.5 storey detached cottage	<b>Wind Farm Extent</b>	26.2 °
<b>Grid Reference:</b>	357969, 607613	<b>No. of Blade Tips Theoretically Visible:</b>	4
<b>Elevation:</b>	223 m AOD	<b>No. of Hubs Visible:</b>	1
<b>Orientation of facades towards Proposed Development:</b>	ESE	<b>No. of Lit Turbines Visible:</b>	1
<b>Distance to Nearest Turbine:</b>	2,722 m (T3)	<b>RVAA Property Visit:</b>	Yes

**Existing Residential Visual Amenity**

The property is located to the west of the B6357 and is accessed via a long track leading past Wauchope Farm, through woodland and down the edge of a large grass field as it descends towards the property. The cottage itself is a double-fronted cottage, with gardens to the front and side. Ground floor living rooms and the kitchen have views from windows that face ESE overlooking the large sloping field to its front. Upstairs bedroom windows on the ESE side also overlook this field.

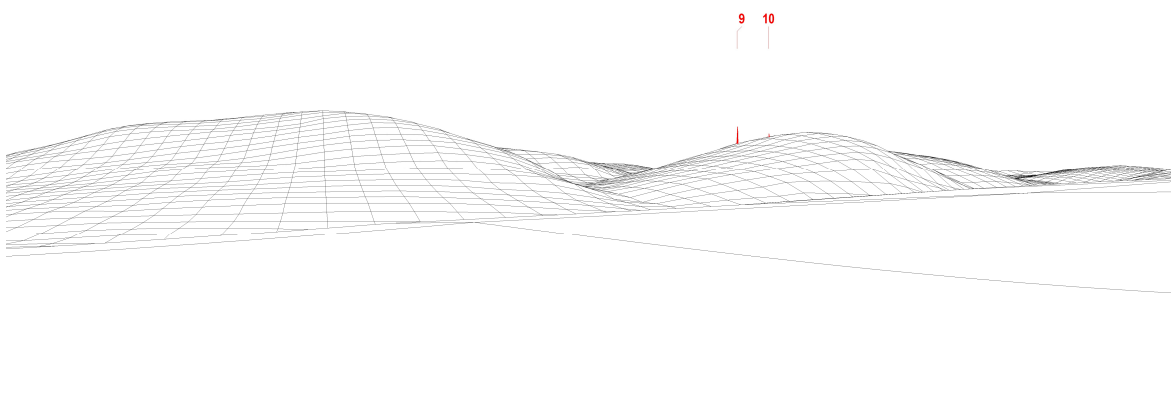
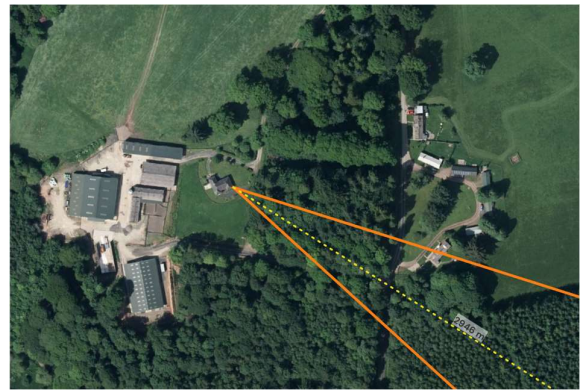
The cottage is set within pastoral farmland which slopes upwards from the cottage towards the horizon which is lined with dense conifer woodland.

<b>Views from within property:</b>	Direct views across the open frontage to the large, sloping field that partially restricts views. Views also available to the N towards Rubers Law.
<b>Views from curtilage:</b>	As above.

Property 18 Dykeheads (see Figure 6.6.15 and Figure 6.6.30)		
<b>Views from along access:</b>	Approaching the property views are orientated to the WNW in the opposite direction to the Proposed Development. Leaving, direct views are available in the direction of the Proposed Development.	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Theoretical visibility of up to 4 blade tips and 1 hub. Proposed Development introduces medium scale elements that are largely screened by topography. The extensive conifer woodland along the higher ground to the ESE of the property provides further screening meaning views of the very upper blade tips only likely to be available, resulting in a low magnitude of change.
	<b>Curtilage</b>	Also assessed as a low magnitude of change for the same reasons.
	<b>Access</b>	Due to the level of intervening screening, the Proposed Development would introduce a low magnitude of change, which would be mainly experienced when heading away from the property.
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Views of 1 lit turbine available in theory. Due to the position of the hub of T9 at the horizon, which is screened by intervening woodland, the magnitude of change would be no greater than low to very low.
	<b>Curtilage</b>	Low to very low
	<b>Access</b>	Low to very low
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	Minor moderate, not significant
	<b>Curtilage</b>	Minor moderate, not significant
	<b>Access</b>	Minor moderate, not significant
<b>Level of effect during hours of darkness:</b>	<b>Property</b>	Minor, not significant
	<b>Curtilage</b>	Minor, not significant
	<b>Access</b>	Minor, not significant
<b>Overbearing:</b>	No – Limited number of turbines visible only in theory, with further extensive vegetative screening resulting in limited visual effects which would not be considered dominant or overbearing.	



Property 20 Wauchope Farm (see Figure 6.6.16 and Figure 6.6.31)



<b>Property Type:</b>	Single-storey detached cottage	<b>Wind Farm Extent</b>	24.8 °
<b>Grid Reference:</b>	357969, 607613	<b>No. of Blade Tips Theoretically Visible:</b>	2
<b>Elevation:</b>	199 m AOD	<b>No. of Hubs Visible:</b>	1
<b>Orientation of facades towards Proposed Development:</b>	ENE SE	<b>No. of Lit Turbines Visible:</b>	0
<b>Distance to Nearest Turbine:</b>	2,946 m (T3)	<b>RVAA Property Visit:</b>	No

**Existing Residential Visual Amenity**

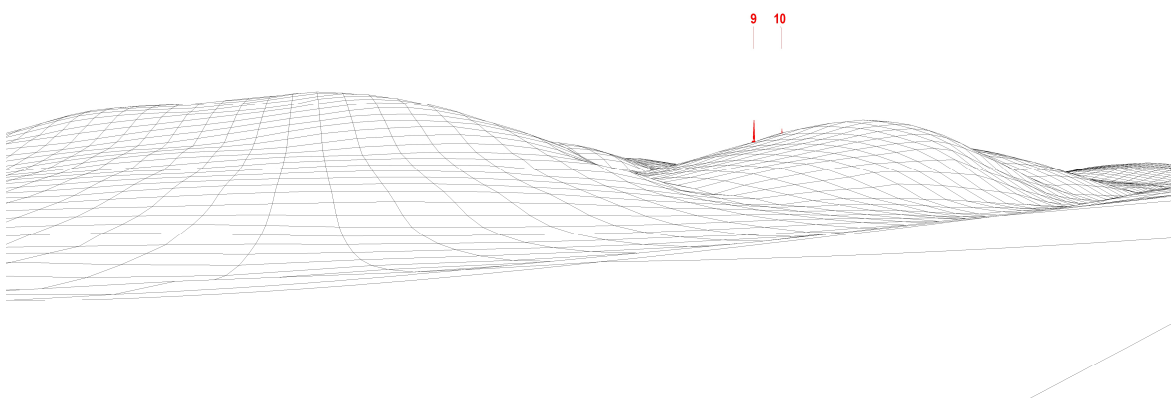
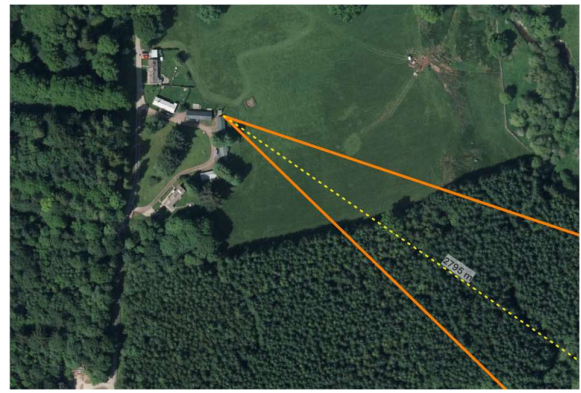
The property is located to the west of the B6357 and is accessed via a minor road and track leading past Wauchope Cottages. The cottage itself is a single storey double-fronted cottage, with gardens surrounding the property, with a wide belt of mature deciduous trees encircling the cottage to the east, south and west which enclose the property, limiting views in a SE direction towards the Proposed Development.

To the immediate west are a range of large farm buildings.

<b>Views from within property:</b>	Views restricted by belt of mature trees to the east of the property.
<b>Views from curtilage:</b>	As above.
<b>Views from along access:</b>	Approaching the property from the minor road to the northeast, oblique views available in a SE direction across open fields and across the Hyndlee Burn to the heavily wooded adjacent valley side.

Property 20 Wauchope Farm (see Figure 6.6.16 and Figure 6.6.31)		
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Theoretical visibility of up to 2 blade tips only. Actual visibility screened by the deciduous belt of trees to the immediate east of the property, resulting in a very low magnitude of change.
	<b>Curtilage</b>	Also assessed as a very low magnitude of change for the same reasons.
	<b>Access</b>	Oblique views largely screened by intervening topography, with extensive plantation woodland on the adjacent valley side providing further screening. The Proposed Development would introduce a low magnitude of change, which would be mainly experienced when approaching the property. When leaving, the Proposed Development would appear behind the direction of travel.
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	The Proposed Development nor any of the lit turbines would be visible, resulting in a very low magnitude of change.
	<b>Curtilage</b>	Very low
	<b>Access</b>	Oblique views largely screened by intervening topography, with extensive plantation woodland on the adjacent valley side providing further screening of the lit turbines. The Proposed Development would introduce a low to very magnitude of change, which would be mainly experienced when approaching the property.
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	No effect
	<b>Curtilage</b>	No effect
	<b>Access</b>	Minor moderate, not significant
<b>Level of effect during hours of darkness:</b>	<b>Property</b>	No effect
	<b>Curtilage</b>	No effect
	<b>Access</b>	Minor, not significant
<b>Overbearing:</b>	No – no views available from the property or its curtilage.	

Group 2 - Properties 21 to 25 Wauchope Cottages (see Figure 6.6.17 and Figure 6.6.32)



<b>Property Types:</b>	Single-storey timber holiday cottages	<b>Wind Farm Extent</b>	25.6 °
<b>Grid Reference:</b>	358277, 608418	<b>No. of Blade Tips Theoretically Visible:</b>	2
<b>Elevation:</b>	190 m AOD	<b>No. of Hubs Visible:</b>	1
<b>Orientation of facades towards Proposed Development:</b>	E to SSE	<b>No. of Lit Turbines Visible:</b>	1
<b>Distance to Nearest Turbine:</b>	2,795 m (T3)	<b>RVAA Property Visit:</b>	Yes



Existing Residential Visual Amenity		
<p>This group of properties comprises five timber-built forestry worker cottages that have been re-purposed as four holiday cottages, with one cottage used permanently by the owner (Property 25 – Aldersyde). The cottages are located off a minor road that leads from the B6357 and are arranged around in a semi-circle around a central communal mown grass area, and internal track that provides access to the cottages.</p> <p>The cottages are all single-storey, with windows to each main façade, with private gardens to the east that overlook the valley of Hyndlee/Catlee Burn to the east, through which the B6357 passes.</p> <p>Existing views in an easterly direction extend across grass fields towards the prominent rounded forms of Wolfelee Hill and Wolfehopelee to the east of the valley and extensive conifer plantations that blankets parts of the hills.</p>		
<b>Views from within property:</b>	Slightly oblique to very oblique views towards the Proposed Development, depending on the orientation of each property.	
<b>Views from curtilage:</b>	Slightly oblique to very oblique views towards the Proposed Development, depending on the orientation of each property. The built form of the cottages filters some views from the central communal area to the west of the cottages.	
<b>Views from along access:</b>	Approaching the property from the minor road to the north, oblique views available in a SE direction across open fields and across the Hyndlee/Catlee Burn to the heavily wooded adjacent valley side.	
<b>Sensitivity of views:</b>	<b>From Property</b>	<b>High</b>
	<b>Curtilage</b>	<b>High</b>
	<b>Access</b>	<b>Medium</b>
<b>Magnitude of change during daylight hours:</b>	<b>From Property</b>	Theoretical visibility of up to 2 blade tips and 1 hub. Actual visibility reduced by screening provided by the conifer plantation blanketing Wolfehopelee Hill. Views limited to very upper blade tips that would be seen intermittently, resulting in no greater than a low magnitude of change.
	<b>Curtilage</b>	Also assessed as a low magnitude of change for the same reasons.
	<b>Access</b>	Oblique views largely screened by intervening topography, with extensive plantation woodland on the adjacent valley side providing further screening. The Proposed Development would introduce a low magnitude of change, which would be mainly experienced when approaching the properties. When leaving, the Proposed Development would appear behind the direction of travel.
<b>Magnitude of change during hours of darkness:</b>	<b>From Property</b>	Views of up to 1 lit turbine in theory. However, the hub of T9 appears at the level of the landform and would be screened by the extensive tree cover on the adjacent valley side, resulting in a low to very low magnitude of change.
	<b>Curtilage</b>	Low to very low.
	<b>Access</b>	Oblique views largely screened by intervening topography, with extensive plantation woodland on the adjacent valley side providing further screening of the lit turbine. The Proposed Development would introduce a low to very low magnitude of change, which would be mainly experienced when approaching the property.
<b>Level of effect during daylight hours:</b>	<b>From Property</b>	Minor moderate, not significant
	<b>Curtilage</b>	Minor moderate, not significant

Existing Residential Visual Amenity		
	<b>Access</b>	Minor moderate, not significant
<b>Level of effect during hours of darkness:</b>	<b>Property</b>	Minor, not significant
	<b>Curtilage</b>	Minor, not significant
	<b>Access</b>	Minor, not significant
<b>Overbearing:</b>	No – Proposed turbines are largely screened by topography, with limited views of blade tips only. The turbines that are visible appear set within an adjacent landscape beyond that of the valley, which reduces their influence on the landscape where the cottages are located and would mean that effects would not be dominant or overbearing.	

## 2.2 Summary and Conclusions

- 2.2.1 **Table 3** summarises the predicted worst-case level of effect on visual amenity resulting from the Proposed Development, from any view from the house and curtilage from each property taken forward to detailed assessment.

**Table 3 – Summary of Residential Visual Amenity Assessment**

Property			Daylight Hours		Hours of Darkness			Overbearing
	Worst-case sensitivity	Worst-case Magnitude of Change	Worst-case Level of Effect	Significant	Worst-case Magnitude of Change	Worst-case Level of Effect	Significant	
Property 1 – Whiteburn Cottage	High	Medium	Moderate	<b>Yes</b>	Low	Minor moderate	No	No
Property 2 – Southdean House	High	Medium – from access	Moderate	No	Low – from access	Minor moderate	No	No
Property 3 – Lustruther Farmhouse	High	Medium	Moderate	<b>Yes</b>	Low	Minor moderate	No	No
Property 4 – Souden Cottage	High	Low to very low	Minor	No	Very low	No effect	No	No
Property 5 – Southdean Farmhouse	High	Low medium	Minor moderate	No	Very low	Minor	No	No
Property 6 – Merryoaks Farmhouse	High	Medium high	Moderate major	<b>Yes</b>	Low medium	Moderate	No	No
Property 7 – Dykeraw Farm Cottage	High	High	Major	<b>Yes</b>	Medium high	Moderate major	<b>Yes</b>	No
Property 9 – Dykeraw Farmhouse	High	High	Major	<b>Yes</b>	Medium	Moderate	<b>Yes</b>	No
Property 10 – Southdean Lodge Bothy	High	High	Major	<b>Yes</b>	High	Major	<b>Yes</b>	No

Property			Daylight Hours		Hours of Darkness			Overbearing
	Worst-case sensitivity	Worst-case Magnitude of Change	Worst-case Level of Effect	Significant	Worst-case Magnitude of Change	Worst-case Level of Effect	Significant	
Property 11 – Southdean Lodge	High	High	Major	<b>Yes</b>	High	Major	<b>Yes</b>	No
Property 12 – Charlie’s Hill	High	High – from upper floor window only	Major	<b>Yes</b>	High– from upper floor window only	Major	<b>Yes</b>	No
Group 1 (Property 14 & 15 - Brockielaw & Hyndlee Cottage)	High	Medium	Moderate	No	Low medium	Minor moderate	No	No
Property 18 - Dykeheads	High	Low	Minor moderate	No	Low to very low	Minor	No	No
Property 20 – Wauchope Farm	High	Low - from access only	Minor moderate	No	Low to very low- from access only	Minor	No	No
Group 2 (Properties 21 to 15 – Wauchope Cottages)	High	Low	Minor moderate	No	Low to very low	Minor	No	No

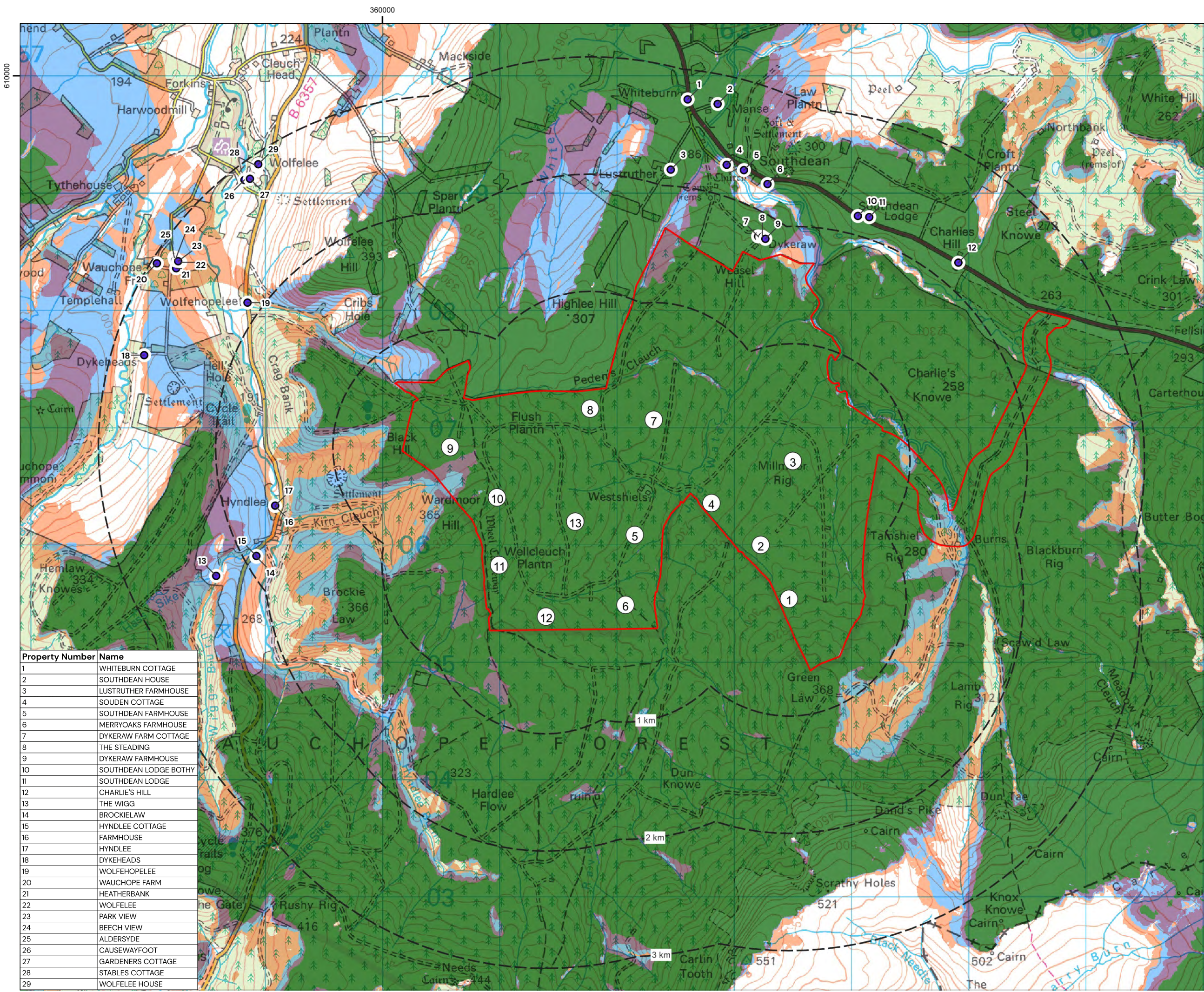
**Bold** text indicates a significant effect.

2.2.2 Having undertaken an appraisal of the relationship between the proposed turbines and the residential properties within the 3 km RVAA study area, it is assessed that residents at eight of the 15 properties (or groups of properties) would experience a significant visual effect on the view from a part of their house, garden, or principal access route, during daylight hours and five of the 15 properties would experience a significant visual effect during the hours of darkness.

2.2.3 However, in all cases, the properties would all continue to have other views available that are not affected by the proposed turbines. Although it is acknowledged that a number of the properties within the 3 km RVAA study area would experience significant visual effects, it is not the case that any of the effects would be of such a scale so as to become dominant or overbearing. This is due to a range of factors including:

- The separation distances between the residential properties and the proposed turbines, in all cases over 1.8 km separation distance;
- Visibility of the Proposed Development in only one part of the view available from the property or its domestic curtilage and the availability of other views from each property;
- The angle of views occupied by the Proposed Development; and
- The nature of the intervening landform that partially screens part of the proposed turbines, reducing their vertical scale and the horizontal extent of the view occupied by the Proposed Development.





**Legend:**

- Site Boundary
- ① Proposed Turbines
- - - 3 km RVA Study Area
- Residential Property

**Blade Tip Zone of Theoretical Visibility**

- 1 to 3 turbines visible
- 4 to 6 turbines visible
- 7 to 9 turbines visible
- 10 to 13 turbines visible

Notes:  
Residential property locations based on OS Addressbase Plus data supplied by RSK May 2022

Notes:  
This map contains data from the following sources:  
Ordnance Survey (2022)  
Coordinate System: British National Grid Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metres



Property Number	Name
1	WHITEBURN COTTAGE
2	SOUTHDEAN HOUSE
3	LUSTRUTHER FARMHOUSE
4	Souden Cottage
5	SOUTHDEAN FARMHOUSE
6	MERRYOAKS FARMHOUSE
7	DYKERAW FARM COTTAGE
8	THE STEADING
9	DYKERAW FARMHOUSE
10	SOUTHDEAN LODGE BOTHY
11	SOUTHDEAN LODGE
12	CHARLIE'S HILL
13	THE WIGG
14	BROCKIELAW
15	HYNDLEE COTTAGE
16	FARMHOUSE
17	HYNDLEE
18	DYKEHEADS
19	WOLFEHOPELEE
20	WAUCHOPE FARM
21	HEATHERBANK
22	WOLFELEE
23	PARK VIEW
24	BEECH VIEW
25	ALDERSYDE
26	CAUSEWAYFOOT
27	GARDENERS COTTAGE
28	STABLES COTTAGE
29	WOLFELEE HOUSE

Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVAA	DG	DT	-

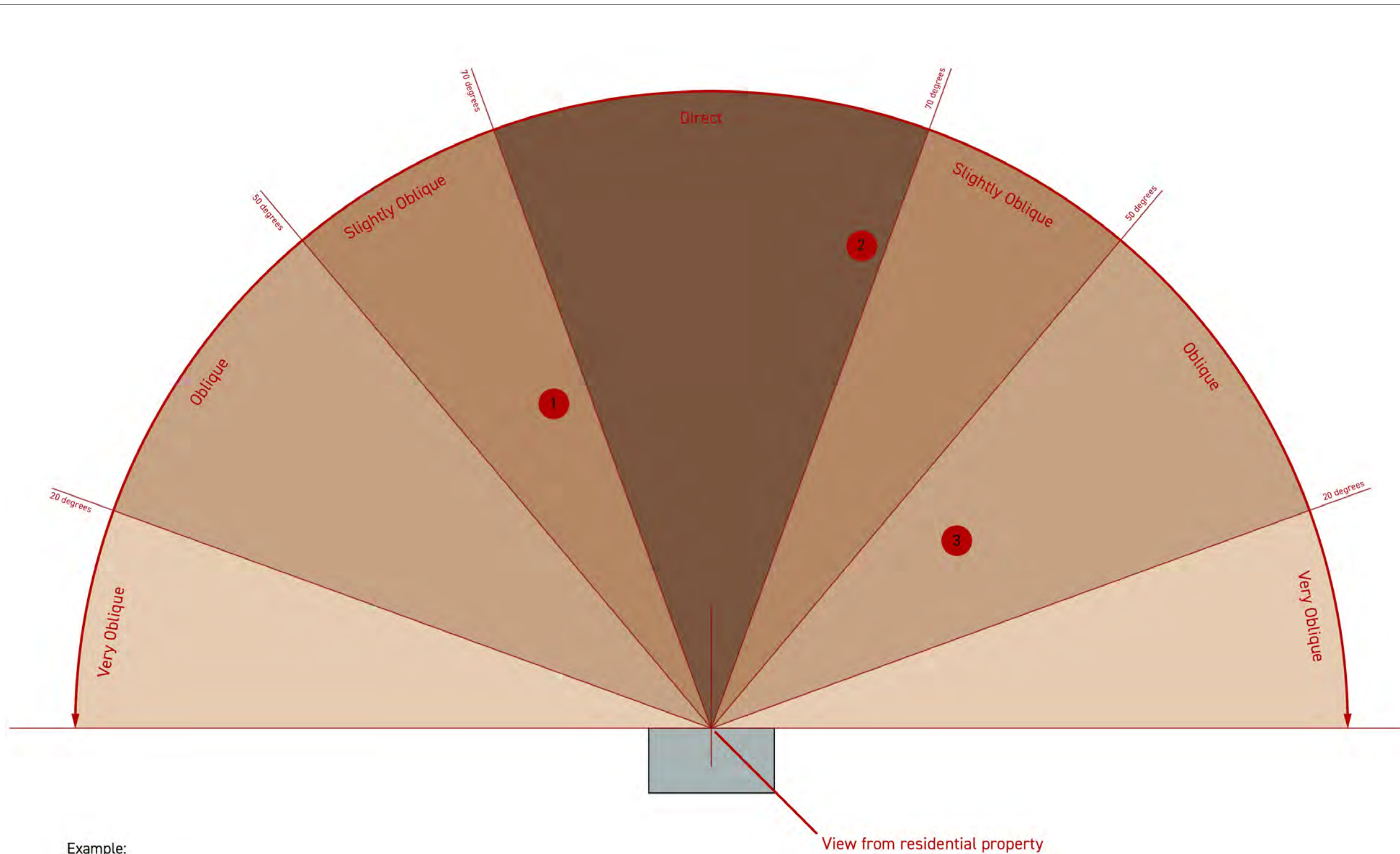
**Millmoor Rig Wind Farm**

TITLE:  
Appendix 6.6 Figure 6.6.1  
Residential Properties within 3 km

SCALE 1:30,000 @ A3

REV 00





**Example:**

**1** Turbine Location and Number

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

**Legend:**

Rev	Date	Description	Drn	Chk	App
00	15/11/22	RVAA Issue	DG	DT	-

**Millmoor Rig Wind Farm**



TITLE: Angle of View

SCALE: NTS



REV 00



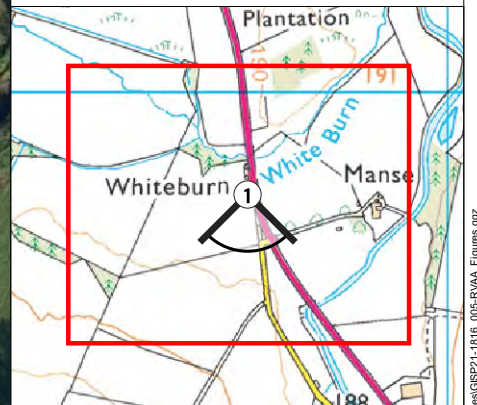
610000



**Legend:**

- Property 1 - Whiteburn Cottage**
- Wind farm extent
  - - - Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

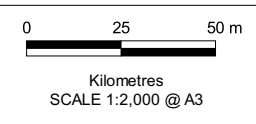


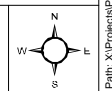
Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVAA	DG	DT	-

**Millmoor Rig Wind Farm**



**TITLE:**  
 Appendix 6.6 - Figure 6.6.3  
 Property 1 - Whiteburn Cottage





  
 REV 00



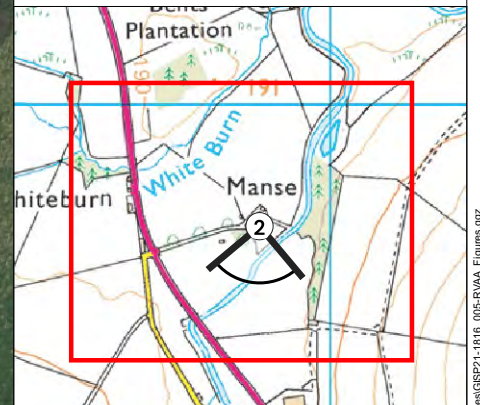


**Legend:**

**Property 2 - Southdean House**

-  Wind farm extent
-  Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

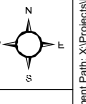
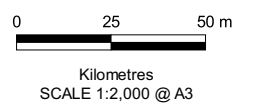


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

**Millmoor Rig Wind Farm**



**TITLE:**  
 Appendix 6.6 - Figure 6.6.4  
 Property 2 - Southdean House



REV 00

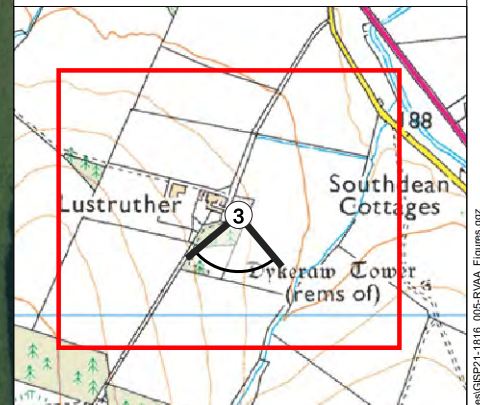




**Legend:**

- Property 3 - Lustruther Farm**
- Wind farm extent
  - - - Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

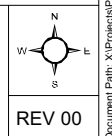
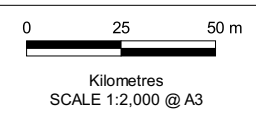


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

Millmoor Rig Wind Farm



**TITLE:**  
 Appendix 6.6 - Figure 6.6.5  
 Property 3 - Lustruther Farm









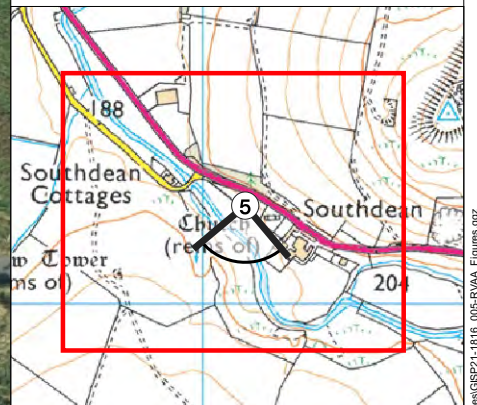


**Legend:**

**Property 5 - Southdean Farmhouse**

- Wind farm extent
- - - Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres



Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVAA	DG	DT	-

**Millmoor Rig Wind Farm**

**TITLE:**  
 Appendix 6.6 - Figure 6.6.7  
 Property 5 - Southdean Farmhouse

Kilometres  
SCALE 1:2,000 @ A3

REV 00



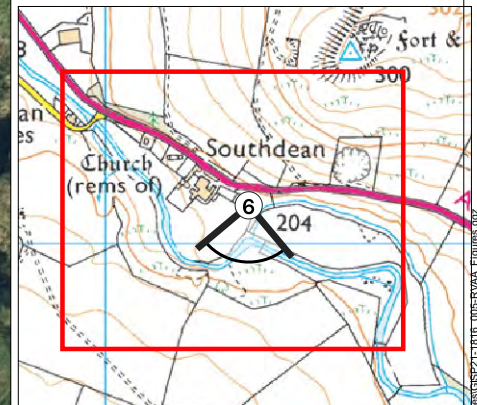


**Legend:**

**Property 6 - Merryoaks Farm**

- Wind farm extent
- - - Direction and distance to nearest turbine

Notes:  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres



Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

Millmoor Rig Wind Farm

TITLE:  
 Appendix 6.6 - Figure 6.6.8  
 Property 6 - Merryoaks Farm

Kilometres  
 SCALE 1:2,000 @ A3

REV 00

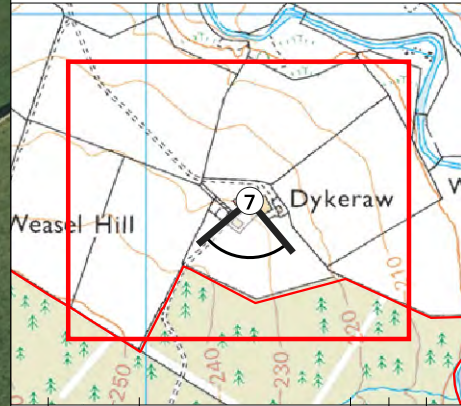




**Legend:**

- Property 7 - Dykeraw Farm Cottage**
- Wind farm extent
  - - - Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

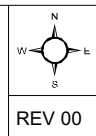
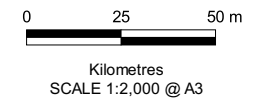


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVAA	DG	DT	-

**Millmoor Rig Wind Farm**



**TITLE:**  
 Appendix 6.6 - Figure 6.6.9  
 Property 7 - Dykeraw Farm Cottage





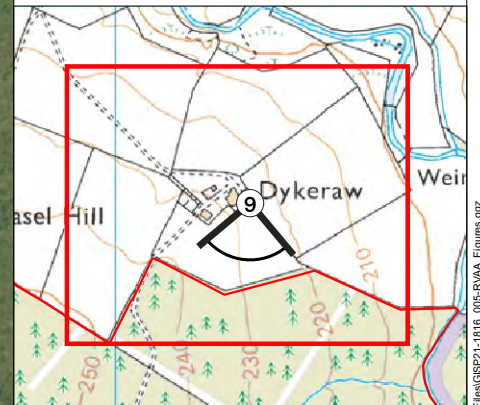


**Legend:**

**Property 9 - Dykeraw Farmhouse**

- Wind farm extent
- - - Direction and distance to nearest turbine

Notes:  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

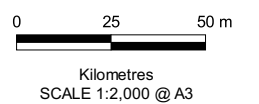


Rev	Date	Description	Drn	Chk	App
01	14/11/22	RVAA	DG	DT	-
00	16/09/22	RVAA	DG	DT	-

Millmoor Rig Wind Farm



TITLE:  
 Appendix 6.6 - Figure 6.6.10  
 Property 9 - Dykeraw Farmhouse



REV 01



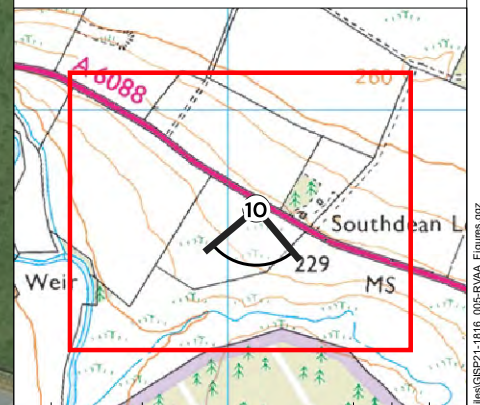


**Legend:**

**Property 10 - Southdean Lodge Bothy**

- Wind farm extent
- Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

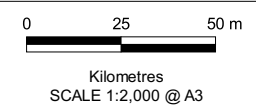


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVAA	DG	DT	-

Millmoor Rig Wind Farm



**TITLE:**  
 Appendix 6.6 - Figure 6.6.11  
 Property 10 - Southdean Lodge Bothy



REV 00







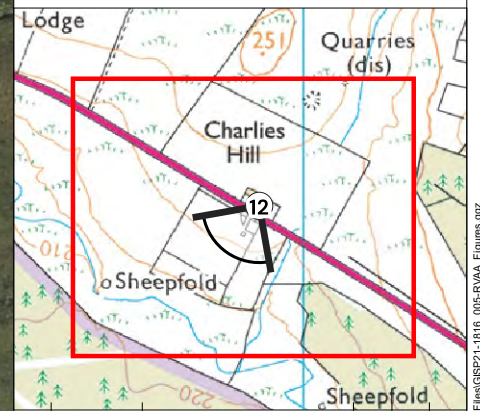


**Legend:**

**Property 12 - Charlie's Hill**

- Wind farm extent
- - - Direction and distance to nearest turbine

Notes:  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

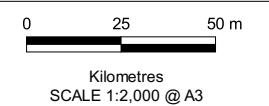


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

Millmoor Rig Wind Farm



TITLE:  
 Appendix 6.6 - Figure 6.6.13  
 Property 12 - Charlie's Hill



REV 00



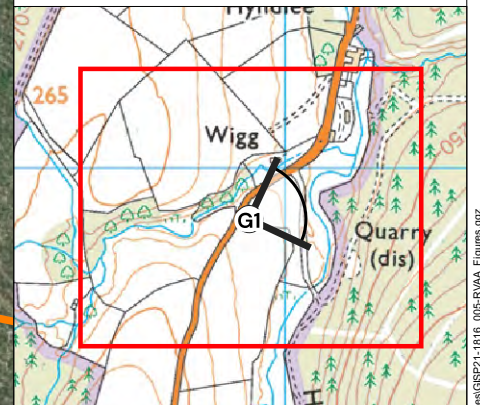


**Legend:**

**Properties 14 and 15  
Brockielaw and Hyndlee Cottage**

- Wind farm extent
- Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
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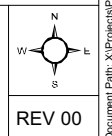
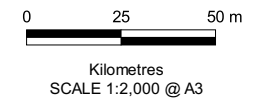


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

Millmoor Rig Wind Farm



**TITLE:**  
 Appendix 6.6 - Figure 6.6.14  
 Properties 14 and 15 - Brockielaw and  
 Hyndlee Cottage





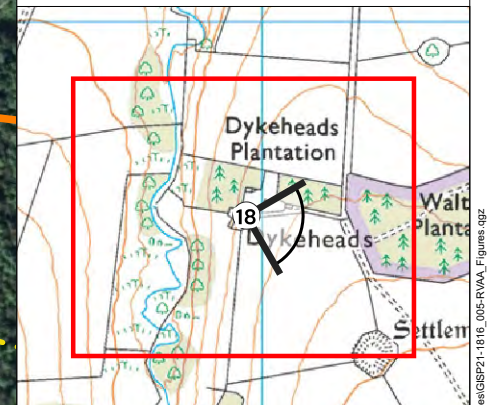


**Legend:**

**Property 18 - Dykeheads**

- Wind farm extent
- - - Direction and distance to nearest turbine

Notes:  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

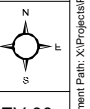
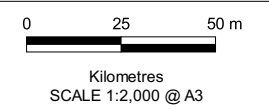


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

Millmoor Rig Wind Farm



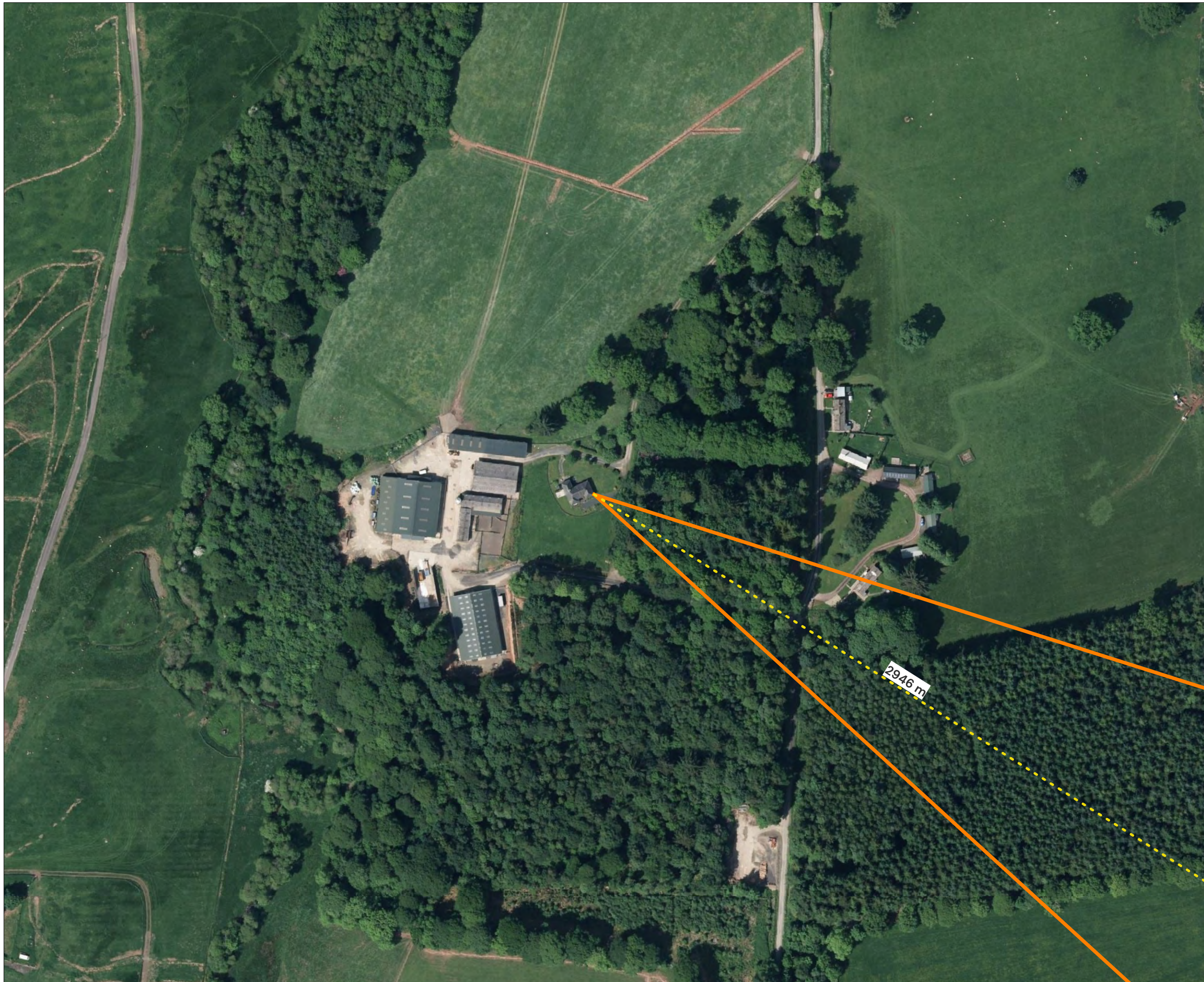
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 Appendix 6.6 - Figure 6.6.15  
 Property 18 - Dykeheads



REV 00

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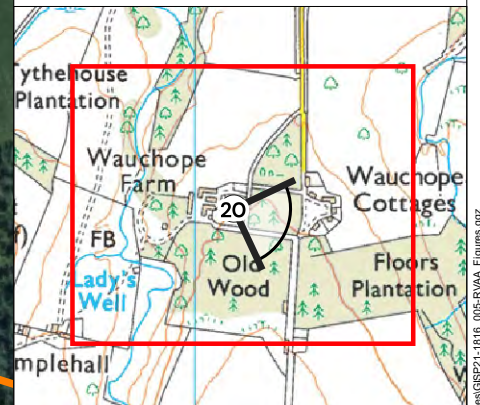


**Legend:**

**Property 20 - Wauchope Farm**

- Wind farm extent
- Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Metres

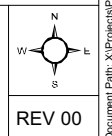
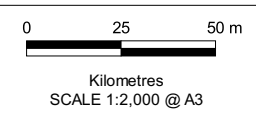


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVAA	DG	DT	-

**Millmoor Rig Wind Farm**



**TITLE:**  
 Appendix 6.6 - Figure 6.6.16  
 Property 20 - Wauchope Farm





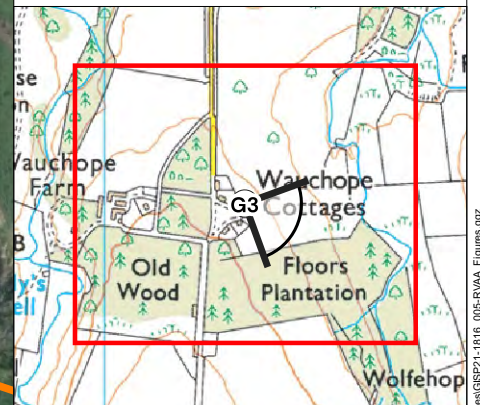


**Legend:**

**Properties 21 to 25 - Wauchope Cottages**

- Wind farm extent
- - - Direction and distance to nearest turbine

**Notes:**  
 This map contains data from the following sources:  
 Ordnance Survey (2022)  
 Coordinate System: British National Grid Projection: Transverse Mercator  
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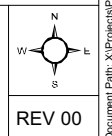
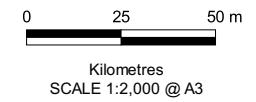


Rev	Date	Description	Drn	Chk	App
00	16/09/22	RVA	DG	DT	-

**Millmoor Rig Wind Farm**



**TITLE:**  
 Appendix 6.6 - Figure 6.6.17  
 Properties 21 to 25 - Wauchope Cottages





Millmoor Rig Wind Farm

**APPENDIX 6.6 - FIGURES 6.6.18 - 6.6.32**  
**RESIDENTIAL VISUAL AMENITY ASSESSMENT WIRELINES**



Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 1 - Whiteburn Cottage

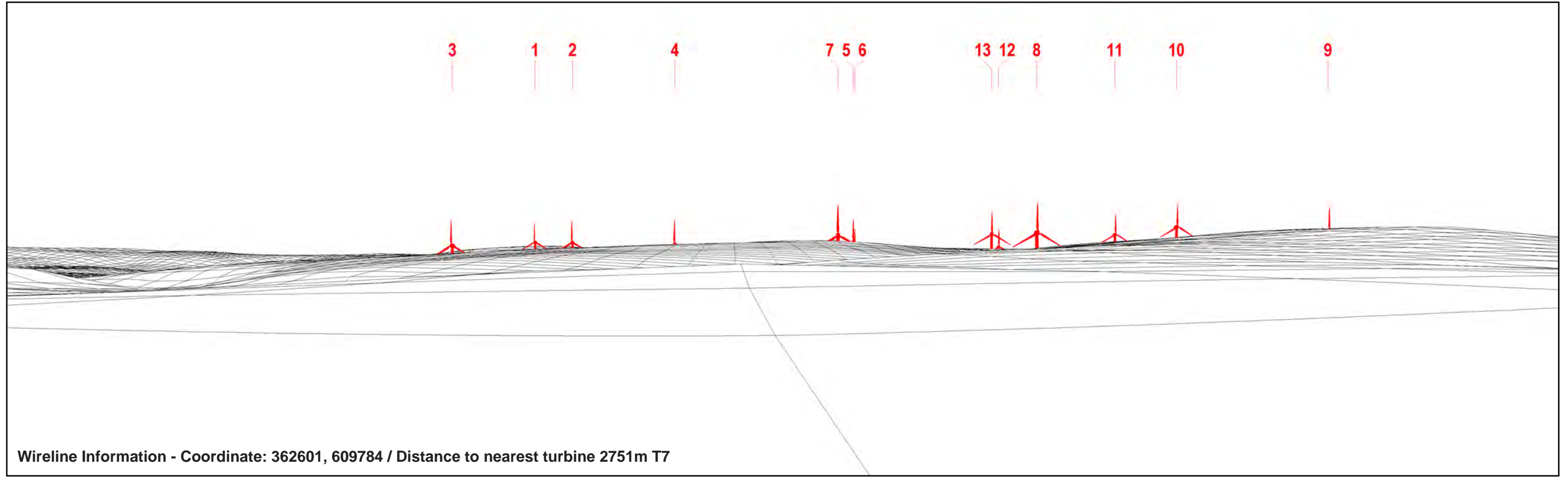


Figure 6.6.18

Property 2 - Southdean House

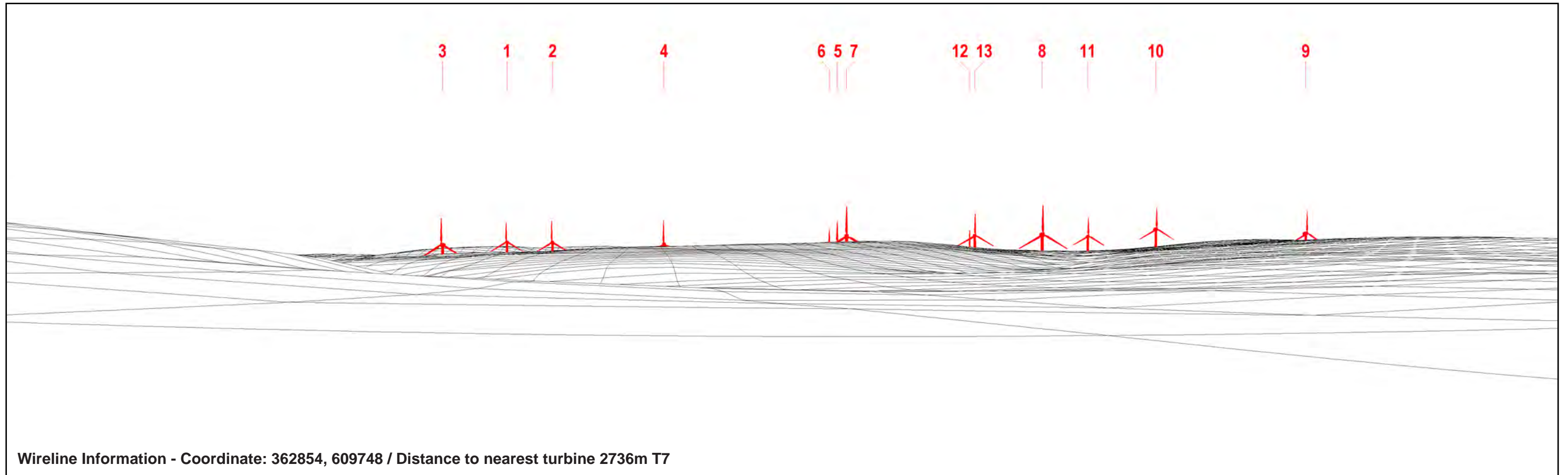


Figure 6.6.19

Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 3 - Lustruther Farmhouse

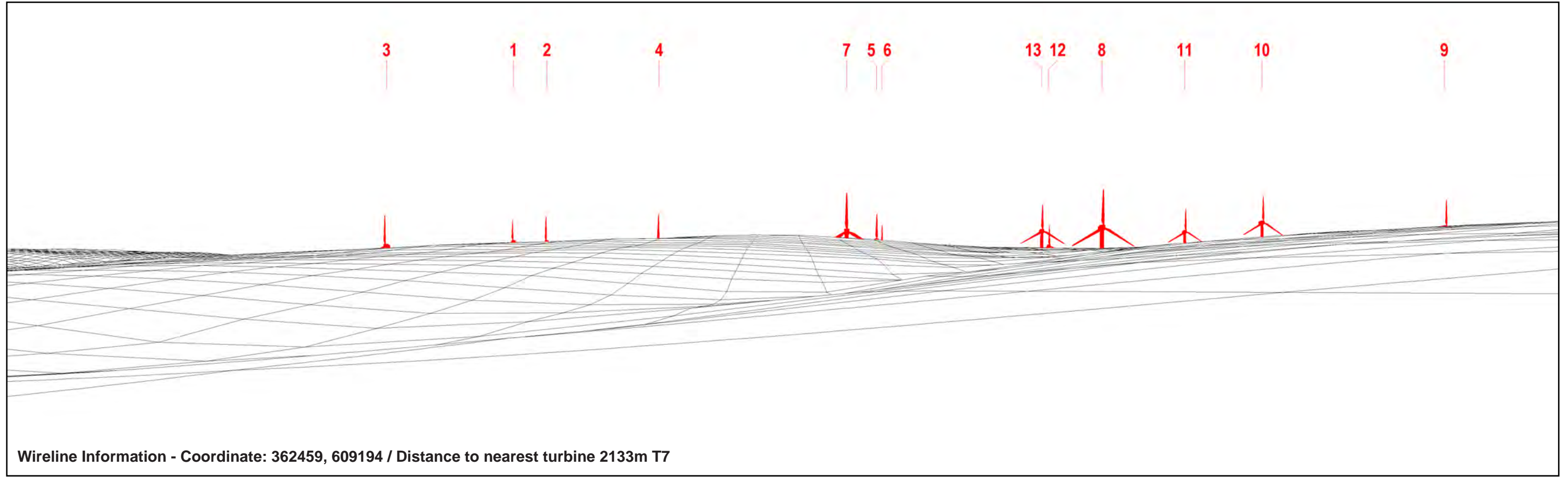


Figure 6.6.20

Property 4 - Souden Cottage

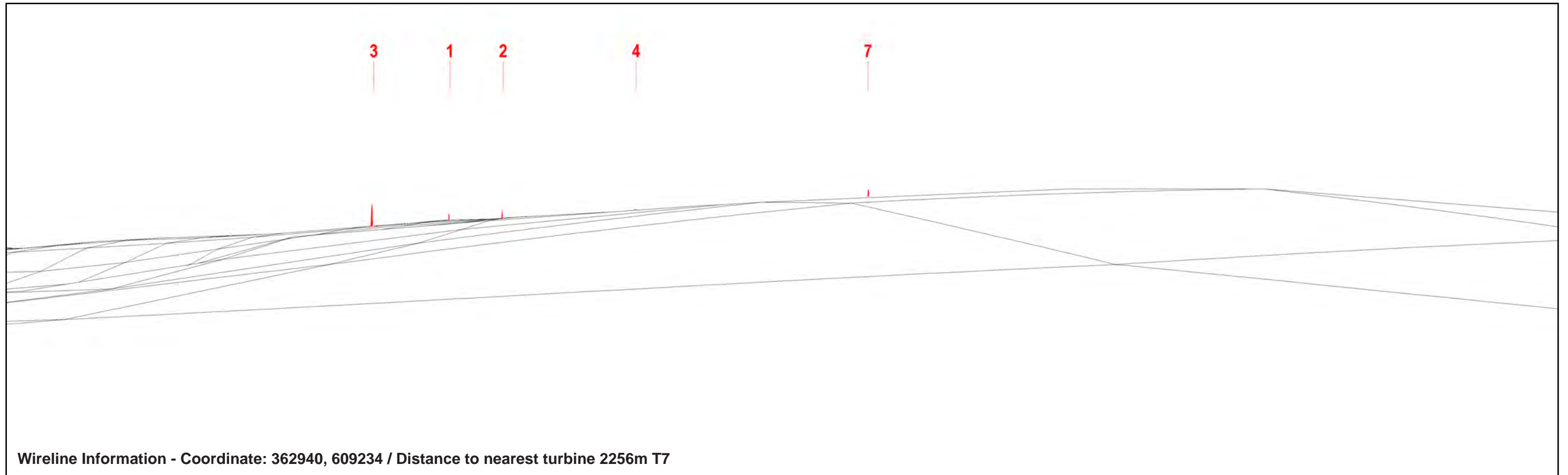


Figure 6.6.21

Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 5 - Southdean Farmhouse

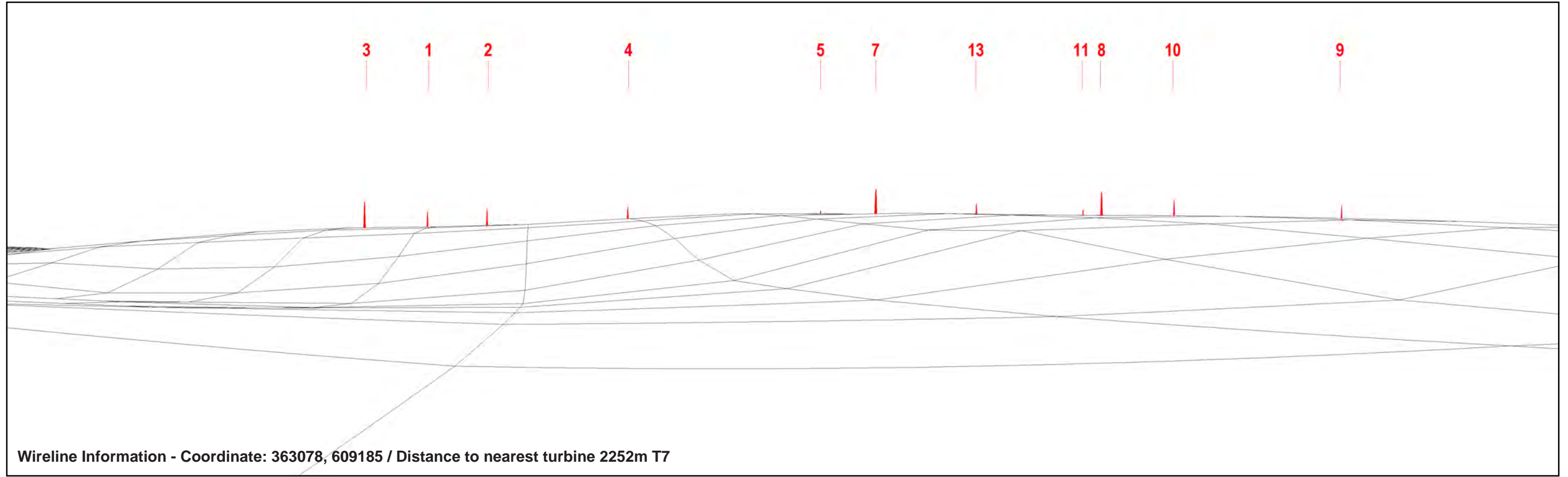


Figure 6.6.22

Property 6 - Merryoaks Farm

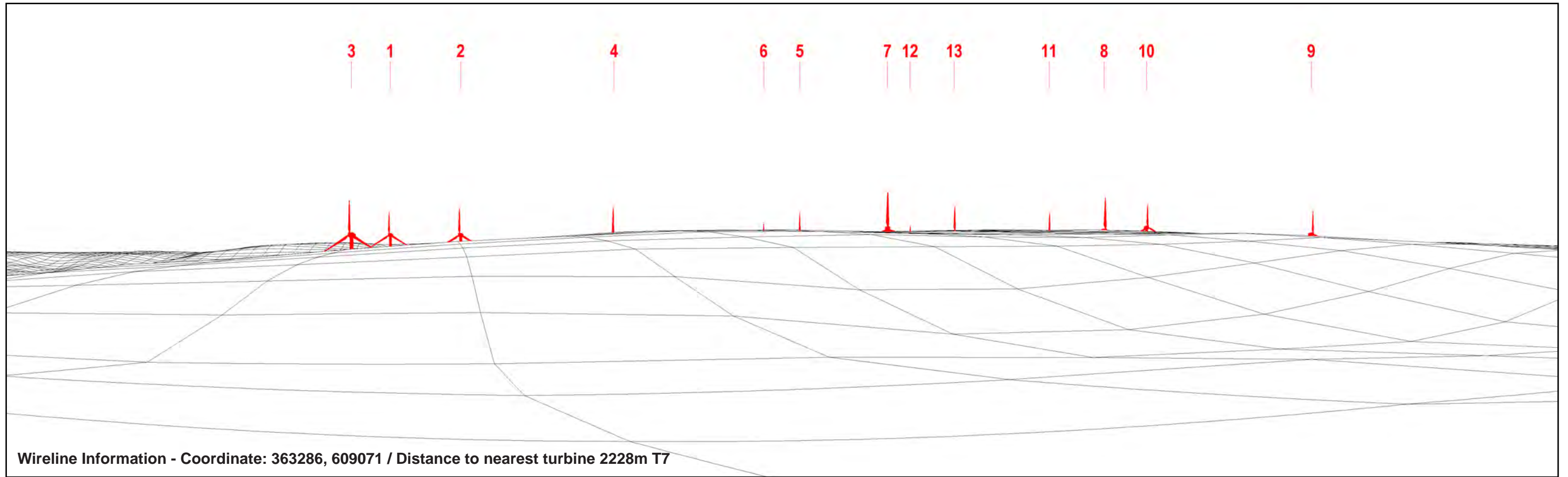


Figure 6.6.23



Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 7 - Dykeraw Farm Cottage

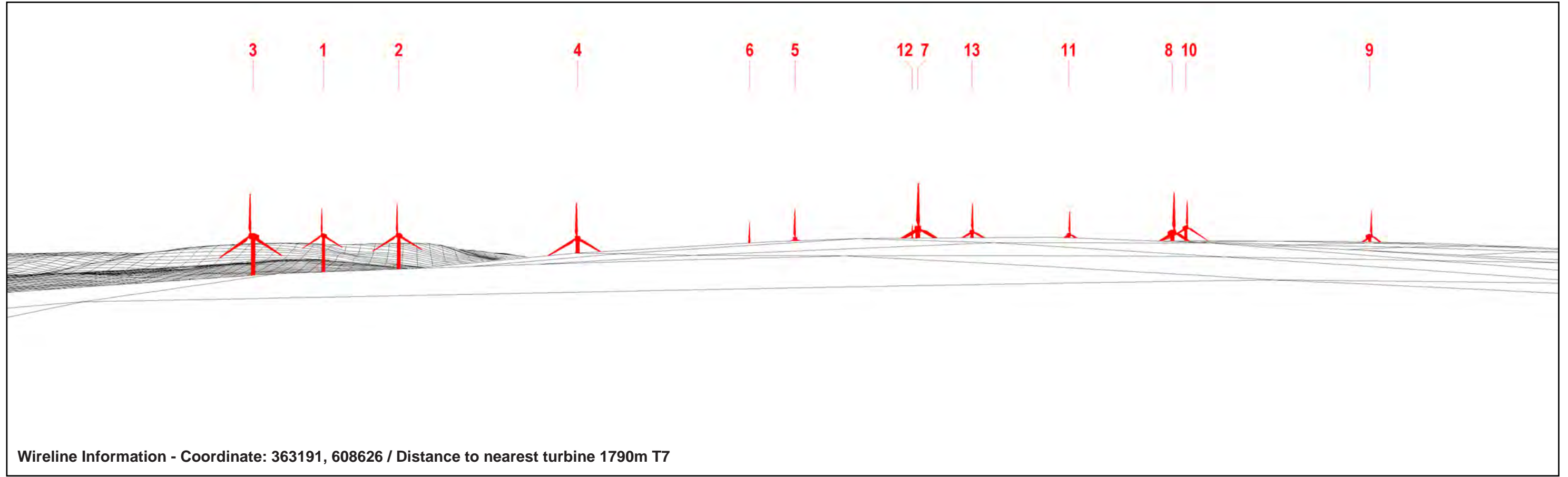


Figure 6.6.24

Property 9 - Dykeraw Farmhouse

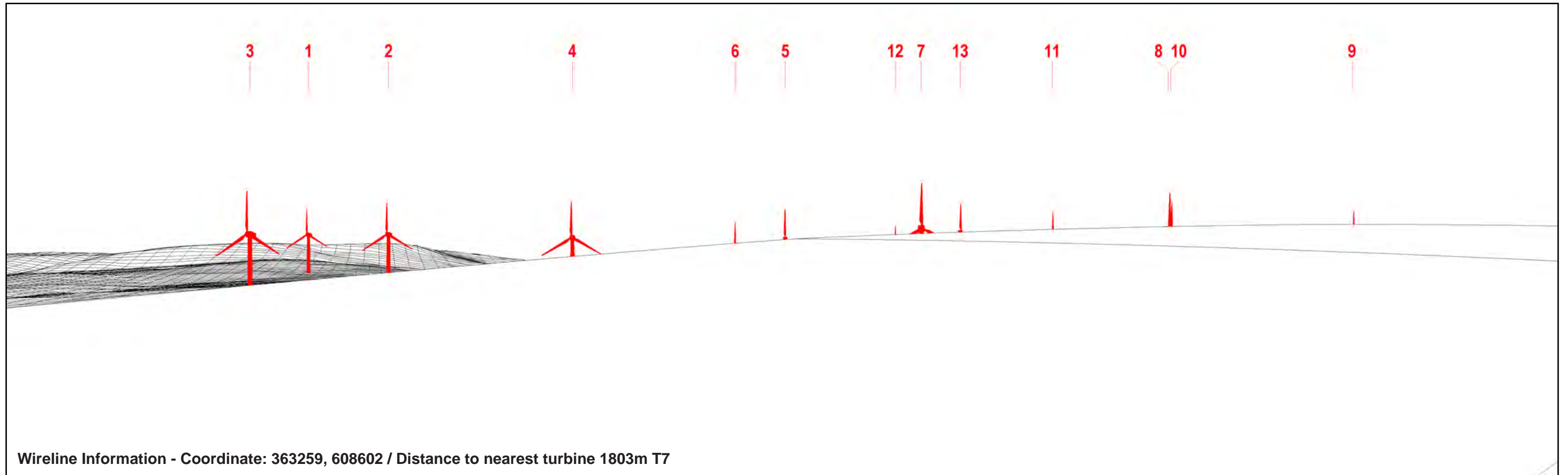


Figure 6.6.25



Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 10 - Southdean Lodge Bothy

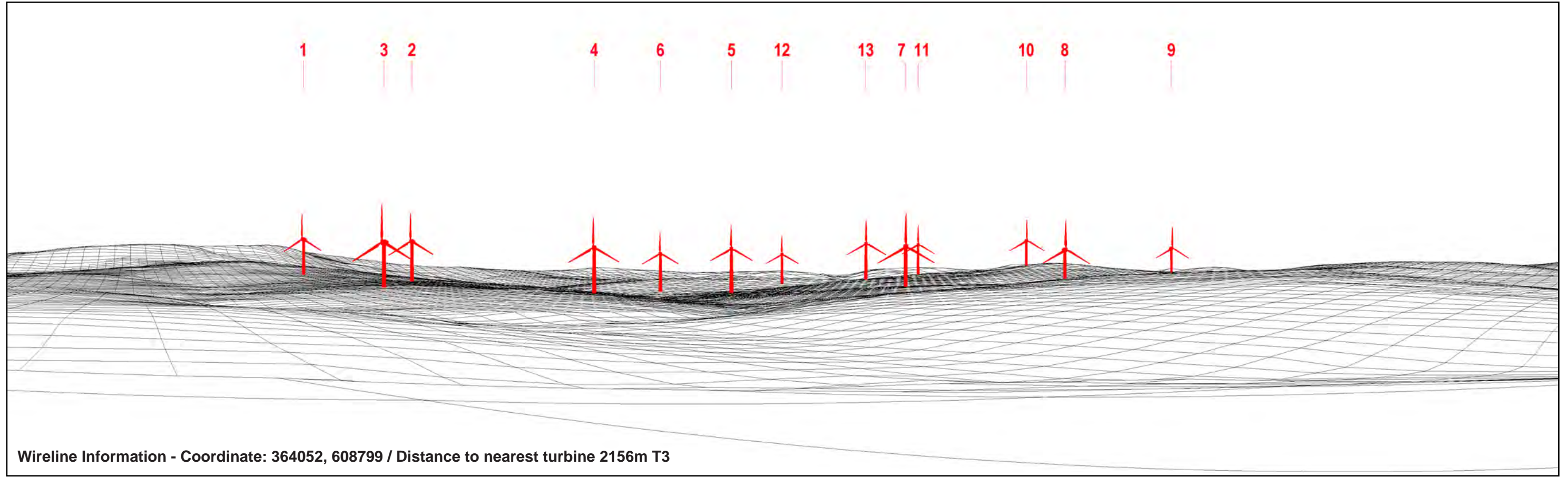


Figure 6.6.26

Property 11 - Southdean Lodge

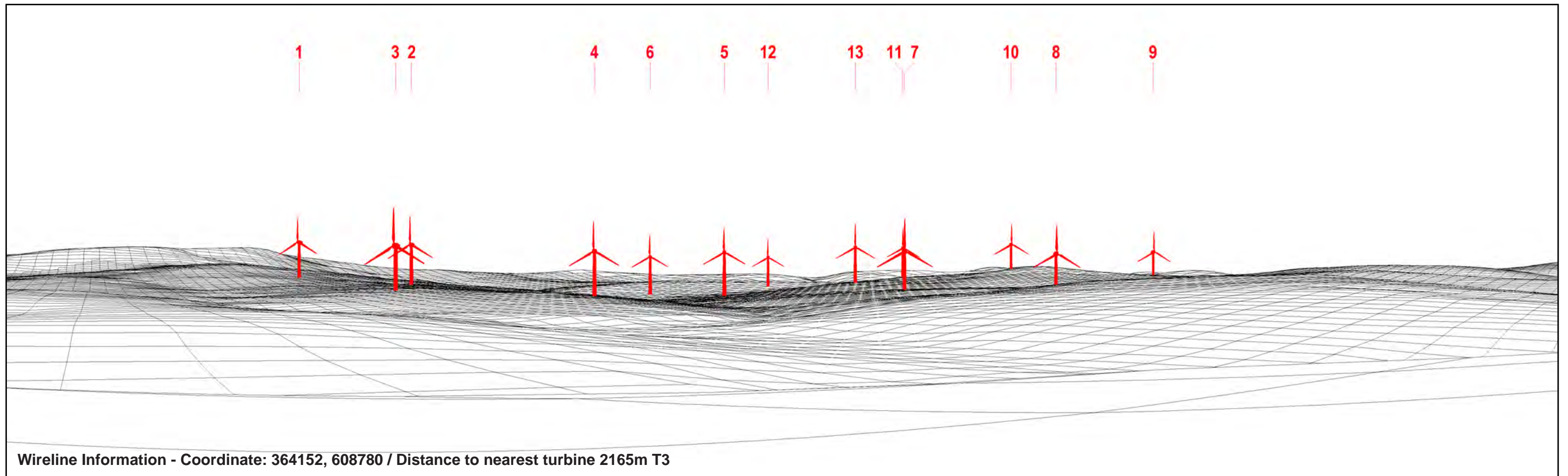


Figure 6.6.27

Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 12 - Charlie's Hill

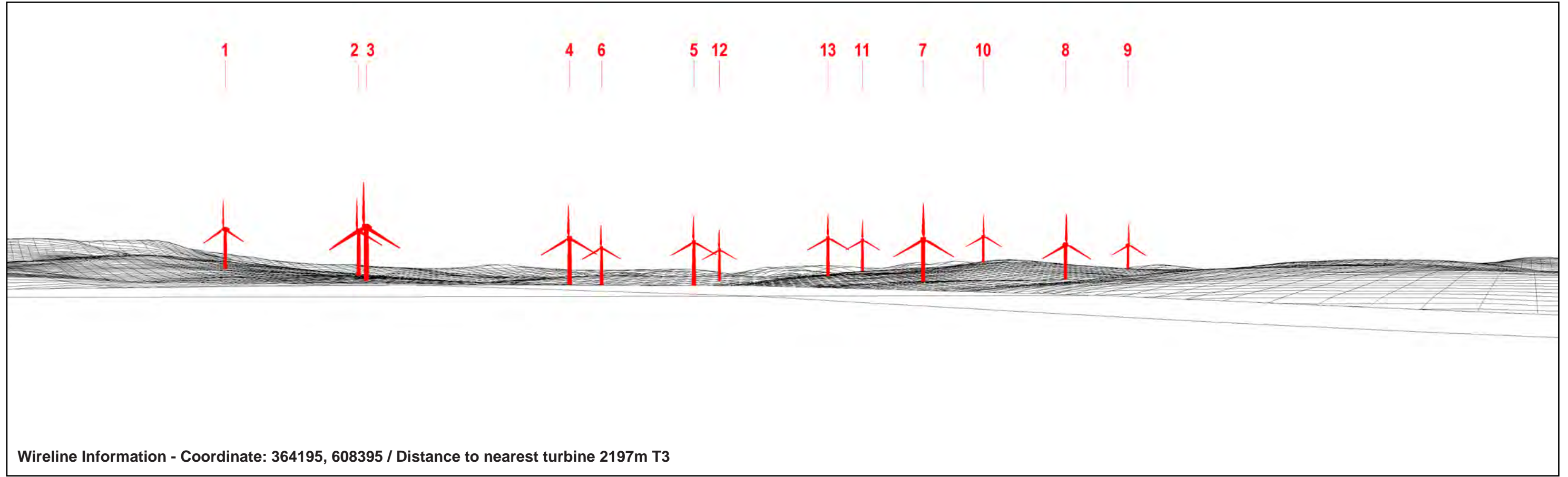


Figure 6.6.28

Group 1 - (Property 14 & 15 - Brockielaw & Hyndlee Cottage)



Figure 6.6.29



Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Property 18 - Dykeheads

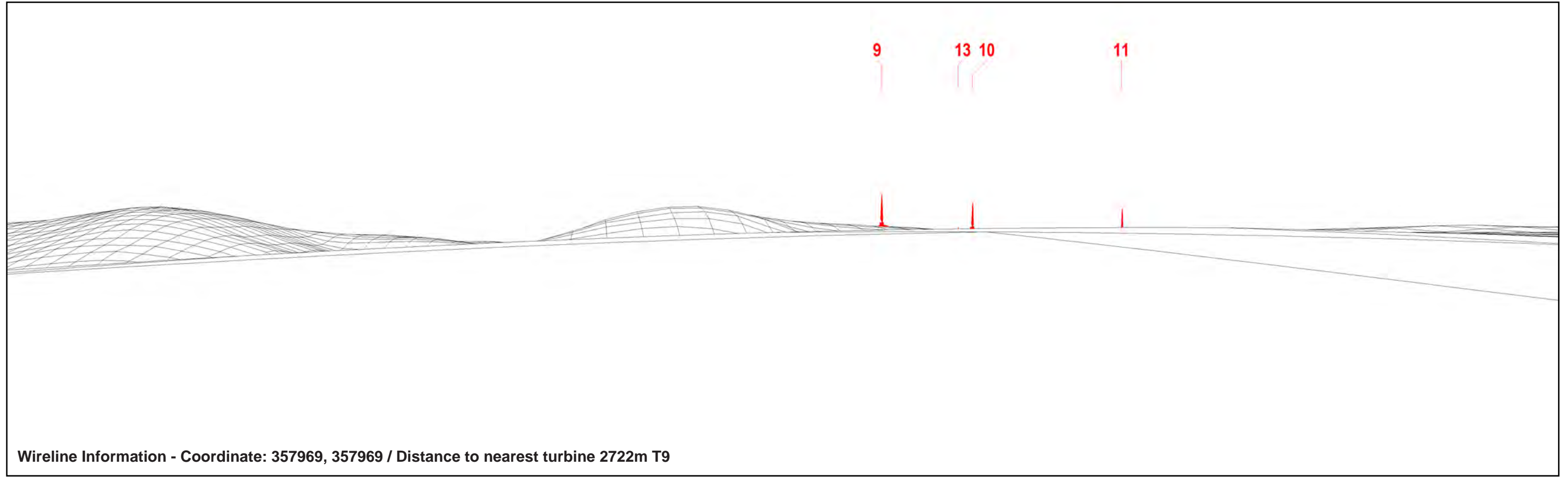


Figure 6.6.30

Property 20 - Wauchope Farm

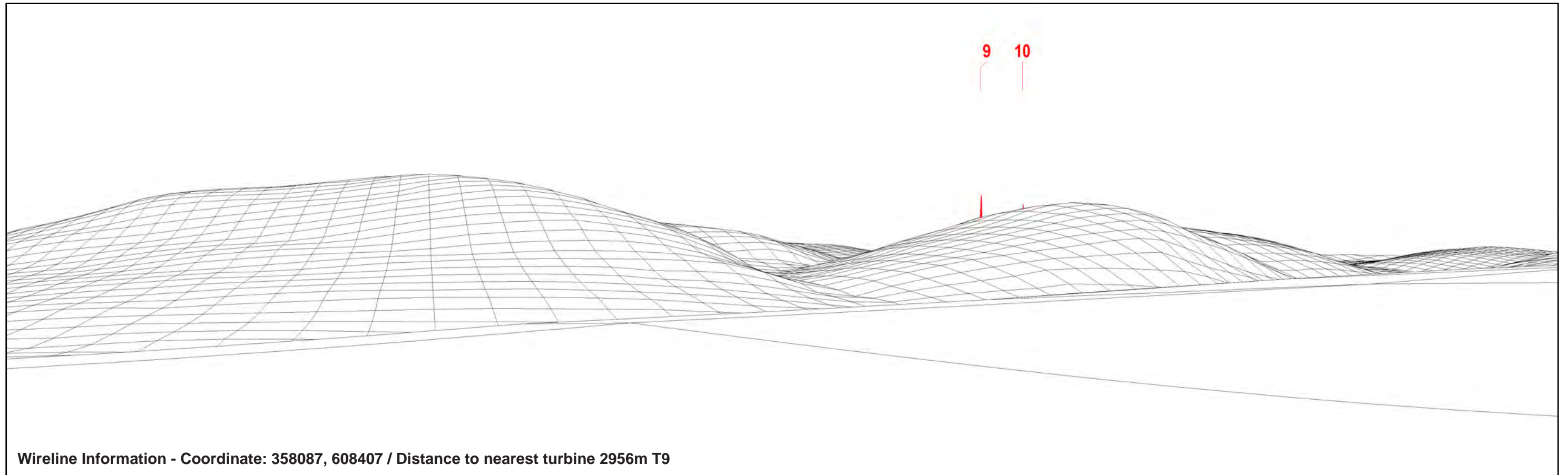


Figure 6.6.31

Residential Visual Amenity Assessment Wirelines of Proposed Millmoor Rig Wind Farm - 90°.

Application turbines in red. Operational schemes in green / Consented/Under-construction schemes in blue / In Planning schemes in orange.

Group 2 - (Properties 21 to 15 - Wauchope Cottages)

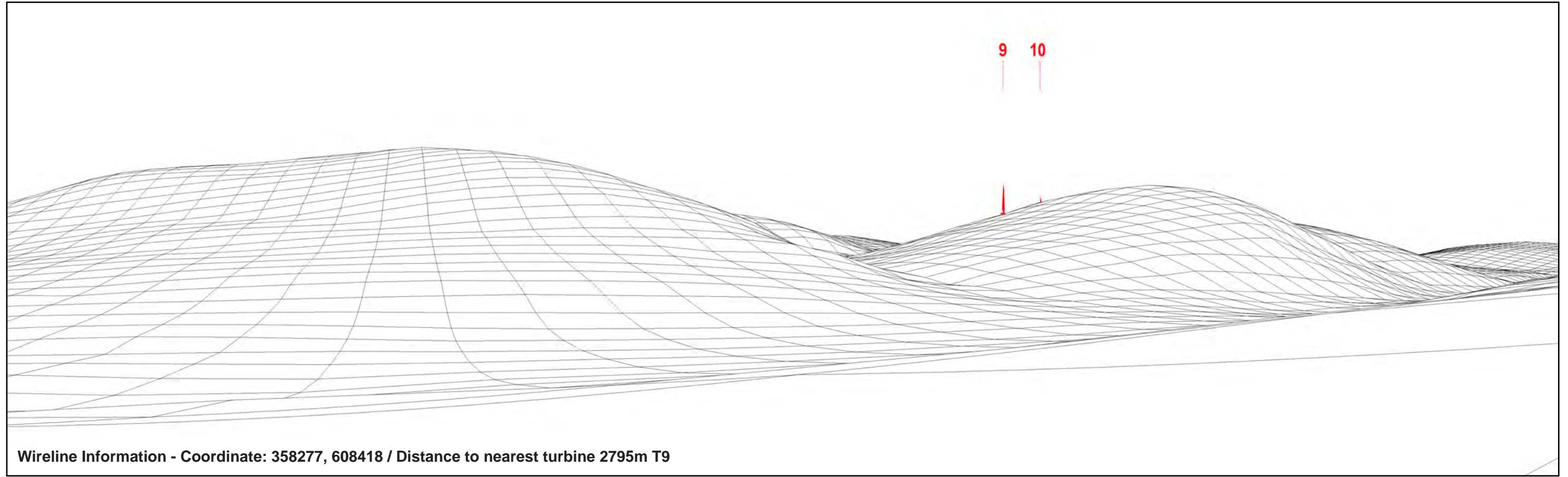


Figure 6.6.32