# **Appendix V9.C Residential Visual Amenity Assessment**

#### 1.1 Introduction

- Residential amenity is a planning matter that involves a wide number of effects (such as noise and shadow flicker) and benefits, of which residential visual amenity is just one component. The revised Residential Visual Amenity Assessment (RVAA) for the Variation Development is set out in this Appendix and should be read in conjunction with **Chapter 9 LVIA** of the EIA Report. Figures supporting this assessment are illustrated in **Figure V9.23a** and **Figures V9.23b-r**.
- The methodology of the RVAA is set out in section 1.7 of **Appendix V9.A**. The methodology accords with the advice in GLVIA 3, the Landscape Institute's *Residential Visual Amenity Assessment* Technical Note 2/19, 15 March 2019 and East Ayrshire Council's (EAC's) Supplementary Guidance: *Planning for Wind Energy, December 2017*, which refers to residential amenity assessment and 'visual dominance' on page 25.

#### **Scope of Assessment**

- Based on the above guidance as well as a number of previous wind farm planning applications and decisions in Scotland and the UK, a study area of 2km distance from the proposed turbines has been selected for the RVAA. This study area is also the same study area undertaken for the RVAA in the 2017 FEI for the Consented Development which was agreed with EAC at the time of the assessment.
- The scope of the RVAA has therefore included all individual residential properties within 2km of the Variation Development. However, as there are no residential properties within 2km, a number of properties / groups of properties (24 in total) within the vicinity beyond 2km have been included in the assessment as a precaution.
- It may be noted that where visual effects of wind farm development on residential visual amenity have been considered, instances where such an effect has been considered unacceptable, usually occur within close distances, typically within approximately 1km distance from the nearest turbine, and rarely beyond. In this respect it should be noted that there are no residential properties within 2.2km of the nearest proposed turbine of the Variation Development.

## 1.2 Residential Visual Amenity Assessment

- Of the 24 properties included in the assessment, **none** would be significantly affected by the Variation Development, and **none** would be unacceptably affected in terms of their residential visual amenity.
- A summary of the assessment is provided in **Table V9C.1** and a detailed assessment record for each of these properties is provided in **Table V9C.2**. The assessment may be further summarised as follows:
  - There are no residential properties within 2km of the proposed turbines;
  - Of the 24 properties included in the assessment, six would experience a Moderate and Not Significant effect, one would experience a Moderate / Slight and Not Significant effect whilst 11

- would experience a Slight and Not Significant effect, and four would have no view of the Variation Development; and
- Within the wider vicinity there are two further residential properties just beyond 3km, but these
  would not be significantly affected.
- The experience of a significant view of the Variation Development is not the same as an unacceptable effect or indicative of a failure in terms of maintaining residential amenity. In terms of residential visual amenity, the RVAA concludes that the Variation Development would not have an overbearing effect or otherwise affect the living standards of individual properties such that any of these would become an unattractive place to live (as opposed to less attractive) when judged objectively, and in the public interest. This is due largely to the intervening distance, topographical or vegetation screening and use / orientation of the property, such that the living standards would not be affected and the property would not be adversely affected by 'visual dominance' that it would become an unattractive place to live when judged objectively and in the public interest, on a solus basis or cumulatively.

Table V9C.1 Summary of Residential Visual Amenity Assessment

Residential Property No. and Name	Distance from the nearest turbine	Consented Variation Development Development Level of Effect Level of Effect		Comments					
Residential properties within 2km									
None	N/A	N/A	N/A	N/A					
Residential properties within 2-3km									
1. Maneight Farm	2,204	Slight	Slight	No change in assessment					
2. Meiklehill	2,298	Moderate to Slight	Moderate to Slight	No change in assessment					
3. Knockenlee	2,313	No View	No View	No change in assessment					
4. Nith Lodge	2,388	No View	No View	No change in assessment					
5. Craighouse	2,441	No View	No View	No change in assessment					
6. Knockburnie*	2,326	Moderate	Moderate	No change in assessment					
7. Dalleagles Terrace (group of 8 semi-detached properties)	2,533	Slight	Moderate	Slight change in assessment. No significant effect.					
8. Straid Farm	2,552	Slight	Slight	No change in assessment					
9. Dalleagles Farm	2,576	Slight	Slight	No change in assessment					
10. Enoch Bank	2,581	Slight	Moderate to Slight	Slight change in assessment. No significant effect.					
11 / 12. Dalleagles School House and	2,587 / 2,594	Slight	Slight	No change in assessment					

Residential Property No. and Name	Distance from the nearest turbine	Consented Development Level of Effect	Variation Development Level of Effect	Comments
Dalleagles House		,		
13. Marshallmark	2,653	No View	No View	No change in assessment
14. Littlemark	2,657	Moderate	Moderate	No change in assessment
15. Lanehead	2,704	Slight	Slight	No change in assessment
Other properties in th	ne vicinity, beyond	Bkm		
16. Brockloch Farm*	3,049	Slight (Moderate from parts of the garden)	Slight (Moderate from parts of the garden)	No change in assessment
17. Laglaff Farm	3,430	Slight	Moderate	Slight change in assessment. No significant effect.

<sup>\*</sup>Involved property

### Table V9C.2 Residential Visual Amenity Assessment

Figure V9.23b	Residential Property	/ 1: M	aneight Farm		
Description	of Dalmellington and northwest away from	to the the V east of	orey farmhouse with associated e northwest of the Variation D ariation Development. A small the house are likely to screen estry are being felled.	evelopment. The main prope I garden surrounds the house	erty is orientated to the e. Areas of plantation
Nearest Turbine	Turbine 2 at 2,204m	distan	ce towards the southeast.		
Magnitude of Change (Variation Development only)	Whilst in Operation:  The wireline indicates that four blade tips and no hubs would be theoretically visible from the property. However, in reality it is unlikely that any would be visible due to the screening effects of forestry and were this to be felled a maximum of four blade tips would be visible.  The magnitude of change would at most, be Negligible, assuming the forestry is felled.				
			n and Decommissioning: would be visible during consti	ruction and decommissioning	ר
			vould range from Zero to Neg	•	g.
Assessment	Sensitivity	High			
	Magnitude	Negl	igible		
	Level of Effect	Sligh	<b>nt</b> and Not Significant		
	Type of Effect	Long	term (reversible), direct and r	neutral	
Cumulative Magnitude	Existing Wind Farm There are no existing Consented Wind Far Over Hill would be vi Application Wind Far	s: N/A wind rms: M sible to arms:	farms visible from the propert <i>ledium</i> o the northwest at ~3km dista	nce (Medium magnitude).	nitude).
Scenario 1					
Combined effect			nd Significant (Over Hill)		
Additional effect	Slight and Not Signif				
	Additional Magnitu	de:	Negligible	Combined Magnitude:	Medium
Scenario 2 Combined effect Additional effect	Substantial to Subst Slight and Not Signit		/ Moderate and Significant (	Over Hill and North Kyle)	
	Additional Magnitu	de:	Negligible	Combined Magnitude:	High-Medium
Type of Effect	Long term (reversible	), dire	ct, cumulative and negative to	neutral	
RVAA	The visual effect would not be significant in respect of the Variation Development alone. However, there would be significant visual effects as a result of other cumulative wind farms (Over Hill and North Kyle) to the northwest, away from the Variation Development. In terms of the overall residential visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.2km) and the fact that the Variation Development would be largely screened by landform and forestry.				



Figure V9.23c	Residential Property	y 2: Meiklehill				
Description	northwest of the Vari onto the B741 to the small garden surroun	Meiklehill is a two-storey property with associated farm buildings located to the south of the B741 and to the northwest of the Variation Development. The main property is orientated broadly to the west with the driveway onto the B741 to the north and the main views to the east and west away from the Variation Development. A small garden surrounds the house. Areas of plantation forestry to the southeast of the house are likely to screen the views of the visible turbines, although it is noted that clear-fell operations are ongoing.				
Nearest Turbine	Turbine 1 at 2,298m	distance towards the southeast.				
Magnitude of Change (Variation Development only)	Whilst in Operation:  The wireline indicates that six blades and two hubs would be theoretically visible from the property. Ho reality it is unlikely that any would be visible due to the screening effects of forestry and were this to be hubs and one blade would be visible allowing for the screening effects of vegetation.					
		ange would at most, be Low to Neg ruction and Decommissioning:	gligible, assuming the forestry	is telled.		
		crane would be visible during cons	struction and decommissioning	n		
		ange would range from Zero to Lov	·	5.		
Assessment	Sensitivity	High				
	Magnitude	Low to Negligible				
	Level of Effect	Moderate to Slight and Not Sig	nificant			
	Type of Effect	Long term (reversible), direct and	negative to neutral			
Cumulative Magnitude	Consented Wind Far South Kyle would be Application Wind Far	wind farms visible from the prope rms: Medium visible in front of the Variation Dev	velopment at ~2km distance (l	Medium magnitude).		
Scenario 1:						
Combined effect		rate and Significant (South Kyle)				
Additional effect	Moderate to Slight	1	Combined Magnitude:	Medium		
Type of Effect	Additional Magnitu	3 3		Mediaiii		
Scenario 2: Combined effect Additional effect	Long term (reversible), direct, cumulative and negative to neutral  Substantial / Moderate and Significant (South Kyle and North Kyle)  Moderate to Slight and Not Significant  Additional Magnitude: Low to Negligible Combined Magnitude: Medium					
Type of Effect	<del>-</del>	e), direct, cumulative and negative		1		
RVAA	The visual effect wou significant visual effe overall residential vis would not affect the objectively and in the	ild not be significant in respect of t icts as a result of other cumulative isual amenity, taking account of othe living standards of the property over public interest. This judgement had	he Variation Development alo wind farms (South Kyle and No er cumulative development, th erall or render it an unattraction has been made on the basis of	orth Kyle). In terms of the se change to the views we place to live when judged the intervening distance		



Figure V9.23d, e, f	Residential Property	3: Knockenlee, 4: N	ith Lodge and	5: Craighouse			
Description	These properties are outwith the ZTV and would have No View of the Variation Development.						
Figure V9.23g	Residential Properties	6: Knockburnie					
Description	Both the bungalow and north, east and south a	I the two-story semi nd the main views to farm buildings to th	-detached hou o the north and e south of the	e B741 and to the north of t use are orientated to the nor d east away from the Variati properties which would scre	rth with the gardens to the on Development. There are		
Nearest Turbine	Turbine 2 at 2,326m di	stance towards the s	outh.				
Magnitude of Change (Variation Development only)				bs would be theoretically vis ned by intervening vegetatio			
	The magnitude of char	-					
	The effect would be <b>M</b> and the limited extent			the screening by intervening	ng vegetation and landform		
	Whilst Under Constru	ction and Decomm	issioning:				
	There would be some	views of cranes durir	ng construction	and decommissioning.			
	The magnitude of char	ge would range from	m Zero to Low.				
Assessment	-	High					
		_OW					
	Level of Effect	Level of Effect Moderate and Not Significant					
	Type of Effect	ong term (reversible	e), direct and r	negative to neutral			
	nent: Existing + Consen		I the Variation	Development			
	es account of a 360° FoV						
Cumulative Magnitude	Existing Wind Farms: Negligible  High Park Farm and Hare Hill would be visible to the east at between ~6.5-8km distance (both Negligible magnitude).  Consented Wind Farms: Low						
	Over Hill would be visible to the northwest at ~4km distance (Low magnitude). Lethans and Glenmuckloch would be visible at over 14km distance to the east (both Negligible magnitude).						
	Application Wind Farms: Medium						
	North Kyle would be visible to the northwest at ~2km distance (Medium magnitude). Lethans Variation would be visible at over 14km distance to the east (Negligible magnitude).						
Scenario 1:				·			
Combined effect	Moderate and Not Sig	nificant					
Additional effect	Moderate and Not Sig	nificant			T		
	Additional Magnitude	e: Low		Combined Magnitude:	Low		
Type of Effect	Long term (reversible),	direct, cumulative a	nd negative to	neutral			
Scenario 2:							
Combined effect	Substantial / Modera	<b>te</b> and Significant (N	Iorth Kyle)				
Additional effect	Moderate and Not Sig	nificant					
	Additional Magnitude	e: Low		Combined Magnitude:	Medium		
Type of Effect	Long term (reversible),	direct, cumulative a	nd negative to	neutral			
RVAA	significant visual effect visual amenity, taking a living standards of the	s as a result of other account of other cun property overall or r is judgement has be	cumulative wi nulative develo render it an un een made on th	nd farms (North Kyle). In ter opment, the change to the v attractive place to live when			



Figure V9.23h	Residential Property	7: Dalleagles				
Description	north of the Variation	This group of properties comprises eight semi-detached two-storey houses located to the south of the B741, north of the Variation Development. The properties are orientated to the north with the main views away from the Variation Development. The rear gardens are located to the south.				
Nearest Turbine	Turbine 14 at 2,533m	distance towa	rds the south.			
Magnitude of Change (Variation Development only)	Whilst in Operation:  The wireline indicates that 12 blades and three hubs would be theoretically visible from these properties.  However, in reality it is likely that a number of these turbines would be screened due to the intervening landform and the position of the houses, set low into the foot of the hill.  The magnitude of change would be Low.  The effect would be Moderate and Not Significant due to the partial screening by intervening vegetation and landform, the limited extent of visibility of the turbines and the low position of the houses.					
	Whilst Under Const		_	n and decommissioning.		
	The magnitude of cha		=	=		
Assessment	Sensitivity	High	9			
	Magnitude	Low				
	Level of Effect	Moderate an	d Not Significant			
	Type of Effect		eversible), direct and	negative to neutral		
	nent: Existing + Conse es account of a 360° Fo\			n Development		
Cumulative	Existing Wind Farms	s: Low-Negligib	ole			
Magnitude	High Park Farm and I magnitude).	lare Hill would	be visible to the eas	t at between ~5-7km distanc	e (both Low-Negligible	
	Over Hill would be vis be visible at over 12k	sible to the no		ance (Low magnitude). Lethar ible magnitude).	ns and Glenmuckloch would	
	Application Wind Fa North Kyle would be visible at over 12km of	visible to the n		stance (Medium magnitude). nitude).	Lethans Variation would be	
Scenario 1: Combined effect Additional effect	Moderate and Not S Moderate and Not S	_				
	Additional Magnitu	de: Low		Combined Magnitude:	Low	
Type of Effect	Long term (reversible	), direct, cumu	lative and negative.			
Scenario 2: Combined effect Additional effect		Substantial / Moderate and Significant (North Kyle)  Moderate and Not Significant				
	Additional Magnitu	de: Low		Combined Magnitude:	Medium	
RVAA	The visual effect would not be significant in respect of the Variation Development alone. However, there would be significant visual effects as a result of other cumulative wind farms (North Kyle). In terms of the overall residential visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.5km), low position of the houses and the limited extent of visibility of the Variation Development.					



Figure V9.23i	Residential Property	y 8: Straid Farm				
Description	north of the Variation	Straid Farm is a two-storey farmhouse with associated farm buildings located to the south of the B741 and to the north of the Variation Development. The main property is orientated broadly to the north with the main views to the north and views from the rear garden to the south, towards the Variation Development.				
Nearest Turbine	Turbine 14 at 2,552m	n distance towards the south.				
Magnitude of Change (Variation Development only)	The wireline indicates reality it is unlikely th vegetation, even in the	Whilst in Operation:  The wireline indicates that four blades and no hubs would be theoretically visible from the property. However, in reality it is unlikely that any would be visible due to the screening effects of landform, farm buildings and vegetation, even in the winter months.				
	_	ange would be Negligible. ruction and Decommissioning:				
		ed views of cranes during construct	ion and decommissioning.			
		ange from the property would rang	=			
Assessment	Sensitivity	High				
	Magnitude	Negligible				
	Level of Effect	Slight and Not Significant				
	Type of Effect	Long term (reversible), direct and	negative to neutral			
Cumulative Assessm	nent: Existing + Conse	ented wind farms and the Variation	n Development			
	es account of a 360° Fo\		•			
Cumulative Magnitude  Scenario 1: Combined effect Additional effect	Consented Wind Fail Over Hill would be vis be theoretically visible Application Wind Fail North Kyle would be theoretically visible to  Moderate and Not Signification Slight and Not Signification	wind farms visible from the proper rms: Low sible to the northwest at ~5km dist le to the northeast over 12km (both arms: Medium visible to the northwest at ~3km dio the northeast over 12km (Negligil significant (Over Hill)	ance (Low magnitude). Lethar Negligible magnitude). stance (Medium magnitude). ole magnitude).	Lethans Variation would be		
	Additional Magnitu	de: Negligible	Combined Magnitude:	Low		
Type of Effect	Long term (reversible	e), direct, cumulative and negative to	o neutral			
Scenario 2: Combined effect Additional effect	Substantial / Moderate and Significant (North Kyle) Slight and Not Significant  Additional Magnitude: Negligible Combined Magnitude: Medium					
Type of Effect	Long term (reversible	e), direct, cumulative and negative t	o neutral			
RVAA	Long term (reversible), direct, cumulative and negative to neutral  The visual effect would not be significant in respect of the Variation Development alone. However, there would be significant visual effects as a result of other cumulative wind farms (North Kyle). In terms of the overall residential visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.5km) and screening, and the limited extent of visibility of the Variation Development.					



Figure V9.23j	Residential Property	/ 9: Da	alleagles Farm				
Description	north with views acro	ss the	-	ed farm building located along rgely to the north with a smal			
Nearest Turbine	Turbine 14 at 2,576m	dista	nce towards the south.				
Magnitude of	Whilst in Operation	:					
<b>Change</b> (Variation Development only)	The wireline indicates in reality it is unlikely vegetation even duri	m the property. However, ning landform and					
	The magnitude of ch	ange v	would be <i>Negligible</i> .				
			n and Decommissioning:				
			ws of cranes during construct	•			
	The magnitude of ch	ange f	rom the property would rang	e from Zero to Negligible.			
Assessment	Sensitivity	High	ı				
	Magnitude	Negl	igible				
	Level of Effect	Sligh	<b>nt</b> and Not Significant				
	Type of Effect	Long	term (reversible), direct and	negative to neutral			
Cumulative Assessn	nent: Existing + Conse	nted v	wind farms and the Variation	n Development			
	es account of a 360° Fo			·			
Cumulative	Existing Wind Farm	s: Neg	ligible				
Magnitude	Hare Hill and High Park Farm would be visible to the east at between ~6-7km distance (both Negligible magnitude).						
	Consented Wind Farms: Low						
	Over Hill would be visible to the northwest at ~4km distance (Low magnitude). Lethans and Glenmuckloch would be theoretically visible to the northeast over 11km (both Negligible magnitude).						
	Application Wind Fa						
	North Kyle would be visible to the northwest at ~3km distance (Medium magnitude – from driveway). Lethans Variation would be theoretically visible to the northeast over 11km (Negligible magnitude).						
Scenario 1:							
Combined effect	Moderate and Not S	ignific	ant (Over Hill)				
Additional effect	Slight and Not Signif	icant					
	Additional Magnitu	de:	Negligible	Combined Magnitude:	Low		
Type of Effect	Long term (reversible	), dire	ct, cumulative and negative t	o neutral			
Scenario 2:							
Combined effect	Substantial / Mode	<b>ate</b> ar	nd Significant (North Kyle – fr	om driveway)			
Additional effect	Slight and Not Signif		ia oigiinicani (i torai itylo ii	o aay,			
	Additional Magnitu		Negligible	Combined Magnitude:	Medium		
Type of Effect	<del> </del>		ct, cumulative and negative t	<u> </u>			
RVAA					ne. However, there would be		
	The visual effect would not be significant in respect of the Variation Development alone. However, ther significant visual effects as a result of other cumulative wind farms (North Kyle). In terms of the overall visual amenity, taking account of other cumulative development, the change to the views would not aff living standards of the property overall or render it an unattractive place to live when judged objectivel				ms of the overall residential ews would not affect the judged objectively and in		
	· ·		dgement has been made on extent of visibility of the Varia	the basis of the intervening di tion Development.	stance (over 2.5km) and		



Figure V9.23k	Residential Property	y 10: E	noch Bank				
Description	Development. There broadly to the north	Enoch Bank is a single storey bungalow located to the south of the B741, to the north of the Variation Development. There is a single storey shed located directly south of the property. The main property is orientated broadly to the north with the main views to the north over the minor road and views from the rear garden to the south, towards the Variation Development.					
Nearest Turbine	Turbine 14 at 2,581m	distar	nce towards the south.				
Magnitude of Change (Variation Development only)	Whilst in Operation: The wireline indicates that one hub and three blades would be theoretically visible from the property. However in reality it likely that this would be screened by the intervening landform and vegetation, however, there may filtered views in the winter months.  The magnitude of change would be Low-Negligible.						
	_	_	n and Decommissioning:				
	months).		-	ion and decommissioning (pa	, ,		
	The magnitude of ch	ange f	rom the property would rang	e from Zero to Low-Negligible	<u>'</u>		
Assessment	Sensitivity	High					
	Magnitude		Negligible				
	Level of Effect		l <b>erate to Slight</b> and Not Sign				
	Type of Effect	Long	term (reversible), direct and	negative to neutral			
	nent: Existing + Conse es account of a 360° Fo		wind farms and the Variatio the property).	n Development			
Cumulative Magnitude	magnitude).  Consented Wind Fa Over Hill would be vi be theoretically visibl  Application Wind Fa North Kyle would be	rms: Lessible to the total trust arms: Lessible to the trust arms: Lessible total trust arms: Lessible trust arms:	m would be visible to the easow to the northwest at ~4km distraction of the mortheast over 11km (both the Medium	stance (Medium magnitude).	is and Glenmuckloch would		
Scenario 1:							
Combined effect Additional effect	Moderate and Not S  Moderate to Slight	_					
	Additional Magnitu		Low-Negligible	Combined Magnitude:	Low		
Type of Effect	Long term (reversible	), dire	ct, cumulative and negative to	o neutral			
Scenario 2: Combined effect Additional effect		Substantial / Moderate and Significant (North Kyle)  Moderate to Slight and Not Significant					
	Additional Magnitu	de:	Low-Negligible	Combined Magnitude:	Medium		
Type of Effect	Long term (reversible	e), dire	ct, cumulative and negative to	o neutral			
RVAA	The visual effect would not be significant in respect of the Variation Development alone. However, there would be significant visual effects as a result of other cumulative wind farms (North Kyle). In terms of the overall residential visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.5km) and screening, and the limited extent of visibility of the Variation Development.						



Figure V9.23I/m	Residential Propert	y 11 /	12: Dalleagles School House	e and Dalleagles House			
Description	the south of the B74 the north with the m	Dalleagles School House and Dalleagles House are 2 semi-detached two storey, red brick properties, located to the south of the B741, to the north of the Variation Development. The main properties are orientated broadly to the north with the main views to the north over the minor road and views from the rear garden to the south, towards the Variation Development. The main gardens are to the south.					
Nearest Turbine	Turbine 14 at 2,587m	/ 2,59	94m distance towards the sou	th.			
Magnitude of Change (Variation Development only)	The wireline indicate in reality it is unlikely vegetation even in the The magnitude of che Whilst Under Const	Whilst in Operation: The wireline indicates that two blades and one hub would be theoretically visible from the properties. However, in reality it is unlikely that any would be visible due to the screening effects of intervening landform and vegetation even in the winter months. The magnitude of change would be Negligible. Whilst Under Construction and Decommissioning: There would be limited views of cranes during construction and decommissioning.					
Assessment	Sensitivity	High					
	Magnitude	Neg	ligible				
	Level of Effect	Sligl	nt and Not Significant				
	Type of Effect	Long	term (reversible), direct and	negative to neutral			
Cumulative Magnitude Scenario 1:	Existing Wind Farm Hare Hill + Extension magnitude). Consented Wind Fa Over Hill would be vi be theoretically visib Application Wind Fi North Kyle would be theoretically visible to	ent: Existing + Consented wind farms and the Variation Development s account of a 360° FoV from the property).  Existing Wind Farms: Negligible Hare Hill + Extension, and High Park Farm would be visible to the east at between ~6-7km distance (all Negligible magnitude).  Consented Wind Farms: Low Over Hill would be visible to the northwest at ~4km distance (Low magnitude). Lethans and Glenmuckloch would be theoretically visible to the northeast over 11km (both Negligible magnitude).  Application Wind Farms: Medium North Kyle would be visible to the northwest at ~3km distance (Medium magnitude). Lethans Variation would be theoretically visible to the northeast over 11km (Negligible magnitude).					
Combined effect Additional effect	Moderate and Not S Slight and Not Signi	_	ant (Over Hill)				
Additional effect	Additional Magnitu		Negligible	Combined Magnitude:	Low		
Type of Effect	1		ct, cumulative and negative to				
Scenario 2: Combined effect Additional effect	Substantial / Moderate and Significant (North Kyle) Slight and Not Significant						
	Additional Magnitu		Negligible	Combined Magnitude:	Medium		
Type of Effect			ct, cumulative and negative to		an However there would be		
RVAA	significant visual effe visual amenity, taking living standards of th the public interest.	cts as g acco e prop This ju	be significant in respect of the a result of other cumulative wount of other cumulative develority overall or render it an undgement has been made on textent of visibility of the Varia	rind farms (North Kyle). In terr opment, the change to the vio nattractive place to live when he basis of the intervening di	ms of the overall residential ews would not affect the judged objectively and in		

**Residential Property 13: Marshallmark** 

Figure V9.23n

rigule va.zaii	Residential Property	/ 13. Waishaililaik					
Description	There would be <b>No View</b> of the Variation Development from this property due to screening of intervening landform and vegetation, and the low position of the house below the hill. (Note the one blade tip shown on the wireframe would be screened by vegetation.						
	,						
Figure V9.23o	Residential Property	/ 14: Littlemark					
Description	B741, to the north of main views to the eas	the Variation Development. The st and the gable end of the hous	farm infrastructure and kennels main property is orientated bro e facing north. The garden is loo which would partially screen tow	eadly to the east with the cated to the south and wes			
Nearest Turbine	Turbine 14 at 2,657 d	listance towards the south.					
Magnitude of	Whilst in Operation:	:					
<b>Change</b> (Variation Development only)	orientation of the pro- living areas of the pro- window). Views from screening provided b	vireline indicates that 14 blades and 10 hubs would be theoretically visible from the property. However, the tation of the property means that the Variation Development would not be visible from within the main areas of the property (there are no windows on the south facing gable end and one possible porch bw). Views from the garden areas would be experienced as partial, oblique glimpses, up the hill, due to the ning provided by the intervening pine trees and garden vegetation.					
	The magnitude of change would be <i>Low</i> .  The effect would be <b>Moderate</b> and Not Significant due to the screening by intervening vegetation and landform,						
	limited extent of visibility of the turbines and orientation of the property.						
	Whilst Under Construction and Decommissioning:						
	There would be some views of cranes during construction and decommissioning.						
	The magnitude of cha	ange from the property would ra	ange from <i>Zero to Low</i> .				
Assessment	Sensitivity	itivity High					
	Magnitude	Low					
	Level of Effect	Moderate and Not Significant					
	Type of Effect	Long term (reversible), direct a	nd negative to neutral				
Cumulative Assessn	nent: Existina + Conse	nted wind farms and the Varia	tion Development				
	es account of a 360° Fo\						
Cumulative	Existing Wind Farms	s: Nealiaihle					
Magnitude	_	5 5	visible to the east at between ~5	.5-7km distance (all			
	Hare Hill + Extension, and High Park Farm would be visible to the east at between ~5.5-7km distance (all Negligible magnitude).						
	Consented Wind Farms: Low						
	Over Hill would be visible to the northwest at ~5km distance (Low magnitude). Lethans and Glenmuckloch would						
	be theoretically visible to the northeast over 10.5km (both Negligible magnitude). South Kyle would be visible in						
	the same view as the Variation Development at ~4km distance (Low-Negligible magnitude). <b>Application Wind Farms:</b> <i>Medium</i>						
	North Kyle would be visible to the northwest at ~3km distance (Medium magnitude). Lethans Variation would be						
	•	the northeast over 10.5km (Ne		Lections variation would b			
Scenario 1:	-						
Combined effect	Moderate and Not S	ignificant					
Additional effect	Moderate and Not S	ignificant					
	Additional Magnitue	de: Low	Combined Magnitude:	Low			

Substantial / Moderate and Significant (North Kyle)

Long term (reversible), direct, cumulative and negative to neutral

Moderate and Not Significant

Additional Magnitude: Lo

**Combined Magnitude:** 

The visual effect would not be significant in respect of the Variation Development alone. However, there would be significant visual effects as a result of other cumulative wind farms (North Kyle). In terms of the overall residential

Medium

RVAA

Scenario 2: Combined effect

**Additional effect** 

Type of Effect



visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.6km) and screening, orientation of property and the limited extent of visibility of the Variation Development.

Figure V9.23p	Residential Proper	ty 15: I	anehead			
Description	of the Variation Dev to the southeast and garden vegetation a views. The property	elopmond the maind farrest is located	armhouse with associated farrent. The main property is oriel ain views to the southeast larnent buildings located to the souted in an area of lower ground ew of the Variation Developm	ntated to the southeast with t gely away from the Variation Itheast of the property are lik I by the Bow Burn which mea	the driveway onto the B741 Development. Mature ely to screen the majority of	
Nearest Turbine	Turbine 2 at 2,704m	distan	ce towards the south.			
Magnitude of	Whilst in Operation	n:				
<b>Change</b> (Variation Development only)	The wireline indicates that seven blades and four hubs would be theoretically visible from the property. He the screening provided by intervening farm buildings means that it is unlikely that views of Variation Development would be available from within the property and with limited views from the garden areas.					
	The magnitude of cl	_	5 5			
			n and Decommissioning:			
			ws of cranes during construct	-		
			from the property would rang	e from Zero to Negligible.		
Assessment	Sensitivity	High				
	Magnitude		ligible			
	Level of Effect	1 -	ht and Not Significant			
	Type of Effect	Long	g term (reversible), direct and	negative to neutral		
	-		wind farms and the Variatio	n Development		
•	es account of a 360° Fo		1 1 37			
Cumulative Magnitude	Existing Wind Farms: Negligible  Hare Hill + Extension, and High Park Farm would be visible to the east at between ~7-10km distance (all Negligible magnitude).  Consented Wind Farms: Negligible					
			would be theoretically visible	to the northeast over 12km	(both Negligible	
	Application Wind Farms: Negligible					
	North Kyle would be visible to the northwest at ~1km distance (Negligible magnitude). Blade tips of Pencloe Variation and Sanquhar II would be visible to the southeast at between ~5.8-9.5km distance (both Negligible magnitude). Lethans Variation would be theoretically visible to the northeast over 12km (Negligible magnitude).					
Scenario 1: Combined effect	Slight and Not Sign	ificant				
Additional effect	Slight and Not Sign	ificant		1		
	Additional Magnit	ude:	Negligible	Combined Magnitude:	Negligible	
Type of Effect	Long term (reversib	e), dire	ct, cumulative and negative to	o neutral		
Scenario 2: Combined effect Additional effect	Slight and Not Sign					
	Additional Magnit		Negligible	Combined Magnitude:	Negligible	
Type of Effect	1		ct, cumulative and negative to		1 3 3	
RVAA	The visual effect wo	uld not	be significant in respect of th	e Variation Development alo	,	
	of the overall residential visual amenity, taking account of other cumulative development, the change to would not affect the living standards of the property overall or render it an unattractive place to live work objectively and in the public interest. This judgement has been made on the basis of the intervening (over 2.7km) and screening, and the limited extent of visibility of the Variation Development.				ve place to live when judged the intervening distance	



Figure V9.23q	Residential Property 16: Brockloch Farm								
Description	Brockloch is a two-storey farmhouse with associated farm buildings and sheepfolds located to the south of the B741, to the northeast of the Variation Development. The main property is orientated broadly to the west with the access track onto the B741 with main views to the east towards the Variation Development. A small block of evergreen woodland located immediately to the west of the property is likely to screen views of the Variation Development from the property itself, although as illustrated in <b>Figure V9.23q</b> there would be clear views from the edge of the main garden. There is also a bungalow to the north of the main property which would be similarly screened by the block of evergreen woodland.								
Nearest Turbine	Turbine 14 at 3,049m distance towards the southwest.								
Magnitude of Change (Variation Development only)	Whilst in Operation: The wireline indicates that 11 blades and five hubs would be theoretically visible from the properties. However, the intervening block of woodland would screen out views of the Variation Development. The only visibility would be from the garden boundary / edge. The magnitude of change from the property would be Negligible (Low from parts of main garden). Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning.								
	The magnitude of change from the property would range from Zero to Low.								
Assessment	Sensitivity  Magnitude	High							
	Level of Effect	Negligible from property, Low from garden  Slight and Not Significant (from property)  Medarate and Not Significant (from garden)							
	Type of Effect	Moderate and Not Significant (from garden)  Long term (reversible), direct and negative to neutral							
C	••								
	es account of a 360° Fo		wind farms and the Variation the property)	n Development					
Cumulative	Existing Wind Farm								
Magnitude	Hare Hill + Extension, and High Park Farm would be visible to the east at between ~3.5-5km distance (all Low magnitude). Afton would be visible to the southeast at ~5km distance (Low to Negligible magnitude).  Consented Wind Farms: Low  Lethans and Glenmuckloch would be theoretically visible to the northeast over 11km (both Negligible magnitude). South Kyle would be partially visible in the same view as the Variation Development at ~4km distance (Negligible magnitude). Pencloe would be visible to the southeast at ~3.5km distance (Low magnitude). Over Hill would be theoretically visible to the northwest at ~7km distance (Negligible magnitude).  Application Wind Farms: Low  North Kyle would be theoretically visible to the northwest at ~5km distance (Low to Negligible magnitude). Pencloe Variation and Sanquhar II would be visible to the southeast at between ~3.5-5km distance (both Low magnitude). Lethans Variation would be theoretically visible to the northeast over 11km (Negligible magnitude).								
Scenario 1:									
Combined effect	Moderate and Not S	_							
Additional effect	Moderate to Slight and Not Significant								
	Additional Magnitu		Low to Negligible	Combined Magnitude:	Low				
Type of Effect	Long term (reversible	e), dire	ct, cumulative and negative to	o neutral					
Scenario 2:									
Combined effect Additional effect	Moderate and Not Significant  Moderate to Slight and Not Significant								
Additional effect				Cambinad Mannitude	1				
Town of Fffeet	Additional Magnitu		Low to Negligible	Combined Magnitude:	Low				
Type of Effect	,	**	ct, cumulative and negative to						
RVAA	The visual effect would not be significant in respect of the Variation Development alone or cumulatively. In terms of the overall residential visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 3km) and screening, and the limited extent of visibility of the Variation Development.								



Figure V9.23r	Residential Property	17: La	aglaff Farm						
Description	This two-storey farmhouse with associated farm buildings is located at the end of an access track from Afton Road to the northwest of the Variation Development. The main property is orientated broadly west with the main views to the west, partly towards the Variation Development. The garden is located to the west of the main property.								
Nearest Turbine	Turbine 14 at 3,430m distance towards the southwest.								
Magnitude of Change (Variation Development only)	Whilst in Operation:  The wireline indicates that 14 blades and six hubs would be theoretically visible from the properties, however, in reality, the turbines would be partially screened by landform and intervening garden vegetation.								
	The magnitude of change from the property would be Low.								
	The effect would be <b>Moderate</b> and Not Significant due to the screening by intervening vegetation and landform, distance and limited extent of visibility of the turbines.								
	Whilst Under Construction and Decommissioning:								
	There would be some views of cranes during construction and decommissioning.								
	The magnitude of change from the property would range from Zero to Low.								
Assessment	Sensitivity	High							
	Magnitude	Low							
	Level of Effect	Moderate and Not Significant							
	Type of Effect	Long term (reversible), direct and negative to neutral							
	_		vind farms and the Variat	ion Development					
(The assessment take	s account of a 360° Fo\	from	the property).						
Cumulative	Existing Wind Farms: Low								
Magnitude	Hare Hill + Extension, and High Park Farm would be visible to the east at between ~3-4km distance (all Low								
	magnitude). Afton would be visible to the southeast at ~4.5km distance (Negligible magnitude).  Consented Wind Farms: Medium								
	Lethans and Glenmuckloch would be theoretically visible to the northeast over 11km (both Negligible magnitude). South Kyle would be partially visible in the same view as the Variation Development at ~5km distance (Negligible magnitude). Pencloe would be visible to the southeast at ~3.5km distance (Medium magnitude). Over Hill would be theoretically visible to the northwest at ~7km distance (Low magnitude).								
	Application Wind Farms: Low								
	North Kyle would be visible to the northwest at ~5.4km distance (Medium-Low magnitude). Pencloe Variation would be visible to the southeast at ~3.5km distance (Medium magnitude). Lethans Variation would be theoretically visible to the northeast over 11km (Negligible magnitude).								
Scenario 1:									
Combined effect Additional effect	Substantial / Moderate and Significant (Pencloe) Slight and Not Significant								
	Additional Magnitud	le:	Low	Combined Magnitude:	Medium				
Type of Effect	Long term (reversible), direct, cumulative and negative to neutral								
Scenario 2:		-							
Combined effect	Substantial / Moderate and Significant (Pencloe, Pencloe Variation and North Kyle)								
Additional effect	Slight and Not Significant								
	Additional Magnitud	de:	Low	Combined Magnitude:	Medium				
Type of Effect	Long term (reversible	, direc	t, cumulative and negative	to neutral					
RVAA	The visual effect would not be significant in respect of the Variation Development alone. However, there would be significant visual effects as a result of other cumulative wind farms (Pencloe, Pencloe Variation and North Kyle). In terms of the overall residential visual amenity, taking account of other cumulative development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 3.4km) and screening, and the limited extent of visibility of the Variation Development.								



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