

# Appendix V9.C

## Residential Visual Amenity Assessment

### 1.1 Introduction

- 1.1.1 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**.
- 1.1.2 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

- 1.1.3 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.
- 1.1.4 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.
- 1.1.5 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

- 1.2.1 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.
- 1.2.2 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.

1.2.3 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 Development Level of Effect	Variation Development Level of Effect	Comments
<b>Residential properties within 2km</b>				
None	N/A	N/A	N/A	N/A
<b>Residential properties within 2-3km</b>				
<b>1. Maneight Farm</b>	2,204	Slight	Slight	No change in assessment
<b>2. Meiklehill</b>	2,298	Moderate to Slight	Moderate to Slight	No change in assessment
<b>3. Knockenlee</b>	2,313	No View	No View	No change in assessment
<b>4. Nith Lodge</b>	2,388	No View	No View	No change in assessment
<b>5. Craighouse</b>	2,441	No View	No View	No change in assessment
<b>6. Knockburnie*</b>	2,326	Moderate	Moderate	No change in assessment
<b>7. Dalleagles Terrace (group of 8 semi-detached properties)</b>	2,533	Slight	Moderate	Slight change in assessment. No significant effect.
<b>8. Straid Farm</b>	2,552	Slight	Slight	No change in assessment
<b>9. Dalleagles Farm</b>	2,576	Slight	Slight	No change in assessment
<b>10. Enoch Bank</b>	2,581	Slight	Moderate to Slight	Slight change in assessment. No significant effect.
<b>11 / 12. Dalleagles School House and</b>	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
<b>Dalleagles House</b>				
<b>13. Marshallmark</b>	2,653	No View	No View	No change in assessment
<b>14. Littlemark</b>	2,657	Moderate	Moderate	No change in assessment
<b>15. Lanehead</b>	2,704	Slight	Slight	No change in assessment
<b>Other properties in the vicinity, beyond 3km</b>				
<b>16. Brockloch Farm*</b>	3,049	Slight (Moderate from parts of the garden)	Slight (Moderate from parts of the garden)	No change in assessment
<b>17. Laglaff Farm</b>	3,430	Slight	Moderate	Slight change in assessment. No significant effect.

\*Involved property

Table V9C.2 Residential Visual Amenity Assessment

Figure V9.23b Residential Property 1: Maneight Farm		
<b>Description</b>	Maneight Farm is a two-storey farmhouse with associated farm buildings located along the B741 to the northeast of Dalmellington and to the northwest of the Variation Development. The main property is orientated to the northwest 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 views of the Variation Development. However, it is noted that parts of this forestry are being felled.	
<b>Nearest Turbine</b>	Turbine 2 at 2,204m distance towards the southeast.	
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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 <i>Negligible</i>, assuming the forestry is felled.</p> <p><b>Whilst Under Construction and Decommissioning:</b> The upper parts of a crane would be visible during construction and decommissioning. The magnitude of change would range from <i>Zero to Negligible</i>.</p>	
<b>Assessment</b>	<b>Sensitivity</b>	High
	<b>Magnitude</b>	Negligible
	<b>Level of Effect</b>	<b>Slight</b> and Not Significant
	<b>Type of Effect</b>	Long term (reversible), direct and neutral
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° Field of View (FoV) from the property).		
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms:</b> <i>N/A</i> There are no existing wind farms visible from the property within 10km.</p> <p><b>Consented Wind Farms:</b> <i>Medium</i> Over Hill would be visible to the northwest at ~3km distance (Medium magnitude).</p> <p><b>Application Wind Farms:</b> <i>High-Medium</i> North Kyle would be visible to the northwest at ~1.8km distance (High-Medium magnitude).</p>	
<b>Scenario 1</b>		
<b>Combined effect</b>	<b>Substantial / Moderate</b> and Significant (Over Hill)	
<b>Additional effect</b>	<b>Slight</b> and Not Significant	
	<b>Additional Magnitude:</b> Negligible	<b>Combined Magnitude:</b> Medium
<b>Scenario 2</b>		
<b>Combined effect</b>	<b>Substantial to Substantial / Moderate</b> and Significant (Over Hill and North Kyle)	
<b>Additional effect</b>	<b>Slight</b> and Not Significant	
	<b>Additional Magnitude:</b> Negligible	<b>Combined Magnitude:</b> High-Medium
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral	
<b>RVAA</b>	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 2: Meiklehill									
<b>Description</b>	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.								
<b>Nearest Turbine</b>	Turbine 1 at 2,298m distance towards the southeast.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> The wireline indicates that six blades and two 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 two hubs and one blade would be visible allowing for the screening effects of vegetation. The magnitude of change would at most, be <i>Low to Negligible</i>, assuming the forestry is felled.</p> <p><b>Whilst Under Construction and Decommissioning:</b> The upper parts of a crane would be visible during construction and decommissioning. The magnitude of change would range from <i>Zero to Low</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Low to Negligible</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Moderate to Slight</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Low to Negligible	<b>Level of Effect</b>	<b>Moderate to Slight</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Low to Negligible								
<b>Level of Effect</b>	<b>Moderate to Slight</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).									
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms:</b> <i>N/A</i> There are no existing wind farms visible from the property.</p> <p><b>Consented Wind Farms:</b> <i>Medium</i> South Kyle would be visible in front of the Variation Development at ~2km distance (Medium magnitude).</p> <p><b>Application Wind Farms:</b> <i>Medium</i> North Kyle would be visible at ~2km distance to the north (Medium magnitude).</p>								
<b>Scenario 1: Combined effect</b>	<b>Substantial / Moderate</b> and Significant (South Kyle)								
<b>Additional effect</b>	<b>Moderate to Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Low to Negligible	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>Scenario 2: Combined effect</b>	<b>Substantial / Moderate</b> and Significant (South Kyle and North Kyle)								
<b>Additional effect</b>	<b>Moderate to Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Low to Negligible	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>RVAA</b>	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 (South Kyle 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 2.3km) and the fact that the Variation Development would be largely screened by landform and forestry.								

Figure V9.23d, e, f Residential Property 3: Knockenlee, 4: Nith Lodge and 5: Craighouse	
<b>Description</b>	These properties are outwith the ZTV and would have No View of the Variation Development.

Figure V9.23g Residential Properties 6: Knockburnie									
<b>Description</b>	This group of two properties is located to the south of the B741 and to the north of the Variation Development. Both the bungalow and the two-story semi-detached house are orientated to the north with the gardens to the north, east and south and the main views to the north and east away from the Variation Development. There are broadleaved trees and farm buildings to the south of the properties which would screen the views of the Variation Development available on higher ground.								
<b>Nearest Turbine</b>	Turbine 2 at 2,326m distance towards the south.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> The wireline indicates that up to eight blades and two hubs would be theoretically visible from the property. However, in reality these would be wholly or partly screened by intervening 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 and the limited extent of visibility of the turbines.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to Low</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Low</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Moderate</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Low	<b>Level of Effect</b>	<b>Moderate</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Low								
<b>Level of Effect</b>	<b>Moderate</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								

**Cumulative Assessment: Existing + Consented wind farms and the Variation Development**

(The assessment takes account of a 360° FoV from the property).

<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Negligible</i></b> High Park Farm and Hare Hill would be visible to the east at between ~6.5-8km distance (both Negligible magnitude).</p> <p><b>Consented Wind Farms: <i>Low</i></b> 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).</p> <p><b>Application Wind Farms: <i>Medium</i></b> 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).</p>			
<b>Scenario 1:</b>	<b>Moderate</b> and Not Significant			
<b>Combined effect</b>	<b>Moderate</b> and Not Significant			
<b>Additional effect</b>	<b>Additional Magnitude:</b>	Low	<b>Combined Magnitude:</b>	Low
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral			
<b>Scenario 2:</b>	<b>Substantial / Moderate</b> and Significant (North Kyle)			
<b>Combined effect</b>	<b>Moderate</b> and Not Significant			
<b>Additional effect</b>	<b>Additional Magnitude:</b>	Low	<b>Combined Magnitude:</b>	Medium
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral			
<b>RVAA</b>	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 2.3km) and the limited extent of visibility of the Variation Development.			

Figure V9.23h Residential Property 7: Dalleagles		
<b>Description</b>	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.	
<b>Nearest Turbine</b>	Turbine 14 at 2,533m distance towards the south.	
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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 <i>Low</i>. The effect would be <b>Moderate</b> 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.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to Low</i>.</p>	
<b>Assessment</b>	<b>Sensitivity</b>	High
	<b>Magnitude</b>	Low
	<b>Level of Effect</b>	<b>Moderate</b> and Not Significant
	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).		
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Low-Negligible</i></b> High Park Farm and Hare Hill would be visible to the east at between ~5-7km distance (both Low-Negligible magnitude).</p> <p><b>Consented Wind Farms: <i>Low</i></b> Over Hill would be visible to the northwest at ~5km distance (Low magnitude). Lethans and Glenmuckloch would be visible at over 12km distance to the east (both Negligible magnitude).</p> <p><b>Application Wind Farms: <i>Medium</i></b> North Kyle would be visible to the northwest at ~3km distance (Medium magnitude). Lethans Variation would be visible at over 12km distance to the east (Negligible magnitude).</p>	
<b>Scenario 1:</b>		
<b>Combined effect</b>	<b>Moderate</b> and Not Significant	
<b>Additional effect</b>	<b>Moderate</b> and Not Significant	
	<b>Additional Magnitude:</b> Low	<b>Combined Magnitude:</b> Low
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative.	
<b>Scenario 2:</b>		
<b>Combined effect</b>	<b>Substantial / Moderate</b> and Significant (North Kyle)	
<b>Additional effect</b>	<b>Moderate</b> and Not Significant	
	<b>Additional Magnitude:</b> Low	<b>Combined Magnitude:</b> Medium
<b>RVAA</b>	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 8: Straid Farm									
<b>Description</b>	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.								
<b>Nearest Turbine</b>	Turbine 14 at 2,552m distance towards the south.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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. The magnitude of change would be <i>Negligible</i>.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be limited views of cranes during construction and decommissioning. The magnitude of change from the property would range from <i>Zero to Negligible</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Negligible</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Slight</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Negligible	<b>Level of Effect</b>	<b>Slight</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Negligible								
<b>Level of Effect</b>	<b>Slight</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).									
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms:</b> <i>N/A</i> There are no existing wind farms visible from the property.</p> <p><b>Consented Wind Farms:</b> <i>Low</i> Over Hill would be visible to the northwest at ~5km distance (Low magnitude). Lethans and Glenmuckloch would be theoretically visible to the northeast over 12km (both Negligible magnitude).</p> <p><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 theoretically visible to the northeast over 12km (Negligible magnitude).</p>								
<b>Scenario 1:</b>									
<b>Combined effect</b>	<b>Moderate</b> and Not Significant (Over Hill)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Low						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>Scenario 2:</b>									
<b>Combined effect</b>	<b>Substantial / Moderate</b> and Significant (North Kyle)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>RVAA</b>	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: Dalleagles Farm									
<b>Description</b>	Dalleagles Farm is a two-storey farmhouse and associated farm building located along the B741 orientated to the north with views across the minor road. The garden is largely to the north with a small area to the south bordered by dense broadleaved woodland along Dalleagles Burn.								
<b>Nearest Turbine</b>	Turbine 14 at 2,576m distance towards the south.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> The wireline indicates that nine blades and five 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 intervening landform and vegetation even during the winter months. The magnitude of change would be <i>Negligible</i>.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be limited views of cranes during construction and decommissioning. The magnitude of change from the property would range from <i>Zero to Negligible</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Negligible</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Slight</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Negligible	<b>Level of Effect</b>	<b>Slight</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Negligible								
<b>Level of Effect</b>	<b>Slight</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).									
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Negligible</i></b> Hare Hill and High Park Farm would be visible to the east at between ~6-7km distance (both <i>Negligible</i> magnitude).</p> <p><b>Consented Wind Farms: <i>Low</i></b> Over Hill would be visible to the northwest at ~4km distance (<i>Low</i> magnitude). Lethans and Glenmuckloch would be theoretically visible to the northeast over 11km (both <i>Negligible</i> magnitude).</p> <p><b>Application Wind Farms: <i>Medium</i></b> North Kyle would be visible to the northwest at ~3km distance (<i>Medium</i> magnitude – from driveway). Lethans Variation would be theoretically visible to the northeast over 11km (<i>Negligible</i> magnitude).</p>								
<b>Scenario 1: Combined effect</b>	<b>Moderate</b> and Not Significant (Over Hill)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
	<table border="1"> <tr> <td><b>Additional Magnitude:</b></td> <td>Negligible</td> <td><b>Combined Magnitude:</b></td> <td>Low</td> </tr> </table>	<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Low				
<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Low						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>Scenario 2: Combined effect</b>	<b>Substantial / Moderate</b> and Significant (North Kyle – from driveway)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
	<table border="1"> <tr> <td><b>Additional Magnitude:</b></td> <td>Negligible</td> <td><b>Combined Magnitude:</b></td> <td>Medium</td> </tr> </table>	<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Medium				
<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>RVAA</b>	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 V9.23k Residential Property 10: Enoch Bank									
<b>Description</b>	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.								
<b>Nearest Turbine</b>	Turbine 14 at 2,581m distance towards the south.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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 be filtered views in the winter months. The magnitude of change would be <i>Low-Negligible</i>.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be limited views of cranes during construction and decommissioning (particularly during the winter months). The magnitude of change from the property would range from <i>Zero to Low-Negligible</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Low-Negligible</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Moderate to Slight</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Low-Negligible	<b>Level of Effect</b>	<b>Moderate to Slight</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Low-Negligible								
<b>Level of Effect</b>	<b>Moderate to Slight</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).									
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Negligible</i></b> Hare Hill and High Park Farm would be visible to the east at between ~5.5-7km distance (both Negligible magnitude).</p> <p><b>Consented Wind Farms: <i>Low</i></b> 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).</p> <p><b>Application Wind Farms: <i>Medium</i></b> 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).</p>								
<b>Scenario 1:</b>									
<b>Combined effect</b>	<b>Moderate</b> and Not Significant (Over Hill)								
<b>Additional effect</b>	<b>Moderate to Slight</b> and Not Significant								
	<table border="1"> <tr> <td><b>Additional Magnitude:</b></td> <td>Low-Negligible</td> <td><b>Combined Magnitude:</b></td> <td>Low</td> </tr> </table>	<b>Additional Magnitude:</b>	Low-Negligible	<b>Combined Magnitude:</b>	Low				
<b>Additional Magnitude:</b>	Low-Negligible	<b>Combined Magnitude:</b>	Low						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>Scenario 2:</b>									
<b>Combined effect</b>	<b>Substantial / Moderate</b> and Significant (North Kyle)								
<b>Additional effect</b>	<b>Moderate to Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Low-Negligible	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>RVAA</b>	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 V9.231/m Residential Property 11 / 12: Dalleagles School House and Dalleagles House									
<b>Description</b>	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.								
<b>Nearest Turbine</b>	Turbine 14 at 2,587m / 2,594m distance towards the south.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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 <i>Negligible</i>.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be limited views of cranes during construction and decommissioning. The magnitude of change from the property would range from <i>Zero to Negligible</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Negligible</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Slight</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Negligible	<b>Level of Effect</b>	<b>Slight</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Negligible								
<b>Level of Effect</b>	<b>Slight</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).									
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Negligible</i></b> Hare Hill + Extension, and High Park Farm would be visible to the east at between ~6-7km distance (all Negligible magnitude).</p> <p><b>Consented Wind Farms: <i>Low</i></b> 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).</p> <p><b>Application Wind Farms: <i>Medium</i></b> 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).</p>								
<b>Scenario 1:</b>									
<b>Combined effect</b>	<b>Moderate</b> and Not Significant (Over Hill)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Low						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>Scenario 2:</b>									
<b>Combined effect</b>	<b>Substantial / Moderate</b> and Significant (North Kyle)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
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<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>RVAA</b>	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 V9.23n		Residential Property 13: Marshallmark		
<b>Description</b>	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		
<b>Description</b>	Littlemark is a two-storey farmhouse with associated farm infrastructure and kennels located to the north of the B741, to the north of the Variation Development. The main property is orientated broadly to the east with the main views to the east and the gable end of the house facing north. The garden is located to the south and west of the main property and includes mature pine trees which would partially screen towards the Variation Development.			
<b>Nearest Turbine</b>	Turbine 14 at 2,657 distance towards the south.			
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b></p> <p>The wireline indicates that 14 blades and 10 hubs would be theoretically visible from the property. However, the orientation of the property means that the Variation Development would not be visible from within the main living areas of the property (there are no windows on the south facing gable end and one possible porch window). Views from the garden areas would be experienced as partial, oblique glimpses, up the hill, due to the screening provided by the intervening pine trees and garden vegetation.</p> <p>The magnitude of change would be <i>Low</i>.</p> <p>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.</p> <p><b>Whilst Under Construction and Decommissioning:</b></p> <p>There would be some views of cranes during construction and decommissioning.</p> <p>The magnitude of change from the property would range from <i>Zero to Low</i>.</p>			
<b>Assessment</b>	<b>Sensitivity</b>	High		
	<b>Magnitude</b>	Low		
	<b>Level of Effect</b>	<b>Moderate</b> and Not Significant		
	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral		
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b>				
(The assessment takes account of a 360° FoV from the property).				
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: Negligible</b></p> <p>Hare Hill + Extension, and High Park Farm would be visible to the east at between ~5.5-7km distance (all Negligible magnitude).</p> <p><b>Consented Wind Farms: Low</b></p> <p>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).</p> <p><b>Application Wind Farms: Medium</b></p> <p>North Kyle would be visible to the northwest at ~3km distance (Medium magnitude). Lethans Variation would be theoretically visible to the northeast over 10.5km (Negligible magnitude).</p>			
<b>Scenario 1:</b>	<b>Moderate</b> and Not Significant			
<b>Combined effect</b>	<b>Moderate</b> and Not Significant			
<b>Additional effect</b>	<b>Moderate</b> and Not Significant			
	<b>Additional Magnitude:</b>	Low	<b>Combined Magnitude:</b>	Low
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral			
<b>Scenario 2:</b>	<b>Substantial / Moderate</b> and Significant (North Kyle)			
<b>Combined effect</b>	<b>Moderate</b> and Not Significant			
<b>Additional effect</b>	<b>Moderate</b> and Not Significant			
	<b>Additional Magnitude:</b>	Low	<b>Combined Magnitude:</b>	Medium
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral			
<b>RVAA</b>	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 2.6km) and screening, orientation of property and the limited extent of visibility of the Variation Development.
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**Figure V9.23p Residential Property 15: Lanehead**

<b>Description</b>	Lanehead is a two-storey farmhouse with associated farm buildings located to the north of the B741, to the north of the Variation Development. The main property is orientated to the southeast with the driveway onto the B741 to the southeast and the main views to the southeast largely away from the Variation Development. Mature garden vegetation and farm buildings located to the southeast of the property are likely to screen the majority of views. The property is located in an area of lower ground by the Bow Burn which means intervening landform would further screen the view of the Variation Development.		
<b>Nearest Turbine</b>	Turbine 2 at 2,704m distance towards the south.		
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> The wireline indicates that seven blades and four hubs would be theoretically visible from the property. However, 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 change would be <i>Negligible</i>.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be limited views of cranes during construction and decommissioning. The magnitude of change from the property would range from <i>Zero to Negligible</i>.</p>		
<b>Assessment</b>	<b>Sensitivity</b>	High	
	<b>Magnitude</b>	Negligible	
	<b>Level of Effect</b>	<b>Slight</b> and Not Significant	
	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral	

**Cumulative Assessment: Existing + Consented wind farms and the Variation Development**

(The assessment takes account of a 360° FoV from the property).

<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Negligible</i></b> Hare Hill + Extension, and High Park Farm would be visible to the east at between ~7-10km distance (all Negligible magnitude).</p> <p><b>Consented Wind Farms: <i>Negligible</i></b> Lethans and Glenmuckloch would be theoretically visible to the northeast over 12km (both Negligible magnitude).</p> <p><b>Application Wind Farms: <i>Negligible</i></b> 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).</p>		
<b>Scenario 1:</b>			
<b>Combined effect</b>	<b>Slight</b> and Not Significant		
<b>Additional effect</b>	<b>Slight</b> and Not Significant		
	<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b> Negligible
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral		
<b>Scenario 2:</b>			
<b>Combined effect</b>	<b>Slight</b> and Not Significant		
<b>Additional effect</b>	<b>Slight</b> and Not Significant		
	<b>Additional Magnitude:</b>	Negligible	<b>Combined Magnitude:</b> Negligible
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral		
<b>RVAA</b>	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 2.7km) and screening, and the limited extent of visibility of the Variation Development.		

Figure V9.23q		Residential Property 16: Brockloch Farm	
<b>Description</b>	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.		
<b>Nearest Turbine</b>	Turbine 14 at 3,049m distance towards the southwest.		
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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 <i>Negligible</i> (Low from parts of main garden).</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be some views of cranes during construction and decommissioning. The magnitude of change from the property would range from <i>Zero to Low</i>.</p>		
<b>Assessment</b>	<b>Sensitivity</b>	High	
	<b>Magnitude</b>	Negligible from property, Low from garden	
	<b>Level of Effect</b>	<b>Slight</b> and Not Significant (from property) <b>Moderate</b> and Not Significant (from garden)	
	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral	
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).			
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: Low</b> 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).</p> <p><b>Consented Wind Farms: Low</b> 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).</p> <p><b>Application Wind Farms: Low</b> 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).</p>		
<b>Scenario 1:</b>	<b>Moderate</b> and Not Significant		
<b>Combined effect</b>	<b>Moderate to Slight</b> and Not Significant		
<b>Additional effect</b>	<b>Additional Magnitude:</b>	Low to Negligible	<b>Combined Magnitude:</b> Low
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral		
<b>Scenario 2:</b>	<b>Moderate</b> and Not Significant		
<b>Combined effect</b>	<b>Moderate to Slight</b> and Not Significant		
<b>Additional effect</b>	<b>Additional Magnitude:</b>	Low to Negligible	<b>Combined Magnitude:</b> Low
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral		
<b>RVAA</b>	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: Laglaff Farm									
<b>Description</b>	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.								
<b>Nearest Turbine</b>	Turbine 14 at 3,430m distance towards the southwest.								
<b>Magnitude of Change</b> (Variation Development only)	<p><b>Whilst in Operation:</b> 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 <i>Low</i>. 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.</p> <p><b>Whilst Under Construction and Decommissioning:</b> There would be some views of cranes during construction and decommissioning. The magnitude of change from the property would range from <i>Zero to Low</i>.</p>								
<b>Assessment</b>	<table border="1"> <tr> <td><b>Sensitivity</b></td> <td>High</td> </tr> <tr> <td><b>Magnitude</b></td> <td>Low</td> </tr> <tr> <td><b>Level of Effect</b></td> <td><b>Moderate</b> and Not Significant</td> </tr> <tr> <td><b>Type of Effect</b></td> <td>Long term (reversible), direct and negative to neutral</td> </tr> </table>	<b>Sensitivity</b>	High	<b>Magnitude</b>	Low	<b>Level of Effect</b>	<b>Moderate</b> and Not Significant	<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral
<b>Sensitivity</b>	High								
<b>Magnitude</b>	Low								
<b>Level of Effect</b>	<b>Moderate</b> and Not Significant								
<b>Type of Effect</b>	Long term (reversible), direct and negative to neutral								
<b>Cumulative Assessment: Existing + Consented wind farms and the Variation Development</b> (The assessment takes account of a 360° FoV from the property).									
<b>Cumulative Magnitude</b>	<p><b>Existing Wind Farms: <i>Low</i></b> 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).</p> <p><b>Consented Wind Farms: <i>Medium</i></b> 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).</p> <p><b>Application Wind Farms: <i>Low</i></b> 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).</p>								
<b>Scenario 1: Combined effect</b>	<b>Substantial / Moderate</b> and Significant (Pencloe)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
	<table border="1"> <tr> <td><b>Additional Magnitude:</b></td> <td>Low</td> <td><b>Combined Magnitude:</b></td> <td>Medium</td> </tr> </table>	<b>Additional Magnitude:</b>	Low	<b>Combined Magnitude:</b>	Medium				
<b>Additional Magnitude:</b>	Low	<b>Combined Magnitude:</b>	Medium						
<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>Scenario 2: Combined effect</b>	<b>Substantial / Moderate</b> and Significant (Pencloe, Pencloe Variation and North Kyle)								
<b>Additional effect</b>	<b>Slight</b> and Not Significant								
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<b>Type of Effect</b>	Long term (reversible), direct, cumulative and negative to neutral								
<b>RVAA</b>	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.								

