# Appendix 9C
# 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 Residential Visual Amenity Assessment (RVAA) is limited to the consideration of visual effects on residential amenity. The RVAA for the Proposed Development is set out in this appendix and should be read in conjunction with **Chapter 9** of the EIA Report. Figures supporting this assessment are illustrated in **Figures 9.21a-u**.

1.1.2 The methodology for assessing the visual effects on views from residential properties is set out in **Appendix 9A**. 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 DGC's *Supplementary Guidance: Wind Energy Development:* Development Management Considerations, February 2020.

## 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 is also the same study area undertaken for the RVAA of the Consented Development which was agreed with DGC at the time of the assessment. However, as a precaution a number of properties outside the 2km study area (and within 5km) have been included where they may be views of the Proposed Development. There are no residential properties in East Ayrshire within the study area.

1.1.4 Those properties included in the assessment are limited to those properties which can be identified on the Ordnance Survey 1:25,000 scale map and are overlapped by the Zone of Theoretical Visibility (ZTV) as shown in **Figure 9.21a**. The assessment has been informed by site visits, observing the properties from public locations and through the examination of publicly available aerial and ground level photography as well as map based data, the production of ZTV plots and visualisations such as wirelines. As such the assessment represents an informed judgement of the likely visual effects and the consequential effects on residential visual amenity.

1.1.5 The assessment allows for the screening effects of vegetation with the following caveats:

- Forestry screening is subject to forestry management and the assessment allows for either no forestry screening or maximum forestry screening, representing the two extremes likely to affect the view during the 35 year operational period of the Proposed Development;
- Woodland and hedgerow screening – Where this includes mature, long standing mixed or broadleaved woodland a degree of permanence has been assumed in the assessment;
- Individual trees – Where these are mature a degree of permanence has been assumed in the assessment. However, this is subject to the long term retention of

individual trees that would need to be assessed on a case by case basis, which is beyond the scope of this assessment; and

- Garden vegetation has been assumed to have a degree of permanence. In the event that it is removed and replanted, most garden shrubs / hedges are reasonably quick to re-establish or are replaced on a piecemeal basis.

1.1.6 The assessment takes account of the likely views from the ground floors of properties and main garden areas but excludes upper floors and other land that may be connected with the property.

1.1.7 The sensitivity of individual residential receptors is assessed as *High* in each case.

1.1.8 The assessment also considered the effects of cumulative wind farm development, taking account of the Proposed Development as well as other existing, consented and application wind farms within 10km.

1.1.9 Other factors affecting residential amenity such as noise and shadow flicker are not considered as part of this assessment and can be found in **Chapter 7** and **Chapter 8** respectively.

1.1.10 Visualisations are illustrated for each property in **Figure 9.21b-u.**

## 1.2 Residential Visual Amenity Assessment

1.2.1 There is one residential property (Polskoech) within 2km of the Proposed Development.

1.2.2 There are 2 properties within the study area which are uninhabitable / non-residential, and these have been excluded from the assessment as follows:

- Lorg - an involved property located within the Development Site itself, has been empty for a long period of time and is not currently habitable. The landowner has confirmed that this property will not be inhabited during the lifetime of the Proposed Development; and
- Polskeoch Bothy - is available for use by walkers as a shelter. It does not have running water or sanitation.

1.2.3 A further location (Property 10) at 'Sauchs' had been granted planning permission for a house and barn which has now lapsed and a further application for renewal of permission was withdrawn in June 2014 (Ref: 12/P/2/0031). It is therefore excluded from the assessment.

1.2.4 Each of these property locations are illustrated in Figure 9.21a. A summary of the assessment is provided in Table 9C.1 and a detailed assessment record for each of these properties is provided in Table 9C.2.

1.2.5 In summary, none of the 12 residential properties included in the RVAA would be unacceptably affected by the Proposed Development in terms of their residential visual amenity. This is due largely to the intervening distance, partial 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' to the extent that it would become an unattractive place to live when judged objectively and in the public interest, on an individual basis or cumulatively.

1.2.6 Seven of the residential properties within 5km (Polskeoch, Nether Holm of Dalquhairn, Craigythorn Croft, Corlae Byre 1 and 2, Dalgonar, Polcheskie Brae and Strahanna Farm) would experience a significant visual effect due to the Proposed Development. Polskoech is the only property within 2km of the Proposed Development whilst the remaining six

properties are between 2-5km distance from the Proposed Development. The remaining five properties within 5km would not be significantly affected, although residents and visitors accessing Upper Holm of Dalquhairn would experience significant views of the Proposed Development from the long access track to the property.

1.2.7 The effect of aviation warning lights on the Proposed Development, although theoretically visible from these properties would however not result in a significant effect due to the lighting mitigation which would reduce the intensity and luminance of the lights during operation. However, there would be one significant combined cumulative effect on the views from Polkeoch as a result of the application Sanquhar II and Euchanhead wind farms and the Proposed Development. This significant cumulative effect applies only to the scenario of the proposed aviation warning lights operating at maximum intensity in conditions of restricted (poor) visibility of <5km (less than 2% of the time).

1.2.8 The experience of a significant view of the Proposed Development is not the same as an unacceptable effect or indicative of a failure in terms of maintaining residential amenity.

## Table 9C.1 Summary of Residential Visual Amenity Assessment

| Residential Property No. and Name | Distance of property from the nearest turbine (km) | Proposed Development Level of Effect | Comments |
|---|---|---|---|
| **Residential properties within 1km** | | | |
| None | N/A | N/A | N/A |
| **Residential properties within 1-2km** | | | |
| 2. Polskeoch | 1.2 | **Major** | The visual effect from the house and garden would be significant. |
| **Residential properties within 2-3km** | | | |
| 1. Upper Holm of Dalquhairn | 2.4 | Moderate | The visual effect from the house and garden would not be significant. There would be a **Major** and Significant visual effect from the access track to the property. |
| 3. Nether Holm of Dalquhairn* | 2.3 | **Major / Moderate** (winter) | The visual effect from the house and garden would be significant during the winter months only. |
| 4. Craigythorn Croft | 2.5 | **Major / Moderate** | The visual effect from the house and garden would be significant. |
| 5. Corlae | 2.5 | Moderate | The visual effect from the house and garden would not be significant. |
| 6. Corlae Farm | 2.6 | Moderate | The visual effect from the house and garden would not be significant. |

| Residential Property No. and Name | Distance of property from the nearest turbine (km) | Proposed Development Level of Effect | Comments |
|---|---|---|---|
| 7. Corlae Byre 1 and 2 | 2.5 | **Major / Moderate** | The visual effect from the house and garden would be significant. |
| 8. Dalgonar | 2.5 | **Major / Moderate** | The visual effect from the house and garden would be significant. |
| **Residential properties beyond 3km** | | | |
| 9. Auchrae | 3.8 | Minor | There would be no view from the house. The visual effect from the garden would not be significant. |
| 9a. Polcheskie Brae | 3.5 | **Moderate** | The visual effect from the house and garden would be significant. |
| 10. Sauchs | N/A | N/A | Not Assessed |
| 11. Strahanna Farm | 4.7 | **Major / Moderate** | The visual effect from the house and garden would be significant. |
| *Involved property | | | |

## Table 9C.2 Residential Visual Amenity Assessment

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|---|---|---|
| **Figure 9.21b/c** | **Residential Property 1: Upper Holm of Dalquhairn** | |
| **Description** | The two-storey farmhouse with associated farm buildings is located approximately 2.4km to the southwest and southeast of the Proposed Development, at the convergence of Holm Burn and the Water of Ken valley.<br>The main property is orientated south / southwest away from the Proposed Development. The property is accessed via a track off the C35s minor road at Holm of Dalquhairn Bridge. A small garden surrounds the property. The view in **Figures 9.21b/c** illustrate that the property is surrounded by mature trees to the east / northeast and west / northwest. | |
| **Nearest Turbine** | Turbine 1 at approximately 2,378m towards the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline indicates that that up to 14 turbines would be theoretically visible from both the Eastern group to the northeast and the Western group to the northwest (one turbine at full height, six upper towers and hubs, four hubs, and three blades), subject to intervening screening. Mature broadleaved and coniferous trees are likely to partially screen views both groups of turbines from the property and the garden area (**Figure 9.21b/c**) towards the Proposed Development (*Low* magnitude during the winter). It is likely that the proposed turbines would be more densely screened during the summer months (*Very Low* magnitude). A further visual effect (*High-Medium* magnitude) would be gained from the long access track to this property.<br>Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change would at most be *Low* (winter) to *Very Low* (summer) from the property and garden area, and *High-Medium* from the long access track.<br>**Aviation warning lights:**<br>Up to five nacelle aviation warning lights (T1, T2, T12, T13, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low-Very Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Euchanhead Wind Farm may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes and construction activities during construction and decommissioning.<br>The magnitude of change would range from *Zero to Low – Very Low / High - Medium*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | From the house and garden: Low (in winter) to Very Low (in summer). |
| | **Level of Effect** | From the house and garden: **Moderate** and Not Significant (in winter) reducing to **Moderate to Minor** and Not Significant (in summer).<br>There would be a **Major** and Significant effect viewed from the access track to this property. |
| | **Type of Effect** | Long term (reversible), direct and negative. |

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

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

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| **Cumulative Magnitude** | **Existing Wind Farms:** *Very Low*<br>Windy Rig would be partially visible to the west at approximately 3km distance but would be heavily filtered by vegetation (Very Low magnitude). A small number of Windy Standard turbines would also be theoretically visible at approximately 4km distance to the northwest heavily filtered by existing vegetation (Very Low magnitude).<br>**Consented Wind Farms:** *Zero*<br>Cornharrow blade tips to the southeast would be screened by intervening vegetation (Zero magnitude).<br>**Application Wind Farms:** *Very Low*<br>A hub and blade tip of Euchanhead would be theoretically visible in conjunction with the Proposed Development (Eastern group) at 3km but would be filtered by intervening vegetation (Very Low magnitude). |
| **Scenario 1** | |
| **Combined effect** | From the house and garden: **Moderate** (winter) reducing to **Moderate to Minor** (summer) and Not Significant. |
| **Additional effect** | From the house and garden: **Moderate** (winter) reducing to **Moderate to Minor** (summer) and Not Significant. |
| | **Additional Magnitude:** Low to Very Low **Combined Magnitude:** Low to Very Low |
| **Scenario 2** | |
| **Combined effect** | From the house and garden: **Moderate** (winter) reducing to **Moderate to Minor** (summer) and Not Significant. |
| **Additional effect** | From the house and garden: **Moderate** (winter) reducing to **Moderate to Minor** (summer) and Not Significant. |
| | **Additional Magnitude:** Low to Very Low **Combined Magnitude:** Low to Very Low |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. |
| **RVAA** | The visual effect on the property (house and garden) would not be significant in respect of the Proposed Development alone or cumulatively. However, there would be a significant visual effect from the access track to the property as a result of the Proposed Development alone.<br>In terms of the residential visual amenity, taking account of other cumulative development, screening by mature vegetation and the views from the access to the property, the Proposed Development 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 Proposed Development would be largely screened by intervening vegetation. |

| Figure 9.21d-g | Residential Property 2: Polskeoch | |
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| **Description** | Polskeoch is a bungalow with a conservatory and detached garage, located 1.2km to the north and east of the Proposed Development.<br>The main property is orientated broadly north / south with the main views and conservatory window viewing southeast across the valley towards Wether Hill. A garden surrounds the house with some associated evergreen trees and shrubs. The garage is located to the southwest of the house. **Figure 9.21d-g** illustrates the view from just outside the property. | |
| **Nearest Turbine** | Turbine 10 at approximately 1,201m towards the south (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline indicates that 12 turbines would be theoretically visible from the property. The Eastern group, comprising ten of the proposed turbines would be theoretically visible from the property and garden subject to intervening screening. The Western group would be theoretically visible as 2 blade tips to the west but would be screened by intervening vegetation. The orientation of the property means that it is likely that views of the Eastern group of turbines would be available from within the property, affecting the south of the property and the main windows on this side. Intervening garden vegetation would partially screen some of the proposed turbines, with the remaining turbines visible slightly obliquely to the south, beyond forestry on the skyline and beyond the other side of the valley. The property would be unaffected by the Western group of turbines due to intervening landform and vegetation.<br>Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change at most would be *High* regardless of season.<br>**Aviation warning lights:**<br>Up to five nacelle aviation warning lights (T1, T2, T8, T9, 10 – Eastern group only) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant.<br>Aviation warning lights from the application Sanquhar II and Euchanhead wind farms would also be visible in combination with the Proposed Development, and this is likely to result in a significant combined cumulative night-time visual effect. This significant cumulative effect applies only to the scenario of the proposed aviation warning lights operating at maximum intensity in conditions of restricted (poor) visibility of <5km (less than 2% of the time).<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes and construction activities during construction and decommissioning.<br>The magnitude of change would range from *Zero to High*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | High |
| | **Level of Effect** | **Major** and Significant |

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|---|---|
| **Type of Effect** | Long term (reversible), direct and negative. |

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

(The assessment takes account of a 360° FoV from this location).

| | |
|---|---|
| **Cumulative Magnitude** | **Existing Wind Farms:** *N/A*<br>There are no existing wind farms visible from the property.<br>**Consented Wind Farms:** *N/A*<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *High*<br>Euchanhead would be visible affecting a 180° horizontal FoV from the property alongside Sanquhar II affecting ~190° horizontal FoV at between 0.8km to 1.1km distance (both High magnitude). Shepherd's Rig would be theoretically visible at a distance of approximately 9.1km to the southwest but would be largely screened by intervening forestry (Zero magnitude). |
| **Scenario 1:** | |
| **Combined effect** | N/A |
| **Additional effect** | N/A |
| | **Additional Magnitude:** N/A **Combined Magnitude:** N/A |
| **Scenario 2:** | |
| **Combined effect** | **Major** and Significant (due to the Proposed Development, Euchanhead and Sanquhar II) |
| **Additional effect** | **Major** and Significant |
| | **Additional Magnitude:** High **Combined Magnitude:** High |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. |
| **RVAA** | The visual effect on the property would be significant in respect of the Proposed Development alone and cumulatively with Euchanhead and Sanquhar II (including night-time cumulatively). No turbine of the Proposed Development would be less than 1.2km.<br>In terms of the overall residential visual amenity, taking account of other cumulative development, intervening screening and the views from the access to this property, the Proposed Development 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 1.2km), and the partial screening effect of intervening garden vegetation and forestry. |

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| **Figure 9.21h-i** | **Residential Property 3: Nether Holm of Dalquhairn** | |
| **Description** | This two-storey farmhouse with associated farm buildings is located 2.3km o the southwest and southeast of the Proposed Development. The farmhouse is surrounded by gardens and orientated to the south / southwest along the Water of Ken valley and away from the Proposed Development. The northeast elevation (three ground floor windows) faces in the direction of the Proposed Development (Eastern group), however, these are likely to be partially screened and filtered by mature deciduous trees, shrubs and hedgerows. The property is accessed via a track off the C35s minor road at Holm of Dalquhairn Bridge. | |
| **Nearest Turbine** | Turbine 1 at approximately 2,273m to the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline illustrated in **Figure 9.21h-i** indicates that up to 15 turbines would be theoretically visible from the property. The Eastern group, comprising ten of the proposed turbines (seven hubs, two blades and one blade tip) would be theoretically visible to the northeast from the property and garden subject to intervening screening such that there would be some filtered views of turbines from parts of the garden, varying according to season / presence of deciduous vegetation. The Western group (three hubs and two blades) would be theoretically visible to the northwest but would be screened by intervening buildings and vegetation.<br>Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change at most would be *Low* (summer) increasing to *Medium-Low* (winter) for the Eastern group.<br>The level of effect would not be significant in the summer due to the limited visibility of the turbines behind dense vegetation and the orientation of the property away from the Proposed Development in main views.<br>**Aviation warning lights:**<br>Up to four nacelle aviation warning lights (T1, T2, T9, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low-Very Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Euchanhead Wind Farm may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes and construction activity during construction and decommissioning.<br>The magnitude of change would be *Low (Medium-Low in winter) to Zero*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Low (summer) increasing to Medium-Low (winter) |
| | **Level of Effect** | **Moderate** and Not Significant (summer)<br>**Major / Moderate** and Significant (winter) |
| | **Type of Effect** | Long term (reversible), direct and negative. |

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

(The assessment takes account of a 360° FoV from this location).

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| **Cumulative Magnitude** | **Existing Wind Farms:** *Zero*<br>Windy Rig would be theoretically visible to the northwest at approximately 3km distance alongside Windy Standard at approximately 3.9km distance but would be screened by outbuildings and vegetation (Zero magnitude).<br>**Consented Wind Farms:** *Zero*<br>Cornharrow blade tips to the southeast would be screened by intervening vegetation (Zero magnitude).<br>**Application Wind Farms:** *Low-Very Low*<br>A hub and two blades of Euchanhead would be theoretically visible in conjunction with the Proposed Development (Eastern group) at 3.3km but would be filtered by intervening vegetation (Low-Very Low magnitude). |
| **Scenario 1:** | |
| **Combined effect** | N/A |
| **Additional effect** | N/A |
| | **Additional Magnitude:** N/A **Combined Magnitude:** N/A |
| **Type of Effect** | N/A |
| **Scenario 2:** | |
| **Combined effect** | **Moderate** and Not Significant (summer) to **Major / Moderate** and Significant (winter) (due to the Proposed Development)<br>**Moderate** and Not Significant (summer) to **Major / Moderate** and Significant (winter) |
| **Additional effect** | **Additional Magnitude:** Low / Medium-Low **Combined Magnitude:** Low / Medium-Low |
| **RVAA** | The visual effect on the property be significant in respect of the Proposed Development during the winter months. No turbine would be less than 2.2km from the property.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development 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 partial screening effect of intervening vegetation. |

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| **Figure 9.21j-k** | **Residential Property 4: Craigythorn Croft** |
| **Description** | Craigythorn Croft is a two-storey property with an extensive glass-walled extension to the rear located 2.5km to the southwest and southeast of the Proposed Development. The front of the property is orientated to the east / southeast away from the Proposed Development. Large polytunnels and an outbuilding are located to the east and north of the property. |
| **Nearest Turbine** | Turbine 2 at approximately 2,503m towards the northeast (Eastern group) from the viewpoint location. |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline illustrated in **Figure 9.21j-k** indicates that up to ten turbines would be theoretically visible from the property. The Eastern group, comprising 5 of the proposed turbines (two hubs, two blades and two blade tips) would be theoretically visible to the northeast from the property and garden but would be mostly screened by intervening coniferous forestry such that potentially blades or tips would be visible. Even if the forestry is felled, young foreground trees would mostly screen the majority of the turbines. The Western group (five hubs) would be visible to the north on the skyline of the view with towers partially screened by intervening landform affecting approximately 24° of the horizontal FoV.<br>Other infrastructure associated with the Proposed Development including a met mast and a small section of the access tracks would be visible.<br>The magnitude of change at most would be *Medium*.<br>**Aviation warning lights:**<br>Up to six nacelle aviation warning lights (T1, T2, T11, T12, T13, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>Views of cranes during construction and decommissioning would be visible for the Western group. The magnitude of change would range from *Zero to Medium*. |
| **Assessment** | **Sensitivity** High<br>**Magnitude** Medium<br>**Level of Effect** **Major / Moderate** and Significant<br>**Type of Effect** Long term (reversible), direct and negative. |
| **Cumulative Assessment: Existing + Consented + Application wind farms and the Proposed Development**<br>(The assessment takes account of a 360° FoV from this location). | |
| **Cumulative Magnitude** | **Existing Wind Farms:** *N/A*<br>There are no existing wind farms visible from this property. |

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| | **Consented Wind Farms:** *N/A*<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *Medium*<br>Euchanhead would be partially visible to the north at 3.7km distance (Medium magnitude). Sanquhar II would be visible behind Euchanhead at 5.5km distance (Low magnitude). Shepherd's Rig would be partially screened by intervening vegetation and landform at 4.1km distance to the southwest (Low magnitude). | | | |
| **Scenario 1:** | | | | |
| **Combined effect** | N/A | | | |
| **Additional effect** | N/A | | | |
| | **Additional Magnitude:** | N/A | **Combined Magnitude:** | N/A |
| **Type of Effect** | N/A. | | | |
| **Scenario 2:** | | | | |
| **Combined effect** | **Major / Moderate** and Significant (due to the Proposed Development and Euchanhead) | | | |
| **Additional effect** | **Major / Moderate** and Significant | | | |
| | **Additional Magnitude:** | Medium | **Combined Magnitude:** | Medium |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. | | | |
| **RVAA** | The visual effect of the Proposed development in views from some parts of this property would be significant alone and cumulatively with the Euchanhead application. No turbine of the Proposed Development would be less than 2.5km distance from the property.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening forestry screening, the Proposed Development 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), the screening effect of intervening vegetation and the oblique nature of views. | | | |

| Figure 9.21l-m | Residential Property 5: Corlae | |
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| **Description** | Corlae is a two-storey property located 2.5km to the southwest and southeast of the Proposed Development.<br>The front of the property is orientated to the east away the Proposed Development. A garden with mature deciduous trees surrounds the house. The west elevation of the house overlooks onto the C35s minor road and onto Corlae Byre 1 and 2 with the rising forested landform beyond. The main views are across the lower lying valley to the west. | |
| **Nearest Turbine** | Turbine 2 at approximately 2,568m towards the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wirelines illustrated in **Figure 9.21l-m** indicate that up to 12 turbines would be theoretically visible from the property. The Eastern group, comprising seven of the proposed turbines (two hubs, four blades and one blade tip) would be theoretically visible to the northeast from the property and garden but would be mostly screened by intervening landform and coniferous forestry such that potentially blades or tips would be visible. The Western group (five hubs) would be theoretically visible to the north on the skyline of the view with towers partially screened by intervening landform but would be largely screened by intervening vegetation. Even in the winter, these views would be limited.<br>Other infrastructure associated with the Proposed Development including the met mast and a small section of access tracks may be visible subject to further intervening screening.<br>The magnitude of change at most would be *Low (*winter) reducing to *Very Low* (summer).<br>The level of effect would be **Moderate** and not significant due to the limited visibility of the turbines behind dense vegetation and the orientation of the property away from the Proposed Development in main views.<br>**Aviation warning lights:**<br>Up to six nacelle aviation warning lights (T1, T2, T11, T12, T13, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low-Very Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes during construction and decommissioning.<br>The magnitude of change would range from *Zero to Low to Very Low*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Low (winter) reducing to Very Low (summer) |
| | **Level of Effect** | **Moderate** and Not Significant |
| | **Type of Effect** | Long term (reversible), direct and negative. |

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

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

| | | | | |
|---|---|---|---|---|
| **Cumulative Magnitude** | **Existing Wind Farms:** *N/A*<br>There are no existing wind farms visible from this location.<br>**Consented Wind Farms:** *N/A*<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *Low-Very Low*<br>Euchanhead would be partially visible to the north at 3.8 km distance but would be partially screened by intervening vegetation (Low-Very Low magnitude). Sanquhar II would be visible behind Euchanhead at 5.6km distance also screened by intervening vegetation (Very Low magnitude). Shepherd's Rig would be mostly screened by intervening vegetation, buildings and landform at 3.9km distance to the southwest (Very Low magnitude). | | | |
| **Scenario 1:** | | | | |
| **Combined effect** | N/A | | | |
| **Additional effect** | N/A | | | |
| | **Additional Magnitude:** | N/A | **Combined Magnitude:** | N/A |
| **Type of Effect** | N/A | | | |
| **Scenario 2:** | | | | |
| **Combined effect** | **Moderate** and Not Significant | | | |
| **Additional effect** | **Moderate** and Not Significant | | | |
| | **Additional Magnitude:** | Low-Very Low | **Combined Magnitude:** | Low-Very Low |
| **RVAA** | The visual effect on the property would not be significant in respect of the Proposed Development alone or cumulatively. No turbine would be less than 2.5km distance from the property.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development 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), the screening effect of intervening vegetation and the oblique nature of views. | | | |

| Figure 9.21n-o | Residential Property 6: Corlae Farm | |
|---|---|---|
| **Description** | Corlae Farm is a two-storey property located 2.6km to the southwest and southeast of the Proposed Development. The front of the property is orientated to the south away the Proposed Development. A garden with mature deciduous trees surrounds the house to the south and west. The property, Corlae is located to the immediate north of these trees. The east elevation of the house looks onto the C35s minor road and property Corlae Bryre 1 and 2 with the rising forested landform beyond. | |
| **Nearest Turbine** | Turbine 2 at approximately 2,587m towards the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wirelines illustrated in **Figure 9.21n-o** indicates that up to 12 turbines would be theoretically visible from the property. The Eastern group, comprising seven of the proposed turbines (two hubs, four blades and a blade tip) would be theoretically visible to the northeast from the property but would largely screened by intervening vegetation and the property Corlae Byre 1 and 2. The Western group (five hubs) would be theoretically visible to the north on the skyline of the view with towers partially screened by intervening landform but would be largely screened by intervening buildings and vegetation.<br>Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change at most, would be *Low*.<br>The level of effect would be **Moderate** and not significant due to the limited visibility of the turbines behind dense vegetation, other buildings and the orientation of the property away from the Proposed Development in main views.<br>**Aviation warning lights:**<br>Up to seven nacelle aviation warning lights (T1, T2, T8, T11, T12, T13, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Very Low* and level of effect **Minor** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would also be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>Views of cranes during construction and decommissioning are likely to be screened by forestry and intervening vegetation.<br>The magnitude of change 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. |

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

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

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| **Cumulative Magnitude** | **Existing Wind Farms:** *N/A*<br>There are no existing wind farms visible from this location.<br>**Consented Wind Farms:** *N/A*<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *Low*<br>Euchanhead would be partially visible to the north at 3.8km distance but would be screened by intervening vegetation (Low magnitude). Sanquhar II would be visible behind Euchanhead at 5.7km distance also screened by intervening vegetation (Very Low magnitude). Shepherd's Rig would be partially screened by intervening vegetation, buildings and landform at 3.9km distance to the southwest (Low magnitude). | | | |
| **Scenario 1:** | | | | |
| **Combined effect** | N/A | | | |
| **Additional effect** | N/A | | | |
| | **Additional Magnitude:** | N/A | **Combined Magnitude:** | N/A |
| **Type of Effect** | N/A | | | |
| **Scenario 2:** | | | | |
| **Combined effect** | **Moderate** and Not Significant | | | |
| **Additional effect** | **Moderate** and Not Significant | | | |
| | **Additional Magnitude:** | Low | **Combined Magnitude:** | Low |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. | | | |
| **RVAA** | The visual effect on the property would not be significant in respect of the Proposed Development alone or cumulatively. No turbine would be less than 2.6km distance from the property.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development 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), the screening effect of intervening vegetation and other buildings and the oblique nature of views. | | | |

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| **Figure 9.21p-q** | **Residential Property 7: Corlae Byre 1 and 2** | |
| **Description** | There are two residential properties at Corlae Byre (Corlae Byre 1 and 2) which form part of a semi-detached property 2.5km southwest and southeast of the Proposed Development. The properties are orientated to the west / northwest across the Water of Ken valley. The rear garden, located to the east, would be contained by surrounding landform and intervening vegetation and forestry. | |
| **Nearest Turbine** | Turbine 2 at approximately 2,554m towards the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wirelines illustrated in **Figure 9.21p-q** indicate that up to 12 turbines would be theoretically visible from the properties. The Eastern group, comprising seven of the proposed turbines (two hubs, four blades and a blade tip) would be theoretically visible to the northeast from the properties and garden but would largely screened by intervening vegetation and forestry. The Western group (five hubs) would be visible to the north on the skyline of the view with towers partially screened by intervening landform and turbines partially screened by vegetation.<br>Other infrastructure associated with the Proposed Development including the met mast and part of the access tracks would be partially visible.<br>The magnitude of change would be *Medium-Low*.<br>**Aviation warning lights:**<br>Up to six nacelle aviation warning lights (T1, T2, T11, T12, T13, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes during construction and decommissioning. The magnitude of change from the property would range from *Zero to Medium-Low*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Medium-Low |
| | **Level of Effect** | **Major / Moderate** and Significant |
| | **Type of Effect** | Long term (reversible), direct and negative. |
| **Cumulative Assessment: Existing + Consented + Application wind farms and the Proposed Development**<br>(The assessment takes account of a 360° FoV from this property). | | |
| **Cumulative Magnitude** | **Existing Wind Farms:** *N/A*<br>There are no existing wind farms visible from the properties. | |

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| | **Consented Wind Farms:** *N/A*<br>There are no consented wind farms visible from the properties.<br>**Application Wind Farms:** *Low*<br>Euchanhead would be partially visible to the north at 3.8km distance but would be screened by intervening vegetation (Very Low magnitude). Sanquhar II would be visible behind Euchanhead at 5.6km distance also screened by intervening vegetation (Very Low to Zero magnitude). Shepherd's Rig would be partially screened by intervening vegetation, buildings and landform at 3.9km distance to the southwest (Low magnitude). | | | |
| **Scenario 1:**<br>**Combined effect**<br>**Additional effect** | N/A<br>N/A | | | |
| | **Additional Magnitude:** | N/A | **Combined Magnitude:** | N/A |
| **Type of Effect** | N/A | | | |
| **Scenario 2:**<br>**Combined effect**<br>**Additional effect** | **Major / Moderate** and Significant (due to the Proposed Development)<br>**Major / Moderate** and Significant | | | |
| | **Additional Magnitude:** | Low | **Combined Magnitude:** | Low |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. | | | |
| **RVAA** | The visual effect on the properties would be significant in respect of the Proposed Development (Western group) alone and cumulatively. No turbine would be less than 2.5km distance from the properties.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development would not affect the living standards of the properties 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), the screening effect of intervening vegetation, buildings and topography, orientation of the properties and the oblique nature of views. | | | |

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| **Figure 9.21r** | **Residential Property 8: Dalgonar** | |
| **Description** | Dalgonar is a two-storey property located 2.5km to the northeast of the Proposed Development. The main house is orientated to the southeast away from the Proposed Development. A garden surrounds the house and a terraced patio has been constructed on the south-westerly side of the property with views towards the Proposed Development. | |
| **Nearest Turbine** | Turbine 10 at approximately 2,482m towards the southwest (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline illustrated in **Figure 9.21r** indicates that 10 of the proposed turbines from the Eastern group (three towers and hubs, nine hubs and one blade) would be theoretically visible from the southwest elevation of the property and parts of the garden. The Western group would be completely screened by intervening landform.<br>Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change would be *Medium*.<br>**Aviation warning lights:**<br>Up to five nacelle aviation warning lights (T1, T2, T8, T9, T10: Eastern group; Western group not visible) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 200-175cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 20-18cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes and construction activity during construction and decommissioning.<br>The magnitude of change would be *Medium to Zero*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Medium |
| | **Level of Effect** | **Major / Moderate** and Significant. |
| | **Type of Effect** | Long term (reversible), direct and negative. |

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

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

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| **Cumulative Magnitude** | **Existing Wind Farms:**<br>There are no existing wind farms visible from the property.<br>**Consented Wind Farms:**<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *High* |

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| | Sanquhar II would be visible affecting a ~250° horizontal FoV at 822m distance (High magnitude), Euchanhead would be visible to the fore of the Proposed Development affecting a 81° horizontal FoV at 1.8km distance (High magnitude). | | | |
| **Scenario 1:** | | | | |
| **Combined effect** | N/A | | | |
| **Additional effect** | N/A | | | |
| | **Additional Magnitude:** | N/A | **Combined Magnitude:** | N/A |
| **Type of Effect** | N/A | | | |
| **Scenario 2:** | | | | |
| **Combined effect** | **Major** and Significant (due to Sanquhar II, Euchanhead and the Proposed Development). | | | |
| **Additional effect** | **Major / Moderate** and Significant. | | | |
| | **Additional Magnitude:** | Medium | **Combined Magnitude:** | High |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. | | | |
| **RVAA** | The visual effect on the property would be significant as a result of Proposed Development alone and cumulatively with Euchanhead and Sanquhar II application wind farms. No turbine of the Proposed Development would be less than 2.5km distance from the property.<br>In terms of the overall residential visual amenity and intervening screening, the Proposed Development 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 the partial screening effect of intervening landform, vegetation and forestry. | | | |

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| **Figure 9.21s** | **Residential Property 9: Auchrae** | |
| **Description** | Auchrae is a two-storey farmhouse with associated buildings located 3.8km to the southwest of the Proposed Development. The main house is orientated to the west / northwest across the Water of Ken valley. The landform rises to the east and northeast of the house with semi-mature and young plantation forestry. The main garden is located to the east and south of the property. | |
| **Nearest Turbine** | Turbine 2 at approximately 3,843m towards the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change (Proposed Development only)** | **Whilst in Operation:**<br>The wireline illustrated in **Figure 9.21s** indicates that up to ten turbines would be theoretically visible from the property. The Eastern group, comprising seven of the proposed turbines (two hubs, five blades) would be theoretically visible to the northeast from the property and garden but would screened by intervening farm buildings and vegetation. The Western group comprising three turbines (two hubs and one blade tip) would be theoretically visible to the north on the skyline of the view but would be screened by intervening buildings and vegetation. Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change would at most, be *Very Low*.<br>**Aviation warning lights:**<br>Up to two nacelle aviation warning lights (T1, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Very Low* and level of effect **Minor** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would also be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There may be some views of cranes during construction and decommissioning, however, these are likely to be screened by buildings and intervening vegetation.<br>The magnitude of change would range from Zero to Very Low. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Very Low |
| | **Level of Effect** | **Minor** and Not Significant |
| | **Type of Effect** | Long term (reversible), direct and neutral. |

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

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

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| **Cumulative Magnitude** | **Existing Wind Farms:**<br>There are no existing wind farms visible from the property. |

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| | **Consented Wind Farms:**<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *Medium*<br>Euchanhead would be partially visible to the north at 5km distance (Medium magnitude) and Sanquhar II would be visible mostly as blades and three hubs behind Euchanhead at 6.9km distance (Low-Very Low magnitude). Shepherd's Rig would be visible along the valley to the southwest at approximately 2.7km distance, slightly filtered through intervening garden vegetation (Medium magnitude). | | | |
| **Scenario 1:** | | | | |
| **Combined effect** | N/A | | | |
| **Additional effect** | N/A | | | |
| | **Additional Magnitude:** | N/A | **Combined Magnitude:** | N/A |
| **Type of Effect** | N/A | | | |
| **Scenario 2:** | | | | |
| **Combined effect** | **Major / Moderate** and Significant (due to Shepherd's Rig and Euchanhead) | | | |
| **Additional effect** | **Minor** and Not Significant | | | |
| | **Additional Magnitude:** | Very Low | **Combined Magnitude:** | Medium |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. | | | |
| **RVAA** | The visual effect on the property would not be significant in respect of the Proposed Development alone and cumulatively (the Proposed Development would not be visible from the house) however there would be significant cumulative effects due to the application Euchanhead and Shepherd's Rig wind farms.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development 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 3.8km), the screening of intervening vegetation and buildings, and the oblique nature of views. | | | |

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| **Figure 9.21t** | **Residential Property 9a: Polcheskie Brae** | |
| **Description** | Polcheskie Brae is a static caravan with associated polytunnels and farm outbuildings located 3.5km to the southwest and southeast of the Proposed Development. The main views from the static caravan are orientated to the north along the Water of Ken valley and west across the Water of Ken. The landform gently rises to the east of the property with semi-mature and young mixed scrub and trees bordering the property along the road behind a timber fence line. Although grounds surround the property to the south, west and north, the main garden area is located to the north and west of the property. | |
| **Nearest Turbine** | Turbine 2 at approximately 3,561m towards the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline illustrated in **Figure 9.21t** indicates that up to 13 turbines would be theoretically visible from the property. The Eastern group, comprising nine of the proposed turbines (four hubs, three blades and two blade tips) would be theoretically visible to the northeast from the property and garden but would partially screened by intervening vegetation such that two hubs would be visible. The Western group comprising four turbines (two hubs and two blade tips) would be visible to the north on the skyline of the view with towers partially screened by intervening and turbines partially screened by vegetation such that two hubs would be visible. Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change would be *Low*.<br>The level of effect would be **Moderate** and Significant as the proposed turbines would be visible in the main view from the property along the valley and would appear as new features in the view.<br>**Aviation warning lights:**<br>Up to three nacelle aviation warning lights (T1, T2, T15) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Low-Very Low* and level of effect **Moderate** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would also be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes during construction and decommissioning, however, these are likely to be partially screened by buildings and intervening vegetation.<br>The magnitude of change would range from *Zero to Low*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Low |
| | **Level of Effect** | **Moderate** and Significant |
| | **Type of Effect** | Long term (reversible), direct and negative. |

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

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

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| **Cumulative Magnitude** | **Existing Wind Farms:**<br>There are no existing wind farms visible from the property.<br>**Consented Wind Farms:**<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *Medium*<br>Euchanhead would be partially visible to the north at approximately 4.8km distance (Medium magnitude) and Sanquhar II would be visible behind Euchanhead at 6.6km (Low-Very Low magnitude). Shepherd's Rig would be theoretically visible along the valley to the southwest at approximately 2.9km distance, however, the turbines would be filtered through intervening vegetation and buildings at an oblique angle from the static caravan with slightly less filtered views from the gardens and grounds (Medium-Low magnitude). |
| **Scenario 1:** | |
| **Combined effect** | N/A |
| **Additional effect** | N/A |
| | **Additional Magnitude:** N/A **Combined Magnitude:** N/A |
| **Type of Effect** | N/A |
| **Scenario 2:** | |
| **Combined effect** | **Major / Moderate** and Significant (due to Shepherd's Rig, Euchanhead and the Proposed Development) |
| **Additional effect** | **Moderate** and Significant |
| | **Additional Magnitude:** Low **Combined Magnitude:** Medium |
| **Type of Effect** | Long term (reversible), direct and negative. |
| **RVAA** | The visual effect on the property would be significant in respect of the Proposed Development alone and cumulatively due to the Euchanhead and Shepherd's Rig Wind Farm applications. No turbine of the Proposed Development would be less than 3.5km distance from the property.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development 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 3.5km), the screening of intervening vegetation and buildings and the Proposed Development appearing beyond the forested slopes of the valley with the primary view along the Water of Ken valley largely unaffected by the Proposed Development. |

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| | **Residential Property 10: Sauchs** |

Sauchs had been granted planning permission for a house and barn which has now lapsed and a further application for renewal of permission was withdrawn in June 2014 (Ref: 12/P/2/0031). It is therefore not assessed.

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| **Figure 9.21u** | **Residential Property 11: Strathanna Farm** | |
| **Description** | Strahanna Farm is a single storey property located 4.7km distance to the southwest and south of the Proposed Development. It is run as a B&B (River Ken Cottage) and also provides holiday cottages (not included in this assessment). The front door of the property is orientated to the northeast, recessed in the 'U' shape of the building. There is a conservatory which is located to the southwest of the property and would have no view of the Proposed Development. Large trees in the garden area and across the road from the property would screen some views of the Proposed Development from the garden areas. | |
| **Nearest Turbine** | Turbine 2 at 4,696m to the northeast (Eastern group) from the viewpoint location. | |
| **Magnitude of Change** (Proposed Development only) | **Whilst in Operation:**<br>The wireline illustrated in **Figure 9.21u** indicates that up to 11 turbines would be theoretically visible from the property. The Eastern group, comprising ten of the proposed turbines (five hubs, five blades) would be theoretically visible to the northeast from the property and garden but would be heavily filtered by intervening vegetation. The Western group comprising one blade tip would be theoretically visible to the north on the skyline of the view but would be screened by intervening vegetation.<br>Other infrastructure associated with the Proposed Development would not be visible.<br>The magnitude of change would be *Medium-Low* (winter) to *Low* (summer).<br>**Aviation warning lights:**<br>Up to three nacelle aviation warning lights (T1, T2, T8 – Eastern group; Western group not visible) would be theoretically visible, subject to further intervening screening, with a maximum light intensity of 175-75cd occurring during periods of poor visibility <5km (likely to occur less than 2% of the time). The magnitude would be *Very Low* and level of effect **Minor** and Not Significant. More typically the light intensity would be reduced to 18-8cd coinciding with periods when the visibility is >5km in all directions (likely to be 98% of the time). The magnitude would also be *Very Low* and the effect of the aviation warning light alone would be **Minor** and Not Significant. Although it is possible that the aviation warning lights from the application Sanquhar II and Euchanhead wind farms may be visible, the Proposed Development would not contribute to a significant cumulative effect.<br>**Whilst Under Construction and Decommissioning:**<br>There would be some views of cranes and construction activity during construction and decommissioning.<br>The magnitude of change would be *Medium-Low to Zero*. | |
| **Assessment** | **Sensitivity** | High |
| | **Magnitude** | Medium-Low (winter) to Low (summer) |
| | **Level of Effect** | **Major / Moderate** and Significant (winter)<br>**Moderate** and Not Significant (summer) |

| | |
|---|---|
| **Type of Effect** | Long term (reversible), direct and negative. |

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

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

| | |
|---|---|
| **Cumulative Magnitude** | **Existing Wind Farms:** *N/A*<br>There are no existing wind farms visible from the property.<br>**Consented Wind Farms:** *N/A*<br>There are no consented wind farms visible from the property.<br>**Application Wind Farms:** *High-Medium*<br>Euchanhead would be partially visible to the north at approximately 5.8km distance and would be partially filtered by intervening vegetation (Medium-Low magnitude) and Sanquhar II would be visible behind Euchanhead at 7.6km distance (Very Low magnitude). Shepherd's Rig would be visible along the valley to the southwest at approximately 1.7km distance, slightly filtered through intervening garden vegetation (High-Medium magnitude). |
| **Scenario 1:** | |
| **Combined effect** | N/A |
| **Additional effect** | N/A |
| | **Additional Magnitude:** N/A **Combined Magnitude:** N/A |
| **Type of Effect** | N/A |
| **Scenario 2:** | |
| **Combined effect** | **Major** and Significant (due to Shepherd's Rig, Euchanhead and the Proposed Development) |
| **Additional effect** | **Moderate** and Not Significant |
| | **Additional Magnitude:** Medium-Low / Low **Combined Magnitude:** High-Medium |
| **Type of Effect** | Long term (reversible), direct, cumulative and negative. |
| **RVAA** | The visual effect on the property would be significant in respect of the Proposed Development alone and cumulatively due to the Euchanhead and Shepherd's Rig Wind Farm applications. No turbine of the Proposed Development would be less than 4.7km distance from the property.<br>In terms of the overall residential visual amenity, taking account of other cumulative development and intervening screening, the Proposed Development 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 4.7km) and the screening effect of intervening vegetation. |