

Appendix 6.4 Residential Visual Amenity Assessment

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Appendix 6.4 Residential Visual Amenity Assessment (RVAA)

Introduction

This Appendix has been prepared to accompany **Chapter 6** LVIA in Volume 1 of the Nisthill Wind Farm (hereafter the Proposed Development) EIA Report. In accordance with the third edition of ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), the LVIA assesses the visual impact of the Proposed Development on public views and public visual amenity.

This Residential Visual Amenity Assessment goes a stage beyond the LVIA by assessing the impact on the visual component of the amenity and enjoyment of dwellings and their gardens which may reasonably be expected. The threshold of reasonable expectation adopted in this, and all such cases is that impacts should not be overwhelming or overbearing. It has been prepared in accordance with the Landscape Institute’s Technical Guidance Note 2/19 ‘Residential Visual Amenity Assessment’ (RVAA). This guidance sets out the ‘Steps’ to be followed when undertaking a RVAA and highlights how it should be informed by the principles and processes of GLVIA3. The purpose of the RVAA is to identify those properties where the effect of the Proposed Development leads to the ‘Residential Visual Amenity Threshold’ being reached or, in other words, where the effect could be described as overwhelming or overbearing.

This RVAA assesses the likely effects of the Proposed Development on the visual component of residential amenity relating to individual properties within a localised study area. The term ‘residential amenity’ refers to the living conditions at a house, including its gardens and domestic curtilage, which are commonly interpreted to include visual amenity, noise amenity and other factors such as shadow flicker. In a RVAA, such as this, Optimised Environments Ltd (OPEN) deals only with the visual amenity aspect of residential amenity, as this is its area of expertise. The effect on noise and shadow flicker are assessed in Volume 1 of the EIA Report in **Chapters 10 and 15** respectively.

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

Approach

The approach set out in the Technical Guidance is based on the four following Steps:

- **Step 1:** Definition of the study area and scope of the assessment, informed by the description of the Proposed Development, defining the study area extent and scope of the assessment with respect to the properties to be included.
- **Step 2:** Evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the Proposed Development proposed.
- **Step 3:** Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.
- **Step 4:** Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.

Step 1

Step 1 involves defining the extent of the study area and establishing the scope of the assessment. In respect of defining the extent of the study area, Landscape Institute Technical Guidance Note presents the following advice, ‘When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5 to 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA.’

In line with this guidance, the study area for the Proposed Development has been drawn out to the larger 2 km radius recommended. Whilst it is recognised that there are further residential properties beyond 2 km that may also experience a significant visual effect, the Technical Guidance Note explains that the ‘exceptionally large’ study areas of up to 3 km are disproportionate further stating that ‘The logic for these (exceptionally) large study areas was based on certain findings of LVIA’s which identified significant visual effects from ‘settlements’ or from clusters of residential properties within this range. This fails to recognise that RVAA is a stage beyond LVIA. Consequently, many RVAA’s, including those of windfarms with large turbines (150m and taller), have included disproportionately extensive study areas incorporating too many properties. This appears to be based on the misconception that if a significant effect has been identified in the LVIA adjacent to a property at 2.5km it will also potentially lead to reaching the Residential Visual Amenity Threshold.’

Within the 2 km study area, 56 residential properties have been identified using Ordnance Survey Address Point data and then verified in the field. These are individually numbered in Figure 6.4.0 and listed in Table 6.4.1 below.

The RVAA has been undertaken for both residential properties that appear to be occupied and in use as dwelling houses or residential caravans, as well as those that are currently disused, on the basis that the houses might become reinhabited during the lifetime of the Proposed Development.

The ZTV within this 2 km area shows theoretical visibility is almost continuous across the entire RVAA study area and with four turbines visible from practically all areas. All of the 56 properties lie within the ZTV of the Proposed Development, as shown on **Figure 6.4.0** and have therefore been evaluated and assessed in Step 2 and Step 3.

Table 6.4.1 –Properties within 2 km of the Proposed Development Turbines

ID	Property	Grid Ref		Dist. Nearest turbine (m)
1	Veltan	330278	1027678	549
2	Dale	330286	1027780	599
3	Belmont	330122	1027886	605
4	Lochside Cottage	330335	1028196	893
5	Stonemilders	329903	1028121	760
6	Bokieha	329495	1028365	1047
7	Kelowna	329443	1028380	1078
8	Scruit	330407	1028626	1266

ID	Property	Grid Ref		Dist. Nearest turbine (m)
9	Scruit Garage	330414	1028614	1252
10	Surtadale	330139	1028970	1637
11	Viewforth	329374	1028417	1138
12	Finties	329261	1028322	1102
13	Slinghorn	329177	1028365	1183
14	Myres	329439	1027815	583
15	Newhouse	329570	1028108	780
16	Nisthouse	329666	1026856	530
17	Mucklehouse	330034	1026607	403
18	Hundland	330018	1026575	438
19	Hunchaquooy	328511	1027427	1301
20	Hundland Gallery	329010	1027215	815
21	Hundland Schoolhouse	329002	1027206	824
22	The Cottage	329085	1027087	777
23	The Longhouse	328825	1026952	1069
24	Insa-Bi-Seatter	328844	1026319	1425
25	Hundasaeter	329685	1025656	1393
26	Vassquooy	330106	1025439	1475
27	Kelda	330194	1025396	1508
28	Skesquooy	330267	1025818	1082
29	Deasbreck	330059	1025241	1678
30	Caravan Deasbreck	330049	1025242	1678
31	Hillside School	330592	1025093	1828

ID	Property	Grid Ref		Dist. Nearest turbine (m)
32	Wasra	329323	1028595	1322
33	Wenvoe	329228	1028689	1445
34	Neven	328987	1028586	1472
35	Ingsay	328842	1028417	1429
36	Lower Fea	328826	1028800	1739
37	Fea	328728	1028667	1692
38	Fea 2	328735	1028614	1647
39	Curcum	328411	1028774	1985
40	Swanny Cottage	329342	1028671	1386
41	Brekkan	329313	1028692	1416
42	The Bungalow, Swannay Farm	329322	1028719	1438
43	Swannay House	329583	1029255	1902
44	Mannobreck	329582	1029290	1937
45	Crismo Farm	331508	1028833	1609
46	Crismo House	331901	1028725	1743
47	Crismo Cottage	331970	1028670	1749
48	Crismo Cottage Caravan	331988	1028681	1770
49	Upper Midhouse	332185	1028731	1945
50	Newton Cottage	331971	1028393	1562
51	Newton	331972	1028391	1562
52	Dale Costa	331951	1027655	1179
53	Birsay Hatcheries Caravan	331974	1027181	962

ID	Property	Grid Ref		Dist. Nearest turbine (m)
54	Lochview	331958	1027169	943
55	Rymmon	332351	1027296	1356
56	Whitemire	332492	1026786	1437

Step 2

Step 2 involves carrying out an evaluation of the baseline visual amenity at the properties to be included, through a combination of desk study and field work. The key considerations of this evaluation are set out in the Technical Guidance as follows:

- *‘The nature and extent of all potentially available existing views from the property and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform / landcover and visual foci. This may include primary / main views from the property or domestic curtilage as well as secondary / peripheral views; and*
- *Views as experienced when arriving or leaving the property, for example from private driveways / access tracks.’*

In the course of carrying out the baseline evaluation, OPEN has surveyed the visual amenity of the residential properties from adjacent public roads, open land or footpaths. The locations of the residential properties within the 2 km study area are shown on RVAA Overview Plan which includes the blade tip height ZTVs (**Figure 6.4.0**).

RVAA sheets have been prepared for all properties within the study area that are considered to require assessment in the RVAA following Step 1. These assessments contain an OS map and aerial photograph of the property, the orientation of the principal facade of each property, the direction of the view/horizontal field of view which would be affected by the Proposed Development and the theoretical visibility of the Proposed Development. The RVAA sheets record details of the baseline residential amenity and the likely visual effects resulting from the Proposed Development. In respect of some of the properties where close range inspection was not possible, assumptions have been made regarding the principal façade and where the front and rear of the property occurs. Operational wind farms are included in the baseline evaluation, with these existing windfarms considered in the assessment of effects on residential visual amenity. A 53.5 degree wireline is also presented to illustrate the theoretical visibility of the Proposed Development, in **Figures 6.4.1 to 6.4.58**.

Step 3

Step 3 involves carrying out an assessment of the likely change to the visual amenity of properties by applying the process of assessment advocated by GLVIA3, in which the sensitivity of the receptor is combined with the magnitude of change which would arise as a result of the Proposed Development, to determine whether the effect would be significant or not. The aim of Step 3 is to identify those properties with potential to reach the Residential Visual Amenity Threshold and therefore require further assessment in Step 4. This will only occur where a high magnitude of change is assessed as the threshold describes those effects that are at the extreme where they may become overwhelming or over-bearing.

OPEN’s methodology assumes that all occupiers of local residential property within this RVAA typically have a higher sensitivity than other visual receptors. OPEN attaches less weight to views from upper floor rooms in houses compared with ground floor principal rooms, an approach which is reflected in GLVIA3 (paragraph 6.36), although the majority of properties in the study area are single storey. The

assessment of magnitude of change which would arise from the Proposed Development is determined by the factors influencing magnitude of change on views, the potential change to the outlook from each property, as well as other factors, such as areas of garden ground or property access drives immediately surrounding a property, that would be likely to be affected. The key considerations of this assessment are set out in the Technical Guidance as follows:

- *'Distance of property from the proposed development having regard to its size / scale and location relative to the property (e.g. on higher or lower ground);*
- *Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;*
- *Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;*
- *Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;*
- *Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations;*
- *Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;*
- *Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and*
- *Mitigation opportunities – consider implications of both embedded and potential further mitigation.'*

While **Appendix 6.1** of the EIA Report provides a description of the criteria that contribute to magnitude of change on views and a description of the magnitude ratings used in this assessment, the magnitude of change assessed in respect of the RVAA differs slightly in that the focus is specifically on visual amenity and the potential for reaching the Residential Visual amenity Threshold which sets a higher bar than the visual assessment in the LVIA. This means that there needs to be more of an impact to reach a high magnitude of change in the RVAA than in the LVIA.

The significance of the effect on residential visual amenity experienced at each property is dependent on all of the factors considered in the sensitivity and the magnitude of change resulting from the Proposed Development. These judgements on sensitivity and magnitude are combined to arrive at an overall assessment as to whether the Proposed Development would have an effect that is significant or not significant on residential visual amenity.

Step 4

Recognition of the differences between significant visual effects and what might be considered to be an unacceptable or overbearing effect on residential visual amenity has evolved through Public Local Inquiry (PLI) decisions over at least the past decade. The factors considered in such an assessment are widely recognised by professional Landscape Architects and decision makers and are often referred to as 'the Lavender test' after the Inspector who first developed the concept. The factors considered in the so called 'Lavender test' require a level of visual effect to arise which is greater than a significant visual effect in EIA terms, for the impact to be unacceptable in planning terms. In the Technical Guidance this is referred to as the Residential Visual Amenity Threshold.

The magnitude of effect must be to such a degree that a property would become widely regarded as an unattractive place in which to live. This public interest test therefore has a higher threshold than 'significant' in EIA terms. This approach is commonly applied to the assessment of visual effects on residential amenity. The approach has been refined through decisions for Inquiries and Appeals into wind farm applications across the United Kingdom and recognises that, given no person is entitled to a view in law, it is not sufficient for a property to simply sustain a significant visual effect for its residential amenity to be unacceptably harmed. For residential visual amenity to be harmed a higher threshold requires to be triggered, whereby the turbine(s) are at such proximity to a house, or in such number, that they lead to an overwhelming or overbearing effect on the property to the extent that it becomes an unattractive place in which to live. Where this occurs, the matter affects the public interest as such an outcome would be considered to harm the provision of good housing stock.

The Step 4 Assessment differs from the Step 3 Assessment in that it considers whether the visual effects likely to be experienced at the Proposed Development will lead to 'Residential Visual Amenity Threshold' being reached, that is to say, that the effects have the potential to be overbearing in respect of the visual amenity of residents at the property.

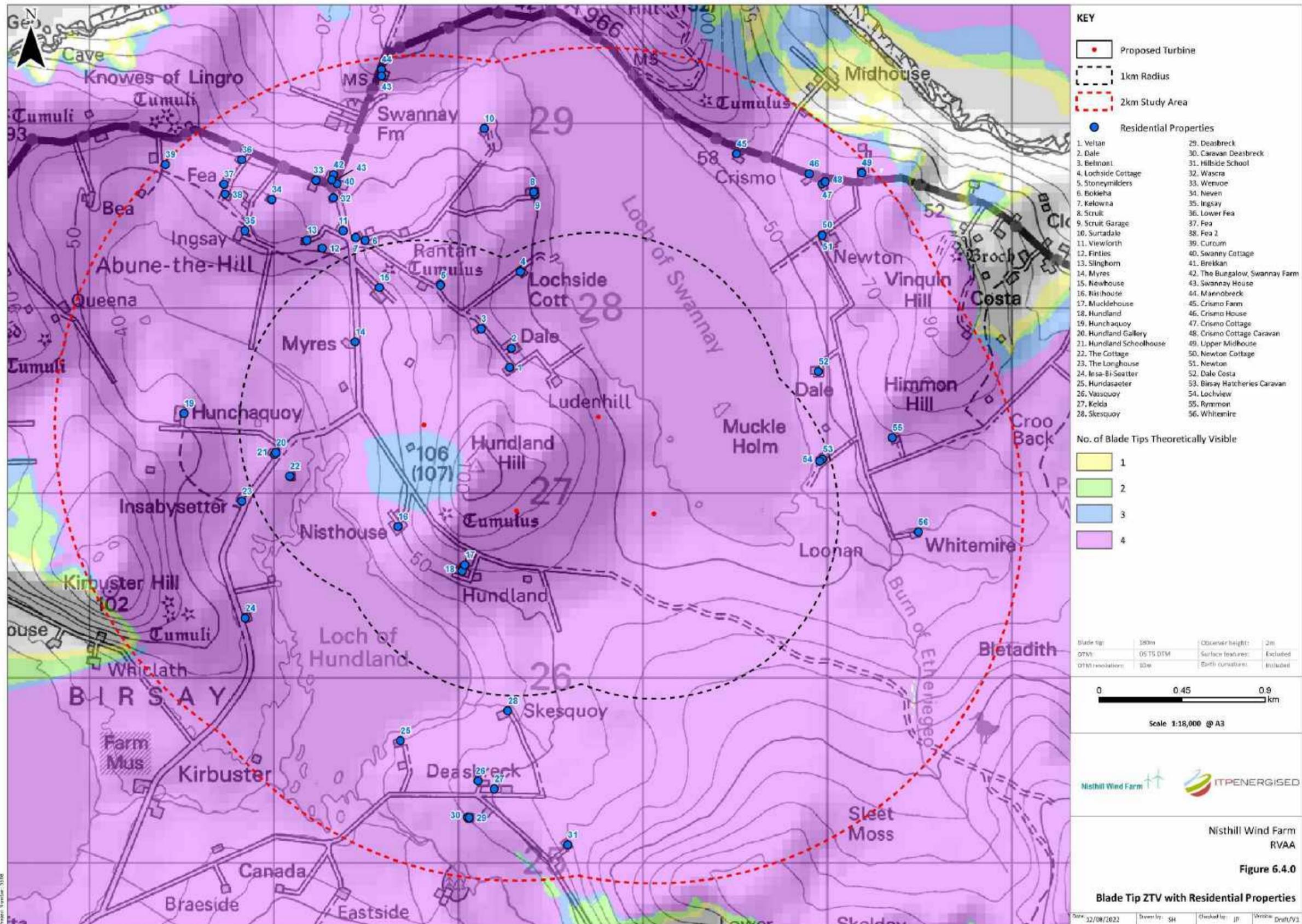
In the RVAA, while there is no specific definition of Residential Visual Amenity Threshold to base an assessment upon, there are a number of suggested criteria that may be applicable, including 'blocking the only available view from a property', or 'overwhelming views in all directions'; and 'unpleasantly encroaching' or being 'inescapably dominant from the property'. The Step 4 Assessment is triggered when the Proposed Development is found to give rise to a high magnitude of change in the Step 3 Assessment and is reported in the RVAA sheets for applicable properties.

Summary of RVAA Results

The RVAA identifies 15 residential properties within 1 km and the remaining 41 properties within 2 km of the Proposed Development. Residents of all 56 properties have potential views of the Proposed Development and detailed assessment sheets have therefore been prepared.

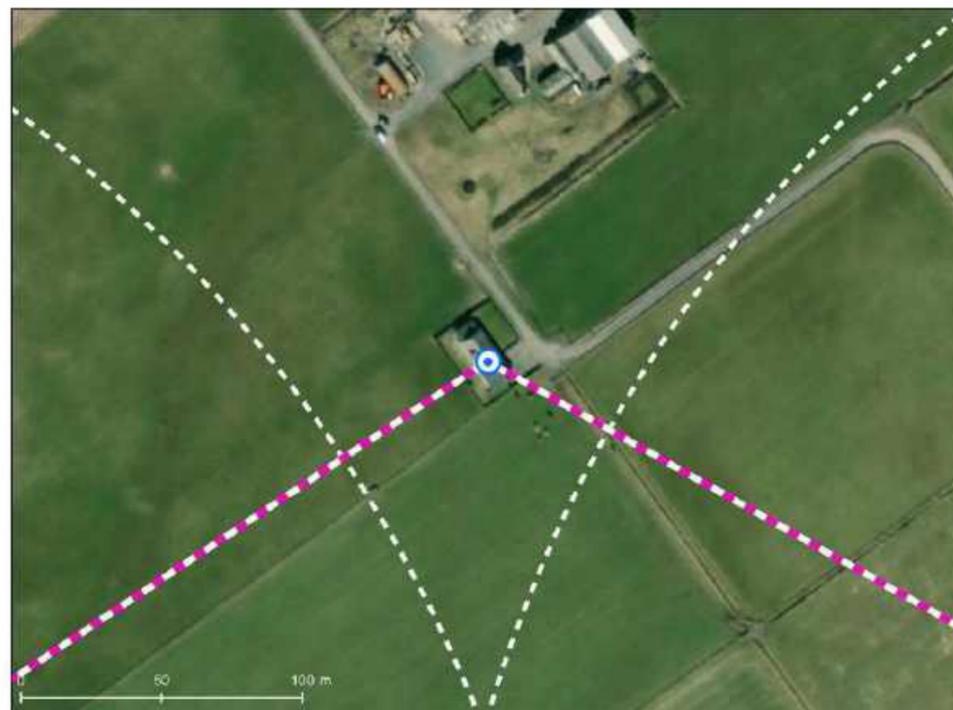
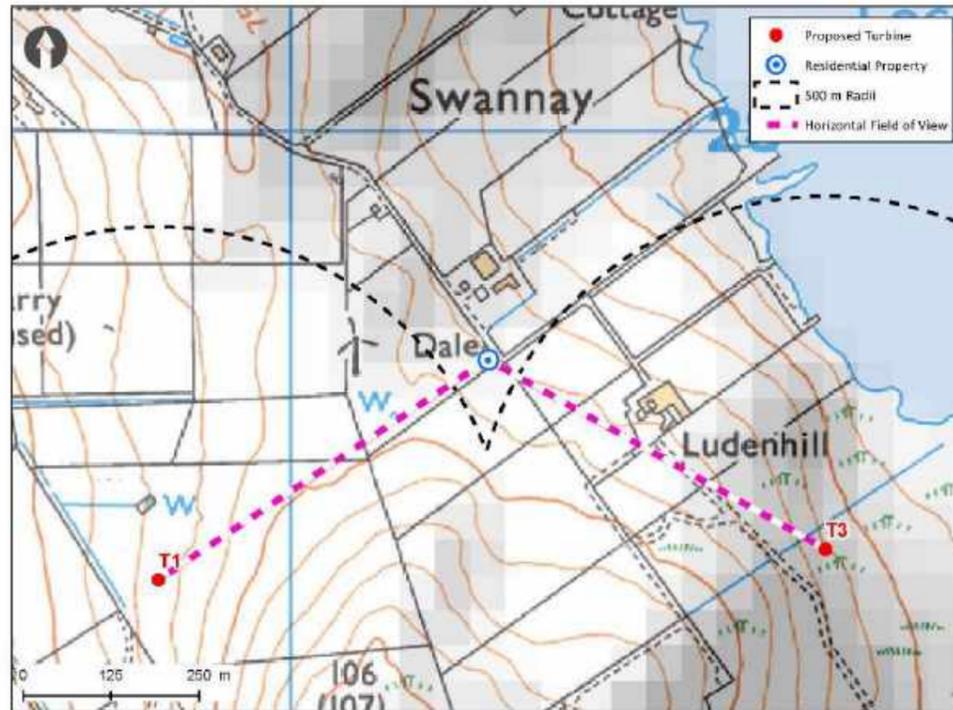
The effect of the Proposed Development on all 56 properties would be significant. The magnitude of change on 32 properties would be medium-high, while on the remaining 24 properties it would be high. The high magnitude of change has meant that these 24 properties require also to be considered for a Step 4 Residential Visual Amenity Threshold Assessment. The conclusion of this Step 4 assessment is that whilst a high magnitude of change and major significant effect is predicted, the nature of the visual impact at 23 of these properties is not sufficiently adverse to be characterised as an overwhelming or overbearing effect on visual amenity. Residential Visual Amenity Threshold Assessment has, however, identified one especially close-range property where the effects have the potential to be overwhelming or overbearing, namely Property 2: Dale at a minimum of 599 m from the closest turbine.

In conclusion, the RVAA has assessed all 56 properties within the study area to have Significant visual effects, with the Proposed Development leading to the 'Residential Visual Amenity Threshold' potentially being reached in respect of one especially close-range property. That is to say, that the Proposed Development does not have the potential to give rise to overbearing or overwhelming effects on 55 of the properties in respect of the visual amenity of residents at the property.



1: Veltan

Property No. 1: Veltan



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Property Description

OS Grid Ref: 330278 1027678 Distance to Nearest Turbine: 549 m Elevation: 65 m

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built	X	1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory	X	Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Veltan is located on the northern side of Hundland Hill and western side of Loch of Swannay. It is a modern bungalow with light-coloured pebbledash and an integral garage. The principal orientation of the property is north-east towards Loch of Swannay, and the elevated position on the hillside combined with the open landscape means that clear views are afforded in this direction from both the interior and front garden. To the rear of the property, internal and external views take in the rising landform of the northern flank of Hundland Hill. There is a small front and rear garden comprising mown grass and enclosed by low stone walls. There is a conservatory on the north-westerly aspect and this allows open views out over the small garden to the south-west. Access is taken from the minor road that extends along the western side of Loch of Swannay and from which open views in all directions are experienced. Operational Bugar Hill Wind Farm is visible on the moorland hills to the south-east and the single turbine visible on Hundland Hill to the west.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 117° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figure 6.4.1a to c, show that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the south-east, one on the southern slopes to the south, and one on the north-western slopes to the south-west. All would be seen to practically their full extents, with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. While the principal orientation of the property is towards Loch of Swannay to the north-east, the turbine to the south-west would be clearly visible from the rear of the property. There would be no direct view of the turbines to the south-east from the interior, as there is an integral garage on this aspect. All four turbines would be readily visible from the garden grounds on the north-east and south-west aspects. With the minimum distance of 549 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

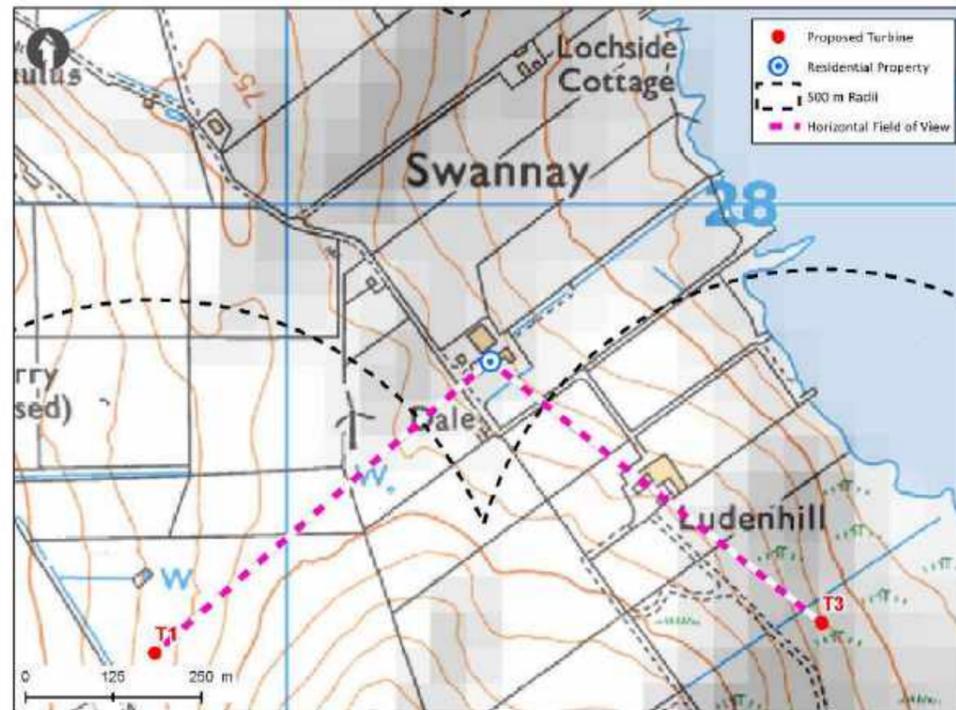
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although interior views from the property occur to the south-west where one of the turbines would be located, the interior views to the north-east towards Loch of Swannay would remain unaffected and there would be no direct visibility of the turbines from interior spaces towards the north-west and south-east;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern to south-western aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their limited visibility from this property and containment within a specific sector to the south-west round to the south-east means that there is not the potential for the effects to become overbearing or overwhelming.

2: Dale

Property No. 2: Dale



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Property Description

OS Grid Ref: 330286 1027780

Distance to Nearest Turbine: 599 m

Elevation: 62 m AOD

Farmhouse	X	Stone-built	X	1 Storey		Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Dale is located on the northern side of Hundland Hill and on the western side of Loch of Swannay. It is a farm complex with a mix of large modern, and small traditional farm sheds set on the north-eastern and north-western side of the farmhouse. The farmhouse is a one and a half storey, traditional, stone-built property with rooflights in the attic space on the north-west side. The principal orientation of the farmhouse is south-west, with views looking onto the rising landform of Hundland Hill. To the north-east, the views are contained by the outbuildings and larger farm sheds, while to the south-east there are two small windows on this aspect. Most of the land within the curtilage is farmyard, with a small garden space of mown grass on the south-west side of the farmhouse, which is enclosed by a low hedge and stone wall. The farm is accessed from the minor road that extends along this western side of Loch of Swannay, and from which open views extend across Hundland Hill to the south, and Loch of Swannay to the east. From the access route and garden, operational Bugar Hill Wind Farm is visible on the moorland hills to the south-east and the single turbine visible on Hundland Hill to the west.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 101°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figure 6.4.2a to c, show that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the south-east, one on the southern slopes to the south and one on the north-western slopes to the south-west. All would be seen to practically their full extents with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the principal orientation of the property to the south-west there is the likelihood that the turbine in this direction would be visible from the interior space, as well as the turbines to the south and south-east from this or the south-eastern aspect, although there are only two small windows on the south-eastern aspect. While the land surrounding the farm is more of a farmyard than a garden, there is a small garden on the south-west aspect from where all four turbines would be readily visible, although one may be partially obscured by the property, Veltan, to the south. With the minimum distance of 599 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

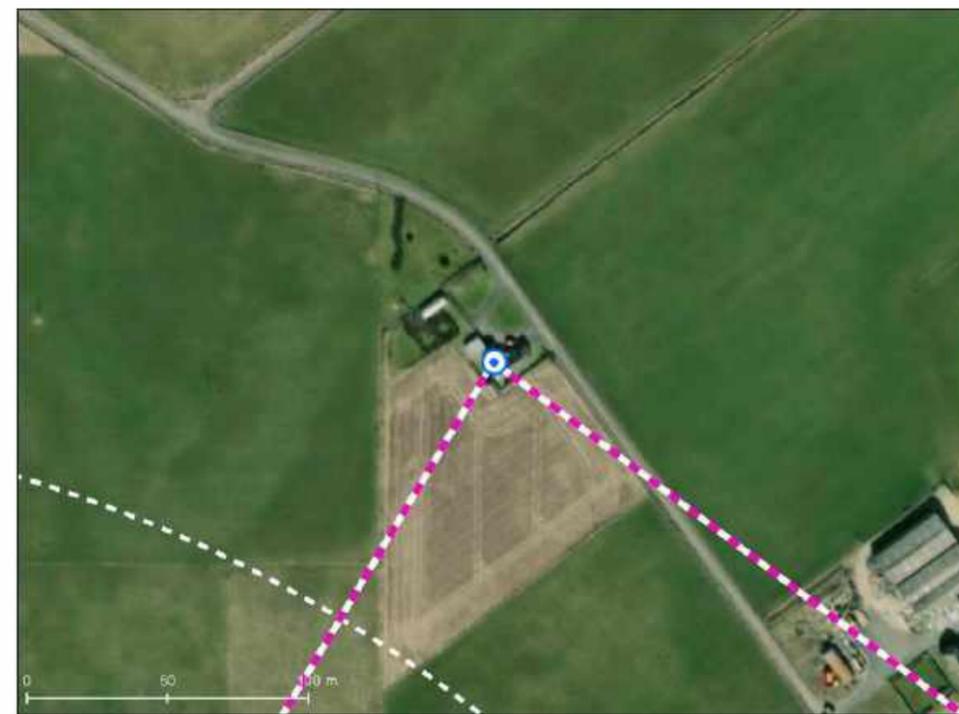
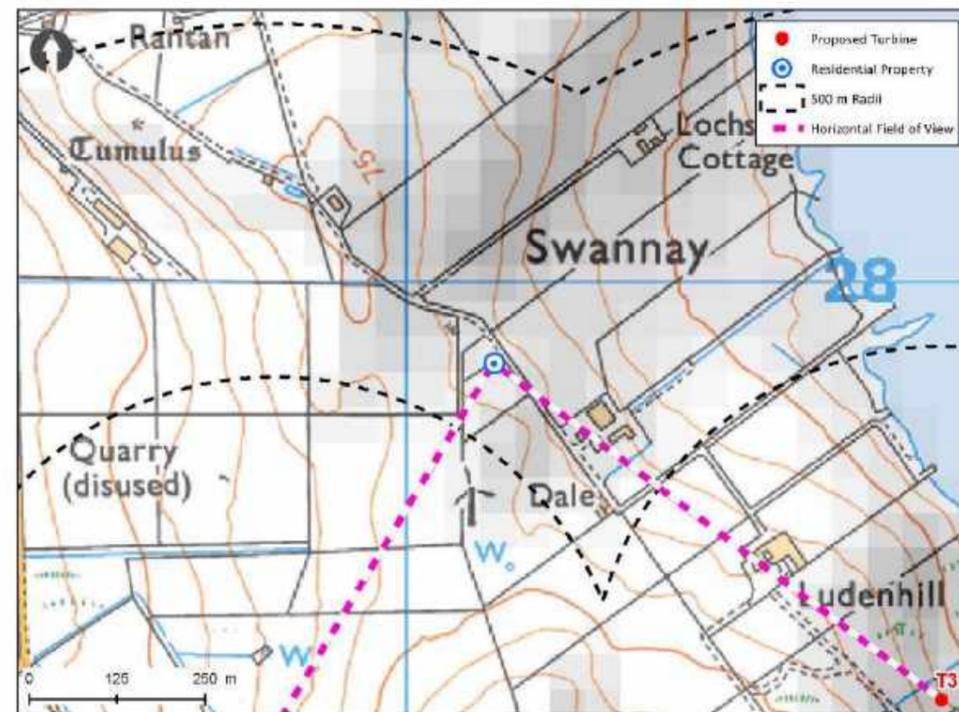
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered to have the potential to reach the Residential Visual Amenity Threshold, for the following reasons:

- The principal views from the property are to the south-west where one of the turbines would be located, but with also the south-eastern turbines potentially being visible from this interior aspect and predominantly from the ground floor as roof windows appear to be small roof lights only;
- From the approach track and the space around the property, all the turbines would be readily visible;
- The combination of the 180 m tall turbines and their minimum distance of 599 m from the property would give rise to over-bearing effects despite the turbines being concentrated in the south-west to south-east sector of the views; and
- The location of farm sheds on the north and eastern side of the farm creates a situation in which the western and southern aspects present the open aspect views from this property.

3: Belmont

Property No. 3: Belmont



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Property Description

OS Grid Ref: 330122 1027886 Distance to Nearest Turbine: 605 m Elevation: 66 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey	X	Garage(s)	X	Rear Garden	
Terraced		Timber-clad		Conservatory	X	Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Belmont is located on the northern side of Hundland Hill and western side of Loch of Swannay. It is a modern bungalow with an 'L' shaped layout and light-coloured pebbledash. With windows on every aspect, this property has no single orientation and views open out in every direction. The entrance is on the north-eastern aspect where there is also a conservatory, the main garden space and parking area, and from where views extend over Loch of Swannay. From the rear of the property, there are views to the south-west and south-east, extending over the rising landform of Hundland Hill and with only a narrow strip of garden space on these aspects. The garden comprises mostly grass and is without enclosure on the north-eastern side and enclosed by a low stone wall on the south-western and south-eastern sides. Access is taken from the minor road that extends along the western side of Loch of Swannay and from which open views in all directions are experienced. Views include other residential properties and farms. Operational Bugar Hill Wind Farm is visible on the moorland hills to the south-east and the single turbine visible on Hundland Hill to the west.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 84° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figure 6.4.3a to b, show that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the south-east, one on the southern slopes to the south and one on the north-western slopes to the south-west. All would be seen to practically their full extents with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. While the front of the property faces towards Loch of Swannay to the north-east, the turbines to the south-west and south-east would be clearly visible from the south-west and south-east facing aspects of the property, while all four turbines would be readily visible from the garden grounds on the north-east and south-west aspects, although partially obscured by the property's greenhouse. With the minimum distance of 605 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

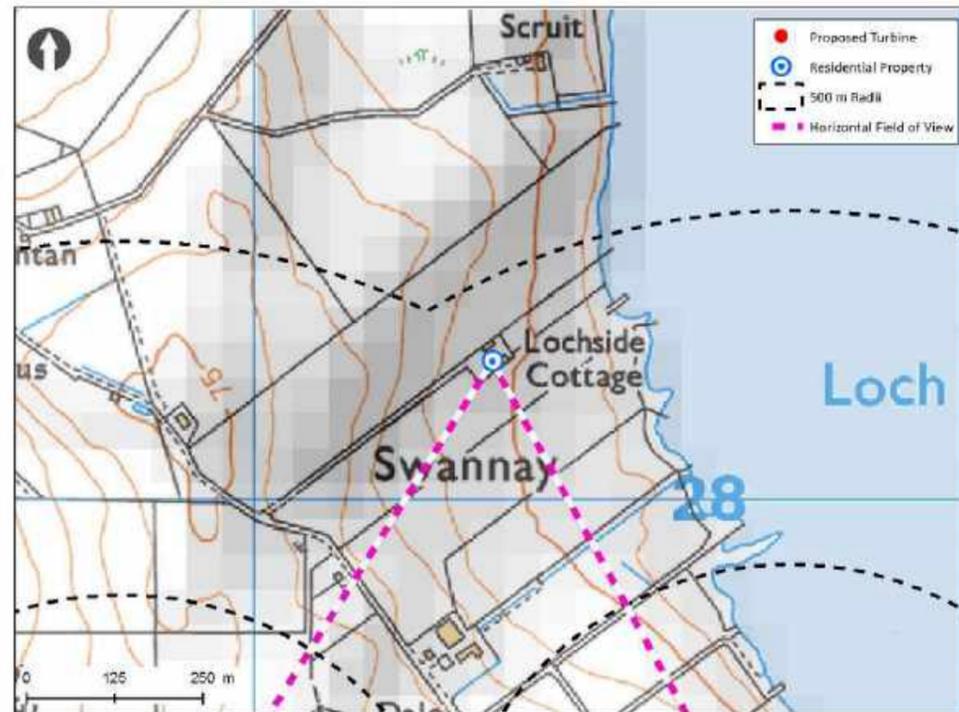
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although interior views from the property occur to the south-west and south-east where the turbines would be located, the interior views to the north-east towards Loch of Swannay would remain unaffected;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern to south-western aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south means that there is not the potential for the effects to become overbearing or overwhelming.

4: Lochside Cottage

Property No. 4: Lochside Cottage



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Property Description

OS Grid Ref: 330335 1028196

Distance to Nearest Turbine: 893 m

Elevation: 52 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Lochside Cottage is located on the western shore of Loch of Swannay. It is a long, narrow bungalow with the front orientated south-west across the lower northern slopes of Hundland Hill and the with the rear orientated north-east across the open waters of Loch of Swannay to Costa Hill in the north-east corner of West Mainland. The main garden space, comprising grass enclosed by low stone walls, is set to the front of the cottage, and the lack of vegetation and openness of the wider landscape means that clear views will be experienced from the interior of the cottage, albeit with the windows of the bungalow being relatively small and low. To the rear, the presence of a derelict building and outbuildings partially screen views in this direction from both the interior and exterior spaces. Access is taken from the minor road that extends along the western side of Loch of Swannay and from the long track leading down to the property open views are experienced in all directions.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 61°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figure 6.4.4a to b show that all four of the turbines would be theoretically visible, with two turbines set on the lower and eastern slopes of Hundland Hill to the south-east, one on the upper slopes to the south, and one on the north-western slopes to the south-west. All would be seen to practically their full extents with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the principal orientation of the property to the south-west, there is the likelihood that the turbines in this direction and to the south would be visible from the interior, between and above intervening properties located to the south. There are no windows on the south-eastern aspect and, therefore, there would be no views of the other turbines from the interior and the views over Loch of Swannay to the north-east would remain unaffected. All four turbines would be readily visible from the garden grounds around the property and from the access track to the west, in the same views as the intervening properties. With the minimum distance of 893 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

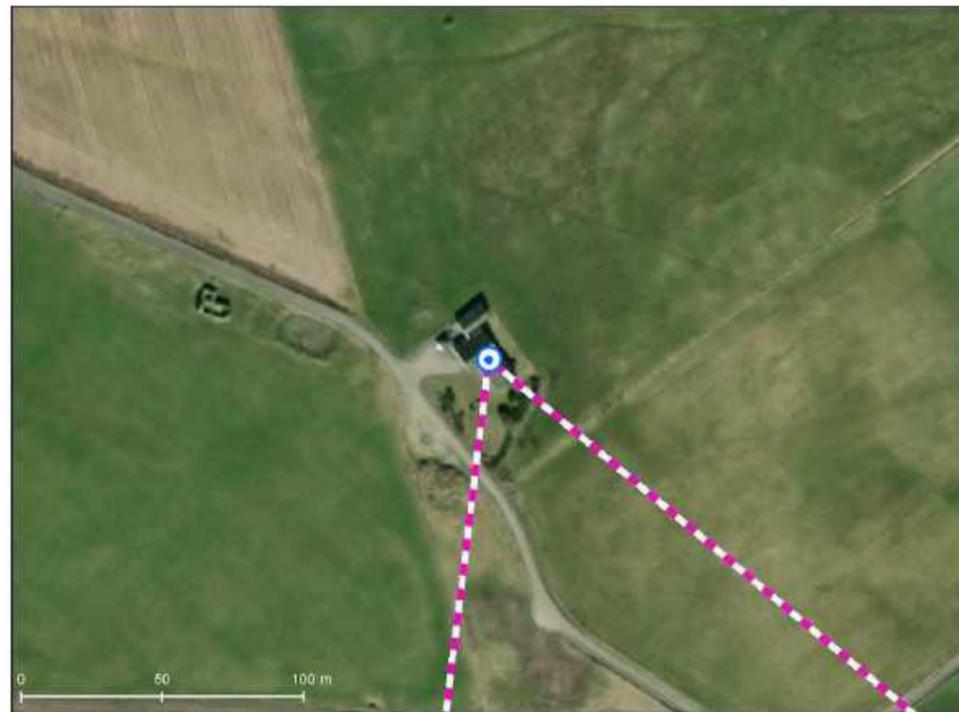
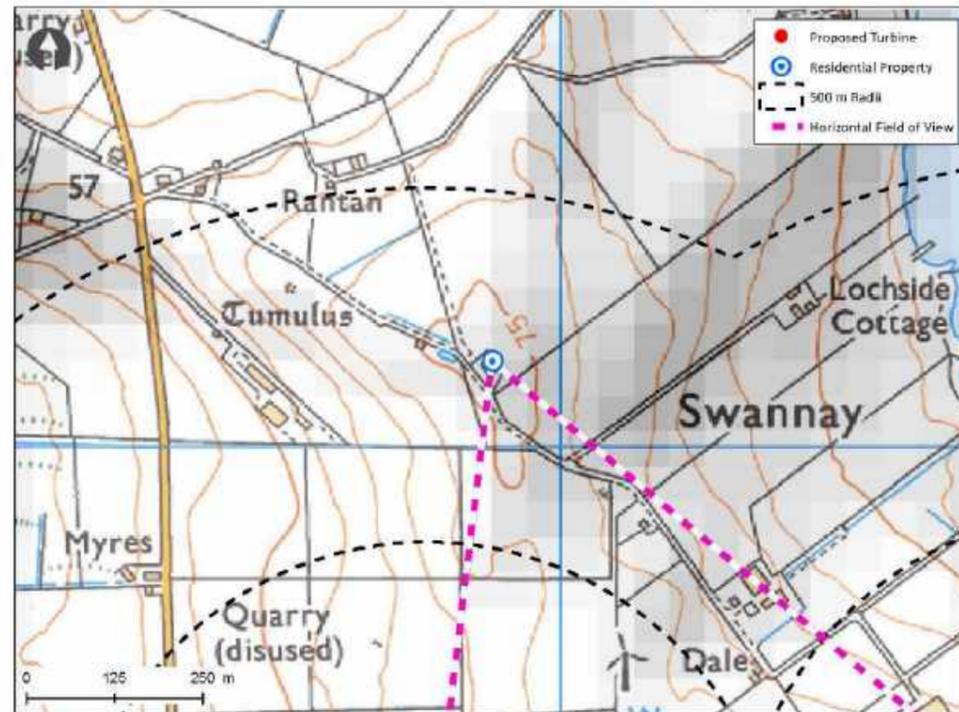
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the possibility for views of one or more turbine to occur from the south-western aspect, these would be seen at an oblique angle and all other interior views from the property, including the view north-east towards Loch of Swannay, would remain unaffected;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-western to south-eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south means that there is not the potential for the effects to become overbearing or overwhelming.

5: Stoney milders

Property No. 5: Stoney milders



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Property Description

OS Grid Ref: 329903 1028121

Distance to Nearest Turbine: 760 m

Elevation: 77 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Stoney milders is located on the northern side of Hundland Hill and western side of Loch of Swannay. It is a modern single storey 'L' shaped house with light-coloured pebbledash. The front of the house faces south-west, the rear faces north-east and there are also windows on the gable end towards the south-east. The larger parts of the garden occur on the south and south-western side, with the northern part comprising parking and a driveway leading to a garage in the northern corner, and the southern part comprising grass and shrubs. This means that both interior and exterior views from this south-western aspect are open and extend across the lower northern slopes of Hundland Hill to Kurbuster Hill. There is also an open aspect on the north-eastern side with views extending to Loch of Swannay, although the rear garden ground on this aspect comprises only a narrow strip of grass. On the south-eastern aspect, while the garden vegetation may partially screen views from the interior, the openness of the wider landscape means that it is likely views will extend to Bugar Hill Wind Farm, set on the moorland hills in this direction, as well as the single turbine on Hundland Hill. Views also include other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 57°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figures 6.4.5a to b, show that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the south-east, one on the southern slopes to the south and one on the north-western slopes to the south-south-west. All would be seen to practically their full extents with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the side aspect of the property to the south-east there is the likelihood that the turbines in this direction would be visible from the interior, despite there being some screening from garden vegetation in this direction. From the rear of the property facing north-west there would be no visibility and from the front of the property facing south-west it would be unlikely for there to be anything more than one turbine seen at an oblique angle. All four turbines would be readily visible from the garden grounds around the house, albeit contained in the south-south-west to south-east sector. There are no views north-west from the property and the open aspect towards Loch of Swannay to the north-east would remain unaffected. With the minimum distance of 760 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

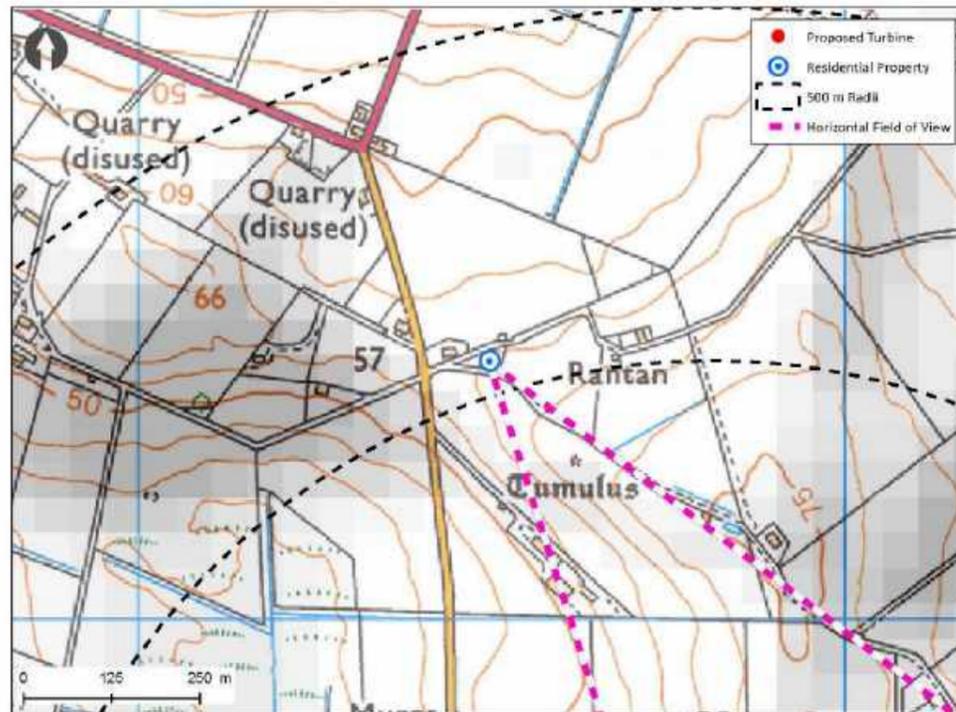
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although interior views from the property occur to the south-east where the turbines would be located, the interior views to the north-east towards Loch of Swannay and south-west towards Loch of Hundland would remain unaffected;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south to south-eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south means that there is not the potential for the effects to become overbearing or overwhelming.

6: Bokieha

Property No. 6: Bokieha



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Property Description

OS Grid Ref: 329495 1028365 Distance to Nearest Turbine: 1047 m Elevation: 60 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Bokieha is located on the north-western side of Hundland Hill and western side of Loch of Swannay. It is a modern, single-storey, rectangular bungalow with light-coloured pebbledash. The front of the house faces south-south-west, and the rear faces north-north-east. The relatively open aspect on both sides ensures open views from the interior out towards the north coast of West Mainland to the north and across Loch of Swannay and Hundland Hill to the south. The larger parts of the garden occur on the western side, with the space to the north occupied by parking and a garage and the space to the south occupied by parking. Although there is some vegetation around the perimeter of the garden space to the west, it still mostly comprises grass and open views of the wider landscape are experienced from these exterior spaces. Access is taken from the northern end of the minor road that extends along the western side of Loch of Swannay, close to the junction with the Kirbuster minor road and from both open views in all directions are experienced.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 35° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 3

The wireline in Figure 6.4.6 shows that all four of the turbines would be theoretically visible in the south to south-east sector of the view, with one turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents offset to the east of the summit of Hundland Hill and the two further east screened by the closer range landform such that one would be seen as blades only and one to just below the hub. With the principal orientation of the property to the south-south-west there is the likelihood that all four turbines would be visible from the interior of the property with those to the south-east being beyond the intermediate properties strung along the minor road. With the minimum distance of 1047 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

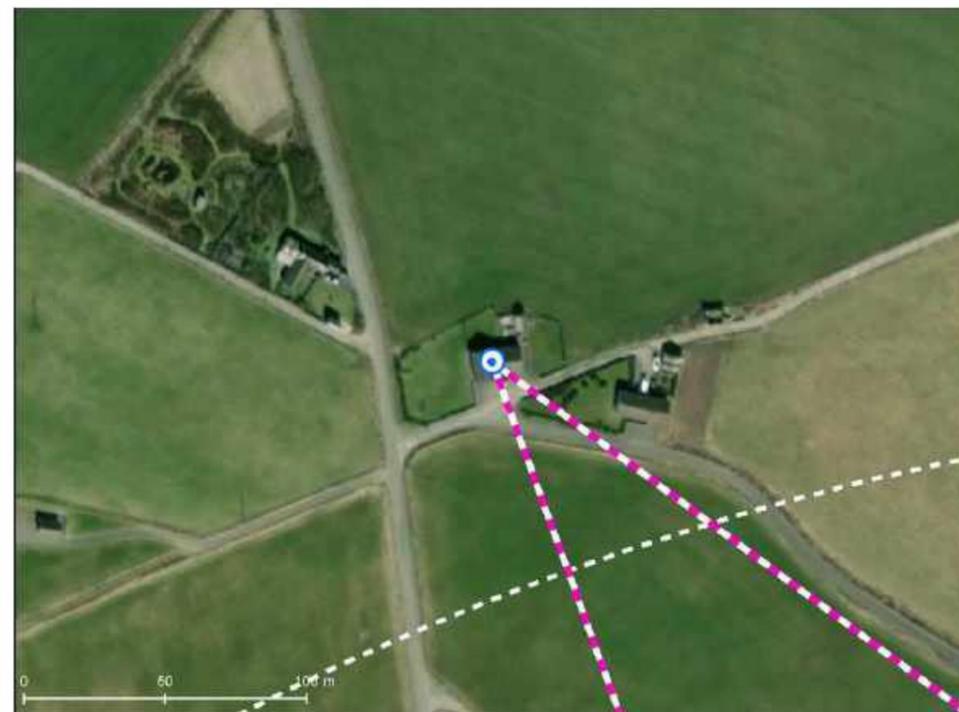
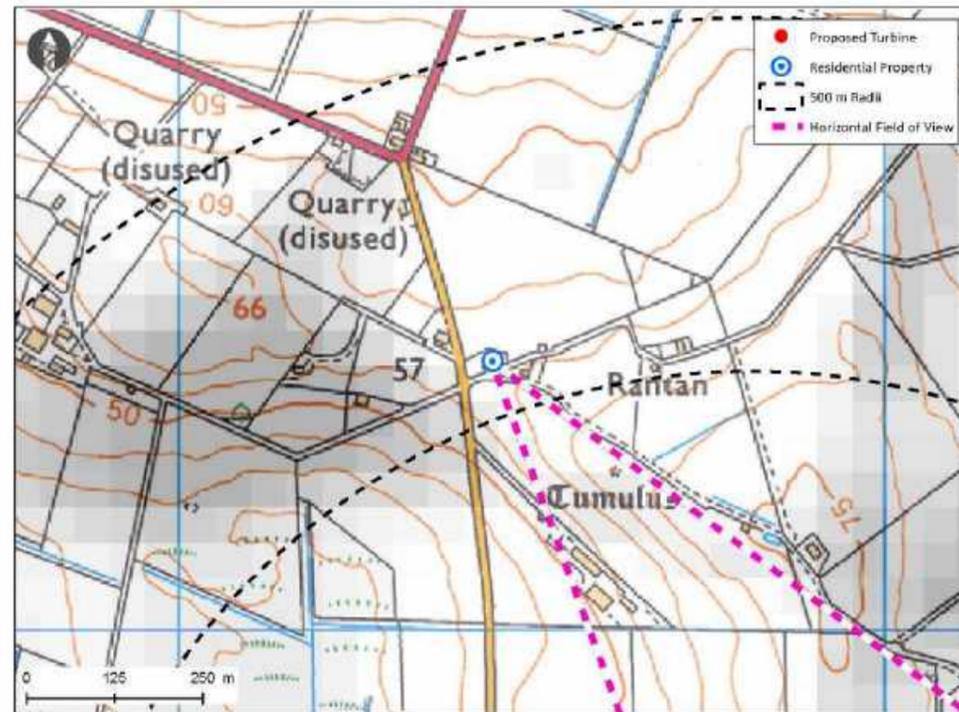
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although interior views from the property occur to the south-south-west where the turbines would be located, the interior views to the north-north-east towards the north coast of West Mainland would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern to south-south-western aspect, where there are also views of properties at closer proximity strung along the road to the south-east with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south-east means that there is not the potential for the effects to become overbearing or overwhelming.

7: Kelowna

Property No. 7: Kelowna



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Property Description

OS Grid Ref: 329443 1028380 Distance to Nearest Turbine: 1078 m Elevation: 60 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Kelowna is located on the north-western side of Hundland Hill and western side of Loch of Swannay, close to the junction between the Kirbuster minor road and the Loch of Swannay minor road. It is a modern, single-storey, 'L' shaped bungalow with light-coloured pebbledash. The front of the house faces south, and the rear faces north. The relatively open aspect on both sides ensures open views from the interior out towards the north coast of West Mainland to the north and Hundland Hill to the south. The larger parts of the garden occur on the western and eastern sides, with the space to the south of the house occupied by tarmac for parking and a narrower strip of garden to the north. Although there is some vegetation and a low wall/ fence around the perimeter of the garden space to the west, it still mostly comprises mown grass and, therefore, open views of the wider landscape are experienced from these exterior spaces. Access is taken from the minor road that extends along the western side of Loch of Swannay, close to the junction with the Hundland Road and from both open views in all directions are experienced. The small single turbine on Hundland Hill is visible in the view to the south. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 34° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.7 shows that all four of the turbines would be theoretically visible in the south-south-east to south-east sector of the view, with one turbine seen to its full extents on the north-western slopes of Hundland Hill, one almost to its full extents offset to the east of the summit of Hundland Hill and the two further east screened by the closer range landform such that both would be seen to just below the hub. With the principal orientation of the property to the south-south-west, there is the likelihood that all four turbines would be visible from the interior of the property over the garden of the adjacent Bokieha property and above/ between the numerous properties strung out along the road to the south-east and to the south. With the minimum distance of 1078 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although interior views from the property occur to the south-south-east where the turbines would be located, the interior views to the north-north-east towards the north coast of West Mainland would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern to south-western aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south-east in a part of the view that is influenced by development in the form of other properties means that there is not the potential for the effects to become overbearing or overwhelming.

8: Scruit

Property No. 8: Scruit



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Property Description

OS Grid Ref: 330407 1028626 Distance to Nearest Turbine: 1266 m Elevation: 50 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached		Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached	X	Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Scruit is located on the western shoreline of the Loch of Swannay to the north of Hundland Hill. It is accessed via a long rough track that extends eastwards from Hundland Road, from a point to the south of the A966 road junction. It is a modern, single-storey, rectangular shaped bungalow with light-coloured pebbledash. The front of the house faces south, and the rear faces north. The relatively open aspect on the north sides ensures open views from the interior out towards Costa Hill and the other coastal hills. The view to the south is partly constrained by the extension of Scruit garage on this aspect, but nonetheless extends south across the western shoreline of Loch of Swannay to Hundland Hill. The access track extends in from the west and hard surfacing wraps around both properties, albeit with a large yard located on the western side. The garden grounds beyond this comprises a broad extent of mown and rough grasses, the latter extending down to the shoreline of the loch. The openness of the garden and surrounding landscape means that exterior views are open on every aspect. The small single turbine on Hundland Hill is visible in the view to the south. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 46° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.8 shows that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the south, and one on the southern slopes to the south and one on the north-western slopes to the south-west. All would be seen to practically their full extents with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the orientation of the property to the south there is the likelihood that all four turbines would be visible from the interior spaces on this southern aspect. All four turbines would also be readily visible from the garden grounds and from the long access track leading back to Hundland Road to the west. With the minimum distance of 1266 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The magnitude of change would, however, be moderated by the containment of the Proposed Development in the southern sector of the view where the turbines would be seen above and in the immediate context of the numerous properties strung out along the minor road to the south and the lack of visibility from the interior spaces on the northern side of the property.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

9: Scruit Garage

Property No. 9: Scruit Garage



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Property Description

OS Grid Ref: 330414 1028614

Distance to Nearest Turbine: 1252 m

Elevation: 49 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached		Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached	X	Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Scruit Garage is located on the western shoreline of the Loch of Swannay to the north of Hundland Hill. It is accessed via a long rough track that extends eastwards from Hundland Road, from a point to the south of the A966 road junction. It is a modern, single-storey, rectangular shaped bungalow with light-coloured pebbledash, attached at its northern end to Scruit. The alignment of the property is north to south, such that the principal views are to the west and east. The western views extend across the northern slopes of the Loch of Hundland while the eastern views extend out over Loch of Swannay to the coastal hills. The location of Scruit on the northern aspect means that there are no views in this direction and while it is not clear if there are any windows on the southern aspect, if there are, the interior views will extend across the western shore of Loch of Swannay to Hundland Hill. The access track extends in from the west and hard surfacing wraps around both properties, albeit with a large yard located on the western side. The garden grounds beyond this comprises a broad extent of mown and rough grasses, the latter extending down to the shoreline of the loch. The openness of the garden and surrounding landscape means that exterior views are open. The small single turbine on Hundland Hill is visible in the view to the south. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 46°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.9, shows that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the south, and one on the southern slopes to the south and one on the north-western slopes to the south-west. All would be seen to practically their full extents with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the orientation of the property to the west and east, the turbines would not be visible from the interior spaces on these aspects. There is, however, the possibility that all four turbines would be visible from the interior spaces on the southern aspect. All four turbines would also be readily visible from the garden grounds and from the long access track leading back to Hundland Road to the west. With the minimum distance of 1253 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The magnitude of change would, however, be moderated by the containment of the Proposed Development in the southern sector of the view where the turbines would be seen above and in the immediate context of the numerous properties strung out along the minor road to the south and the lack of visibility from the interior spaces on the eastern and western sides of the property.

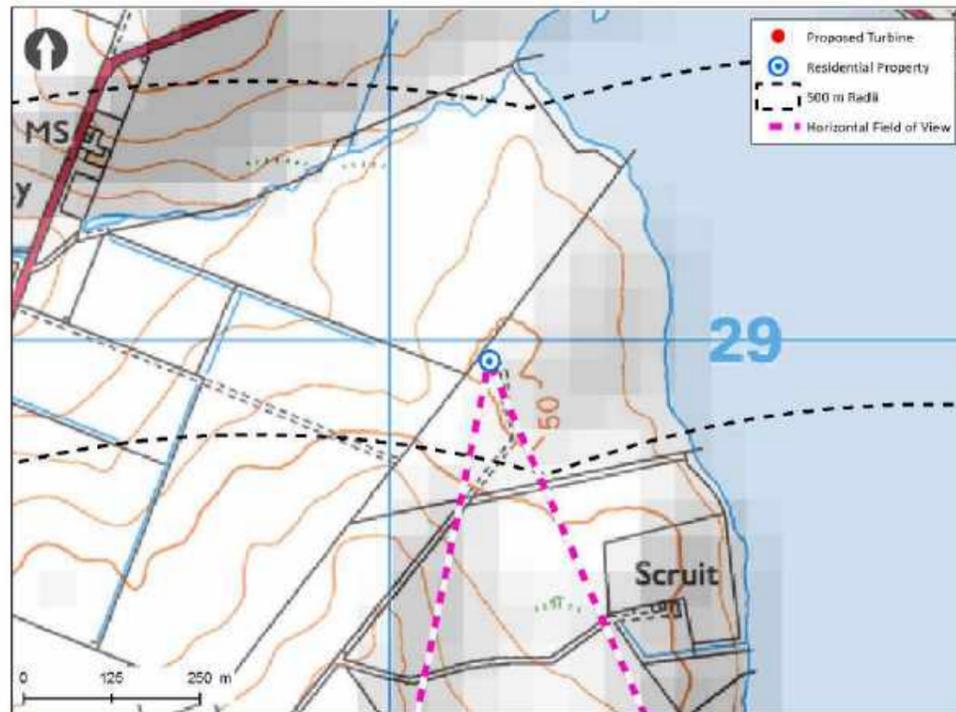
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

10: Surtidale

Property No. 10: Surtadale



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Property Description

OS Grid Ref: 330139 1028970

Distance to Nearest Turbine: 1637 m

Elevation: 49 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Surtidale is located on the western shore of Loch of Swannay, close to the northern end of the loch. It lies separate from other local properties and is accessed by a long, rough track extending from the junction between the Kirbuster and Loch of Swannay minor roads. Surtidale comprises a small farm complex with a small rectangular, stone-built and white rendered cottage, with the front facing south-west across the open hillside of Abune-the-Hill, and the rear facing north-east across the northern end of Loch of Swannay. There is parking and a small farmyard on the north-eastern side, while on the south-western side there is a small rectangle of grass enclosed by a low stone wall. The lack of screening and the openness of the landscape means that views from the interior, as well as the exterior spaces, are likely to extend across the adjacent landscapes. Outbuildings extend south-east from the gable end of the cottage and large sheds extend across this south-eastern aspect. The openness of the landscape means that views extend in all directions from the long access track leading to this property. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 35°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.10 shows that all four of the turbines would be theoretically visible in the southern sector of the view, with two turbines set on the lower eastern slopes of Hundland Hill close to Loch of Swannay shoreline, one on the southern slopes behind the ridgeline of Hundland Hill and one on the north-western slopes set behind the intervening closer landform. All would be seen to practically their full extents, with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the aspects of the property with views being to the south-west and north-east, there is little likelihood that the four turbines to the south would be visible from the interior, apart from at an oblique angle on the south-western aspect. All four, would however be visible from the garden grounds and the long access track. With the minimum distance of 1637 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The turbines would be seen above and in the immediate context of the numerous properties strung out along the minor road to the south.

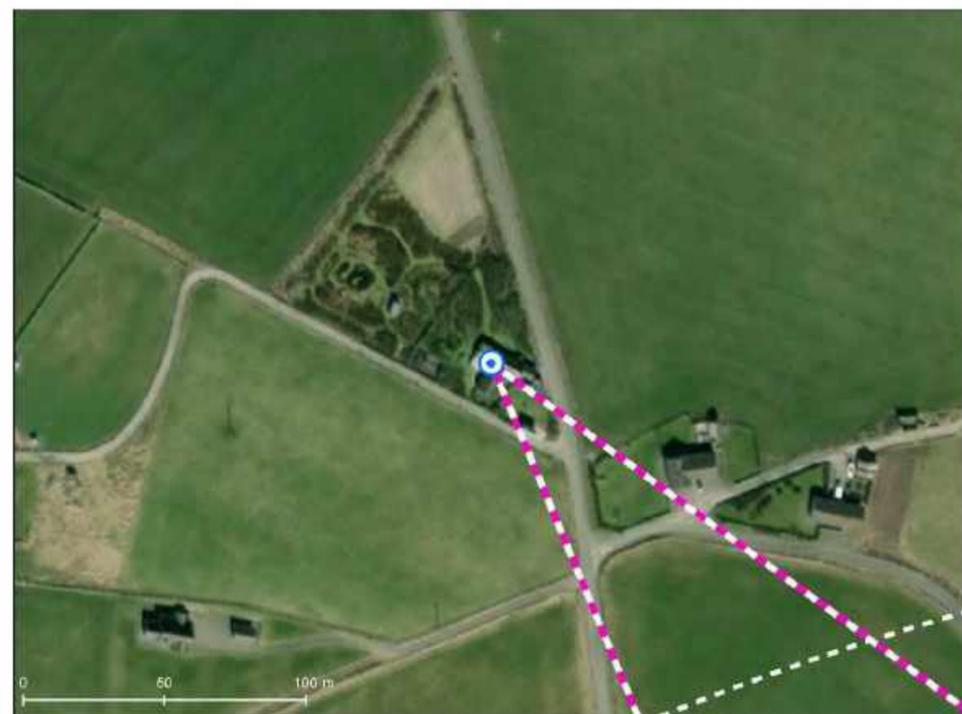
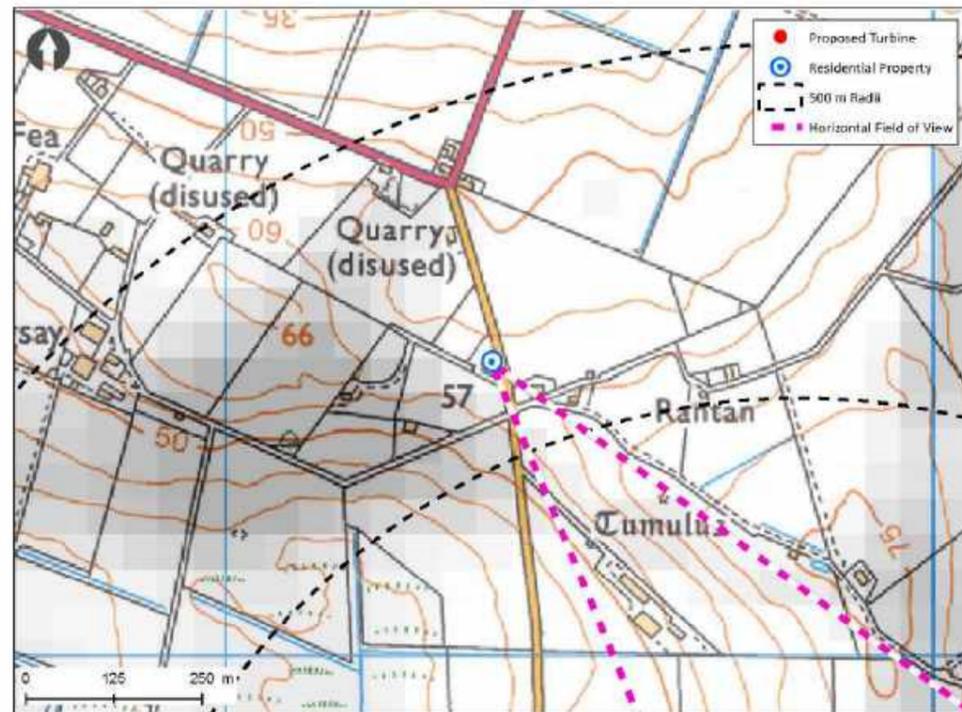
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

11: Viewforth

Property No. 11: Viewforth



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Property Description

OS Grid Ref: 329374 1028417

Distance to Nearest Turbine: 1138 m

Elevation: 56 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Viewforth is located on the eastern side of Hundland Hill and western side of Loch of Swannay, close to the junction between the Kirbuster minor road and the Loch of Swannay minor road. It is a traditional, single storey, 'L' shaped bungalow made from traditional stone and with a modern extension on the south-eastern spur. Views from this front aspect extend towards the modern bungalows named Kelowna and Bokieha and the gently rising landform of the northern slopes of Hundland Hill. Views from the interior are also likely to be restricted by the relatively small windows, enclosing wall and vegetation and slightly sunken location of the property relative to the surrounding landscape. The wall and vegetation wrap around the south-western aspect to partly enclose views from the gable end, where there is a single window, while to the north-west and north-east, stunted woodland forms enclosure to the views in these directions. On the south-eastern side of the house, beyond the stone wall, there is a garden space comprising mostly grass and from here open views to the south and east are readily available, even despite the presence of a small outbuilding. Views also include numerous other residential properties and farms. Access is taken from Hundland Road, from which open views of the landscape are experienced.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 31°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.11 shows that all four of the turbines would be theoretically visible in the south-south-east to south-east sector of the view, with one turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill and the two further east screened by the closer range landform such that both would be seen to just below the hub. With the principal orientation of the property to the south-east, and another aspect to the south-west, there is the possibility that some of the turbines would be visible from the interior of the property, albeit at an oblique rather than direct angle and with some partial screening by intervening garden vegetation and the outbuilding building. With the minimum distance of 1138 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds on the south-east aspect of the property where the easterly turbines would be seen beyond the properties strung out along the minor road to the south-east. The remainder of the property would be enclosed by the surrounding low tree cover, which partially restricts views.

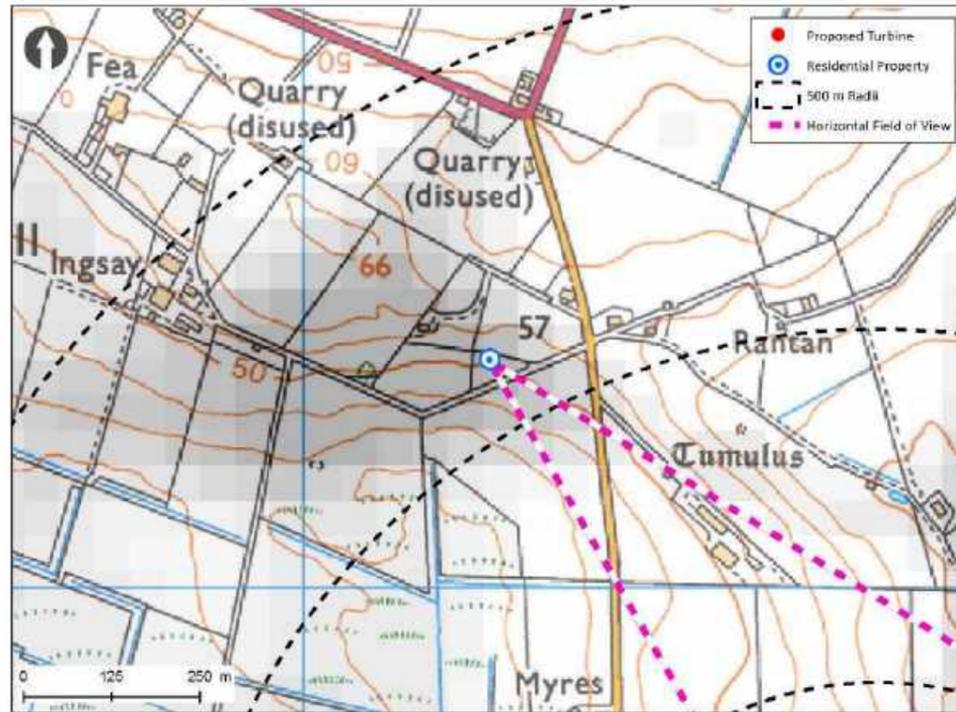
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

12: Finties

Property No. 12: Finties



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Property Description

OS Grid Ref: 329261 1028322 Distance to Nearest Turbine: 1102 m Elevation: 51 m AOD

Farmhouse		Stone-built		1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Finties is located on the south-facing slopes of Abune-the-Hill and to the north of Loch of Hundland. It is accessed from a rough track that extends west from Hundland Road and from which open views of the surrounding landscape are experienced. Finties is a one and a half storey modern house in light-brown pebbledash. It is orientated south, such that from its elevated position on the hillside, interior and exterior views extend south across Loch of Hundland, with Kirbuster Hill and Hundland Hill readily visible to the west and east respectively. The view to the north is more contained in extents by the rising landform. In terms of the garden, the house is set in a large rectangle of hard surfacing with a low stone wall to the rear, garage to the east and open fields of rough pasture on all sides. Views from the garden are likely to be drawn south but also open in all directions with the small single turbine on Hundland Hill visible to the south-east. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 29° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.12 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with one turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill and the two further east screened by the closer range landform such that both would be seen as partially towers to below the hub. With the principal orientation of the property to the south, there is the likelihood that all four turbines would be visible from the interior of the property, albeit at an oblique rather than direct angle, owing to their location to the south-east. With the minimum distance of 1102 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property and the access track connecting to Hundland Road to the east. From there the easterly turbines would be seen beyond and in the context of the properties strung out along the minor road to the south-east.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

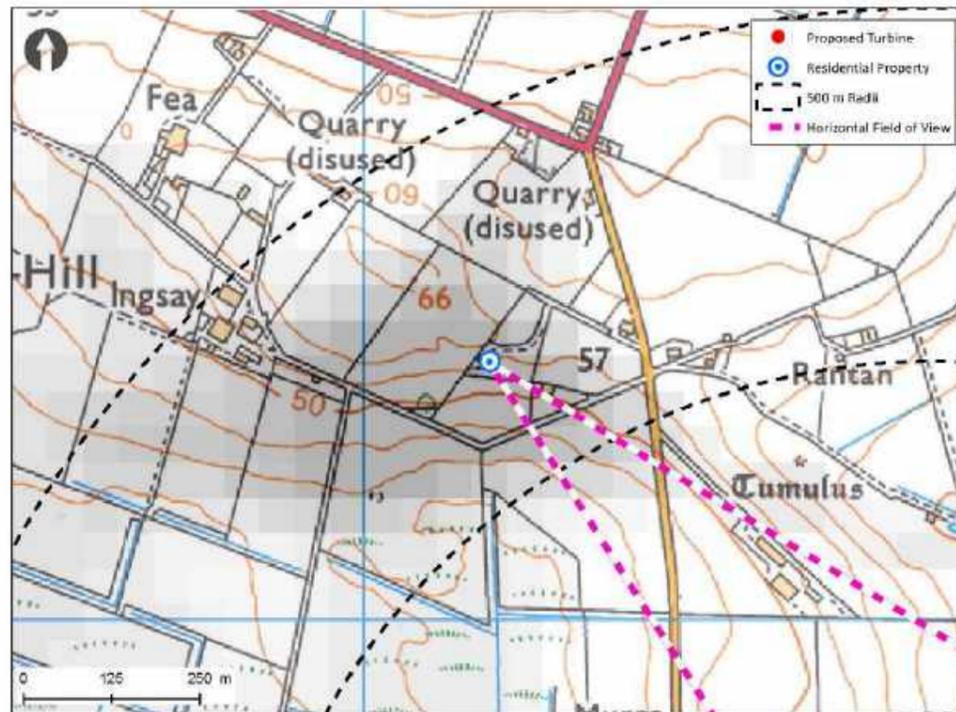
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the likelihood that turbines would be visible to the south-east from the interior of the property, the interior views to the north towards Abune-the-Hill and directly southwards to Loch of Hundland would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south means that there is not the potential for the effects to become overbearing or overwhelming.

13: Slinghorn

Property No. 13: Slinghorn



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Property Description

OS Grid Ref: 329177 1028365 Distance to Nearest Turbine: 1183 km Elevation: 56 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Slinghorn is located on the south-facing slopes of Abune-the-Hill and to the north of Loch of Hundland. It is accessed from a rough track that extends west from Hundland Road and from which open views of the surrounding landscape are experienced. Slinghorn is a single storey modern bungalow in light-brown pebbledash. It is orientated south, such that from its elevated position on the hillside, interior and exterior views extend south across Loch of Hundland, with Kirbuster Hill and Hundland Hill readily visible to the south-west and south-east respectively. The view to the north is more contained in extents by the rising landform. In terms of the garden, a large area of open grass occurs to the south and east of the house and from which open views of the surrounding landscape will be experienced. To the north, there is the driveway and a yard, while in the south-west corner of the plot there is a small out-building. Views from the garden are likely to be drawn south but also open in all directions with the small single turbine on Hundland Hill visible to the south-east. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 26° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.13 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with one turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill and the two further east screened by the closer range landform such that both would be seen to just below the hub. With the principal orientation of the property to the south, there is the likelihood that all four turbines would be visible from the interior of the property, albeit at an oblique rather than direct angle, owing to their location to the south-east. With the minimum distance of 1102 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property and the access track connecting to Hundland Road to the east. From there the easterly turbines would be seen beyond and in the context of the properties strung out along the minor road to the south-east.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

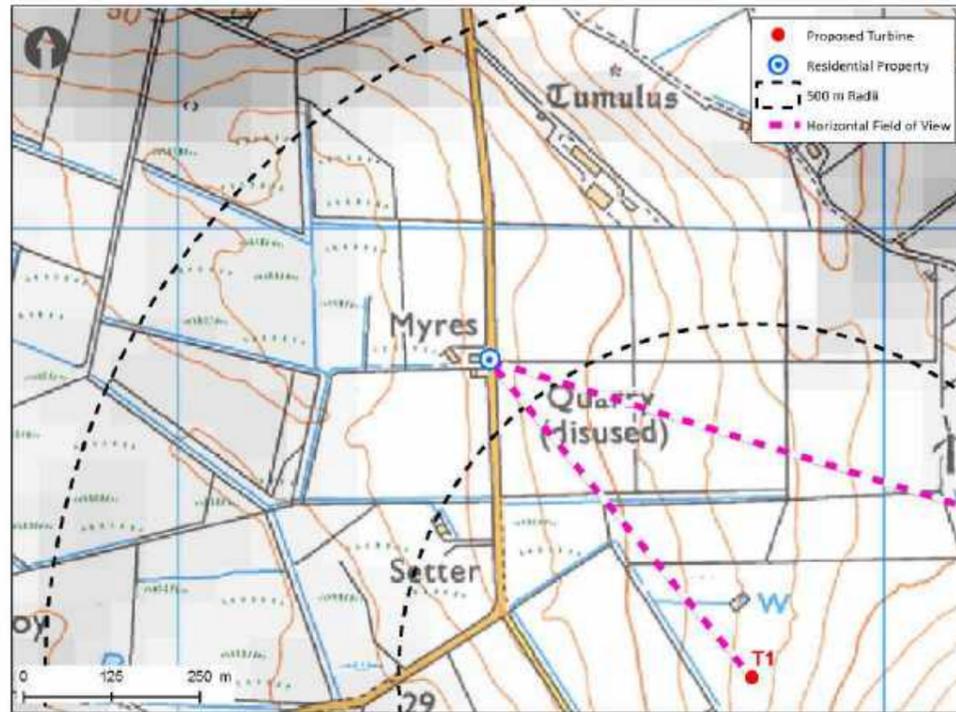
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the likelihood that turbines would be visible to the south-east from the interior of the property, the interior views to the north towards Abune-the-Hill and directly southwards to Loch of Hundland would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south means that there is not the potential for the effects to become overbearing or overwhelming.

14: Myres

Property No. 14: Myres



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Property Description

OS Grid Ref: 329439 1027815 Distance to Nearest Turbine: 583 m Elevation: 41 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict	X	Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey	X	Garage(s)	X	Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Myres is an abandoned cottage, set on the Hundland Road to the north of Loch of Hundland and the north-west of Hundland Hill. The 'L' shaped cottage is situated adjacent to the road, such that there is likely to be views from the interior across the lower northern slopes of Hundland Hill to the east and across Loch of Hundland to the south. It is a traditional stone-built, single storey cottage although currently in a state of disrepair. The enclosed area around the house comprises rough grassland with small patch on the southern aspect and a larger patch of the western aspect, where there are also outbuildings and a large collection of disused cars. Along the roadside, there is only a narrow strip of grass. Views from the garden area are likely to be drawn south but also open in all directions with the small single turbine on Hundland Hill visible to the south-east. Views also include numerous other residential properties and farms. Although this cottage is currently uninhabited, it is included in this assessment in order to cover the possibility that it could be renovated and rehhabited during the lifetime of the Proposed Development.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 33° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.14 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to its full extents on the north-western slopes of Hundland Hill, two with towers partly concealed behind the summit of Hundland Hill, and the fourth screened by ridge of Hundland Hill such that it would be seen to just below the hub. With the principal orientation (front) of the property to the east, there is the potential that the two more northerly turbines would be visible from the interior of the property, albeit at an oblique rather than direct angle, owing to their location to the south-east. With the minimum distance of 583 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

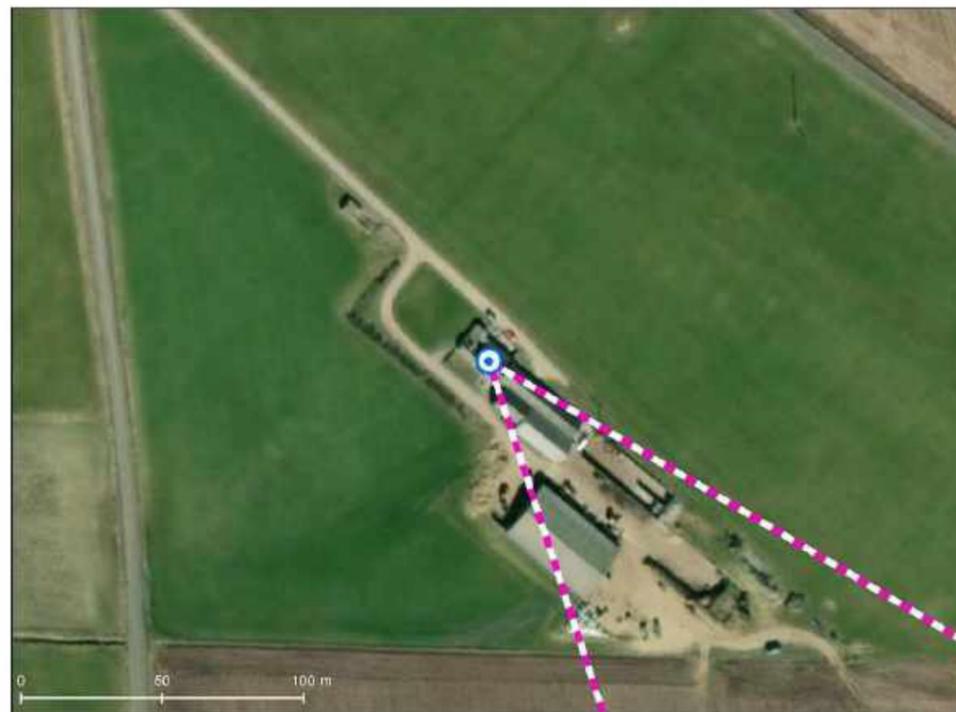
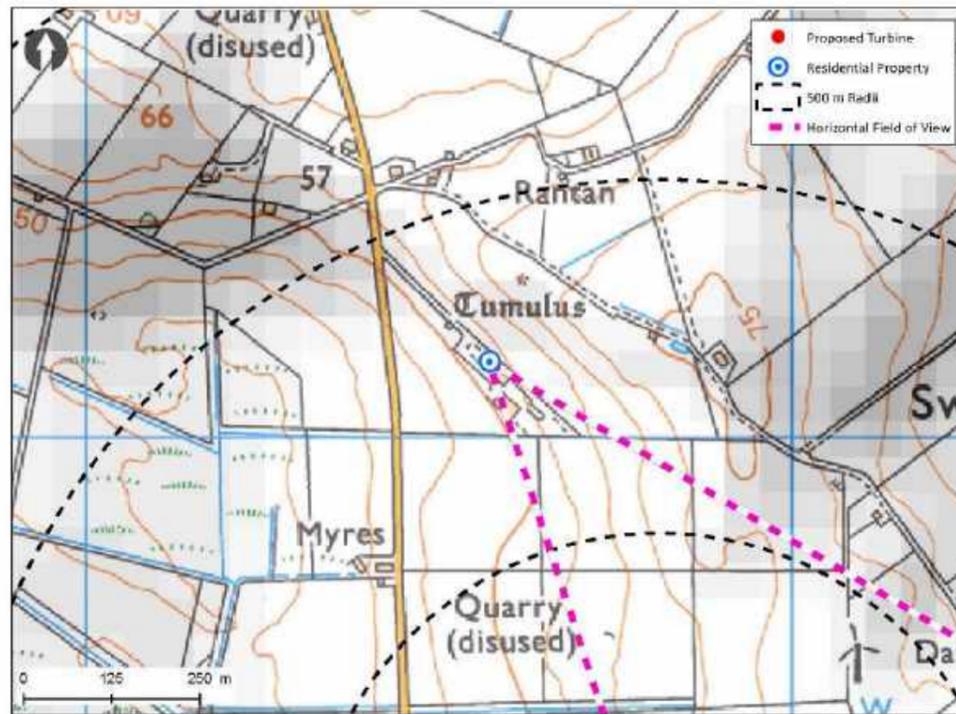
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the likelihood that turbines would be visible to the south-east from the interior of the property, the interior views to the west towards Abune-the-Hill would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the south-eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the south-east and with three of these partially concealed means that there is not the potential for the effects to become overbearing or overwhelming.

15: Newhouse

Property No. 15: Newhouse



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Property Description

OS Grid Ref: 329570 1028108 Distance to Nearest Turbine: 780 m Elevation: 52 m AOD

Farmhouse	X	Stone-built	X	1 Storey		Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Newhouse is located on the northern side of Hundland Hill and to the north of Loch of Hundland and west of Loch of Swannay. It is a farm complex with a mix of large modern and small traditional farm sheds set on the south-eastern side of the farmhouse. The farmhouse is a one and a half storey, traditional, stone-built property. The principal orientation of the farmhouse is south-west, with views looking onto Kirbuster Hill from its elevated position on the hillside. While there is a hedgerow on this south-western aspect, the general openness of the landscape means that it is likely that views of the hill are seen from the interior. There are patches of grass on the south-western and north-western sides of the house, from where open views of the wider landscape will also be experienced, albeit with some screening from the farm sheds in views to the south and south-east. The remainder of the space around the farm is farmyard and mostly enclosed by farm sheds. Access to the farm is via a road that branches south-east from Hundland Road and from which open views of the surrounding landscape are readily visible. To the south-east, the views are contained by the outbuildings and larger farm sheds. Most of the land within the curtilage is farmyard, with a small garden space of grass on the north-west and south-west side of the farmhouse, which is enclosed by a low hedge and stone wall. While there are no views from the south-eastern aspect of the farmhouse, from the access route and garden, the single turbine on Hundland Hill is visible. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 42° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.15 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to its full extents on the north-western slopes of Hundland Hill, two with towers partly concealed behind the summit of Hundland Hill, and one screened by the ridge of Hundland Hill such that it would be seen to just below the hub. With the principal orientation of the property to the south-west, and the view to the south and south-east largely blocked by close range farm sheds, there is no potential for the turbines to be visible from the interior of the property. There is, however, the potential that the turbines would be readily visible from the garden grounds and access track. With the minimum distance of 780 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. From the gardens and access track the turbines would be seen beyond and in the context of the farm buildings.

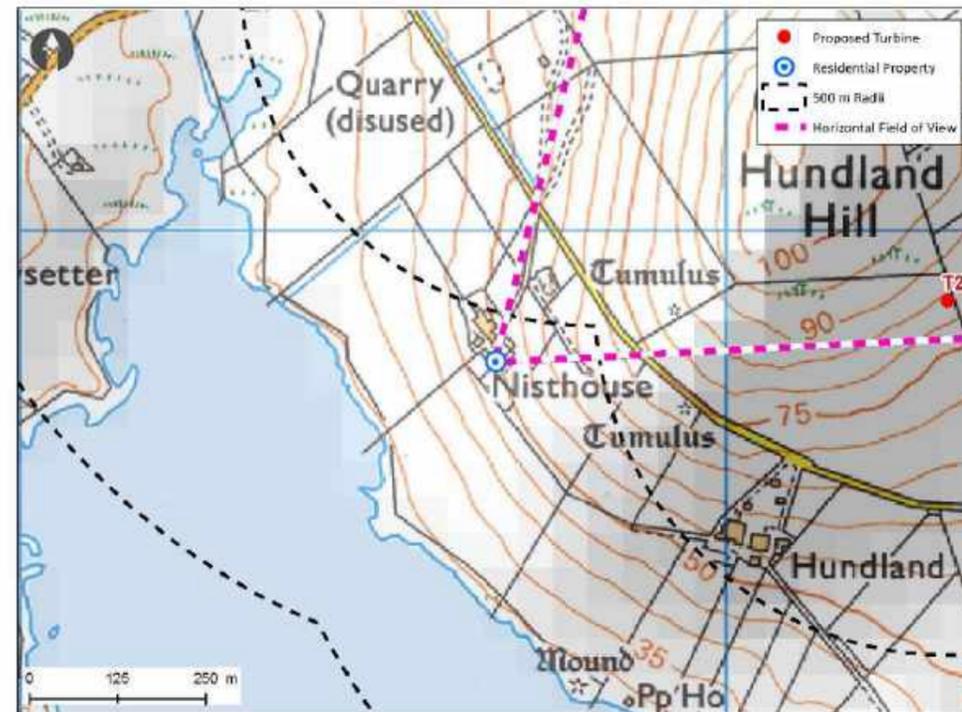
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

16: Nisthouse

Property No. 16: Nisthouse



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Property Description

OS Grid Ref: 329671 1026814

Distance to Nearest Turbine: 569 m

Elevation: 48 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Nisthouse is located on the south-western flank of Hundland Hill and to the north-east of Loch of Hundland. It is a farm complex with a mix of large modern and small traditional farm sheds set on the northern and north-eastern side of the farmhouse. The farmhouse is a two storey, traditional, stone-built property, with an 'L' shaped plan and an extension on the south-eastern side. The principal orientation of the farmhouse is south-west, with views looking over Loch of Hundland to Kirbuster Hill from its elevated position above the loch. While there is some garden vegetation on this south-western aspect, the general openness of the landscape means that it is likely that views of the loch and hill are seen from the interior. The main garden space comprises grass and garden vegetation contained within a low stone wall, and this is located on the south-western aspect of the house from which open views are experienced to the south and south-east. The remainder of the space around the farm is farmyard and mostly enclosed by farm sheds. Access to the farm is via a track from the minor road that branches south-east from Hundland Road and from which open views of the surrounding landscape are readily visible. While the views to the north are contained by the outbuildings and larger farm sheds, to the east a slightly more open aspect occurs up to the enclosing ridge of Hundland Hill.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 73°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 2

The wirelines in Figures 6.4.16a and b show that all four of the turbines would be theoretically visible in the north to east sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill to the north. The turbine on the southern slopes of Hundland Hill would be seen with the lower part of the tower screened by the ridge, while the two remaining turbines would be seen in the same sector to the east, one as blades and one as small tips. With the principal orientation of the property to the south-west, this would remain unaffected, although from the rear to the north-east there is the potential that the close-range turbine to the east would be visible from the interior, albeit at an oblique rather than direct angle. The close-range turbine to the north would be screened from the property by the intervening farm sheds although would be visible from the garden grounds. With the minimum distance of 530 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While all four turbines would be readily visible from the garden grounds and access track, only three would be readily visible owing to one occurring as a small tip.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

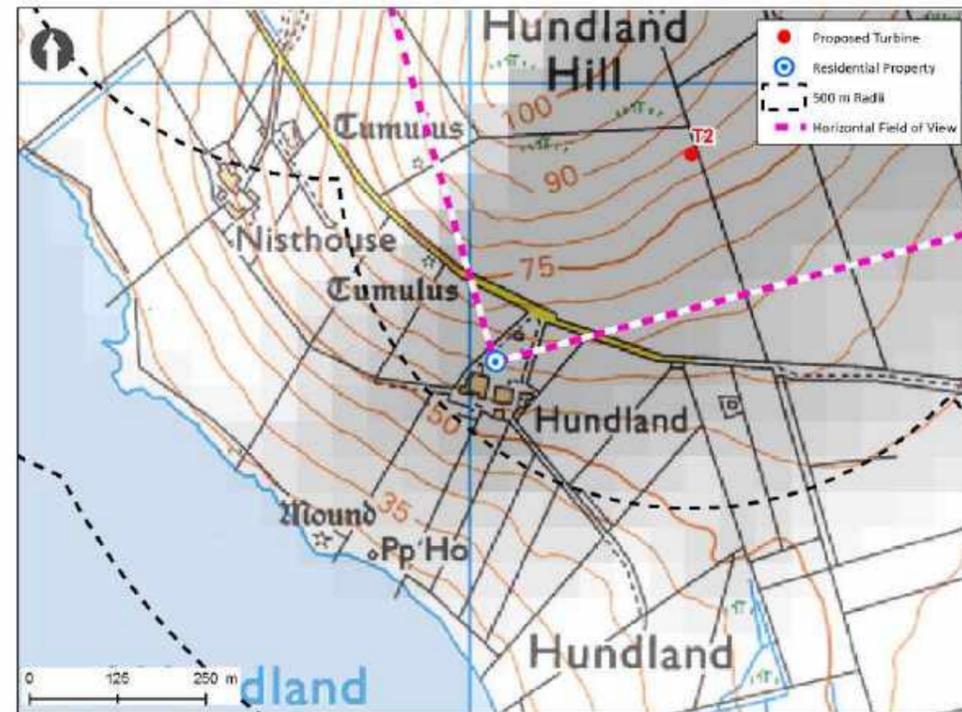
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- The principal views from the property and the garden are to the south-west which would remain unaffected, and this would avoid the perception of the property being surrounded by wind farm development;
- Essentially only two of the turbines would be visible from the interior and these would be contained in the eastern sector of the view and potentially screened by some of the intervening buildings.
- While three turbines would be readily visible from the garden and access track, these would be contained in the north to north-east sector of the view and would not be overbearing or overwhelming

17: Mucklehouse

Property No. 17: Mucklehouse



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Property Description

OS Grid Ref: 330034 1026607

Distance to Nearest Turbine: 403 m

Elevation: 61 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Mucklehouse is located on the southern side of Hundland Hill and to the east of Loch of Hundland. It is a traditional single storey cottage set to the north of the large complex of buildings associated with Hundland Farm. It is accessed via a rough track that extends south from the minor road that skirts the southern flanks of Hundland Hill, and from which open views in all directions can be experienced, albeit contained to the north by Hundland Hill. The principal orientation of the cottage is south-south-west, although the intervening large farm sheds in this direction will screen the views to Loch of Hundland from both the interior spaces and the garden grounds also on the south-south-east aspect of the cottage. Interior views to the north-north-east from the property are partly contained by the outbuilding and rising landform in this direction, there will, however, still be some visibility of Hundland Hill, and while there are no formal garden grounds on this aspect, open views across Hundland Hill will be experienced from the driveway off the minor road.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 91°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figures 6.4.17a and b show that all four of the turbines would be theoretically visible in the north-north-west to north-east sector of the view, with the closest turbine seen to almost its full extents with its base at a higher elevation and on the southern slopes of Hundland Hill to the north-east and two other turbines seen to just below their hubs set behind the ridgeline in the same sector. The fourth turbine would also be seen to just below its hub, screened by the western slopes of Hundland Hill to the north. The principal orientation of the property to the south-south-west would remain unaffected, while there is the potential that views from the interior of the property to the north-north-east would include visibility of the three turbines to the north-east and turbine to the north the intervening buildings, slope and angle of the views make this less likely from this low-lying property. With the minimum distance of 403 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds and access track.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- The principal views from the property and the garden are to the south-south-west which would remain unaffected, and this would avoid the perception of the property being surrounded by wind farm development;
- There is already some enclosure on the northern aspect from outbuildings and rising landform which would moderate visibility from the interior; and
- While four turbines would be readily or partially visible from the garden and access track, these would be contained in the north to north-east sector of the view and would not be overbearing or overwhelming

18: Hundland

Property No. 18: Hundland



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Property Description

OS Grid Ref: 330018 1026575 Distance to Nearest Turbine: 438 m Elevation: 57 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Hundland is located on the southern side of Hundland Hill and to the east of Loch of Hundland. It is a traditional, single storey, stone-built farm cottage set to the east of a large complex of large modern farm sheds and small traditional outbuildings. It is accessed via a rough track that extends south from the minor road that skirts the southern flanks of Hundland Hill, and from which open views in all directions can be experienced, albeit contained to the north by Hundland Hill. The entrance and frontage of the building is to the north however, the principal orientation of the cottage is south, and the openness of the landscape in this direction combined with the elevated position of the property means that views extend across the Loch of Hundland to Greeny Hill beyond. Although there is some vegetation in the small garden on this southerly aspect, it is likely that the views from the interior and exterior spaces will be relatively open. While views to the west are blocked by the large farm sheds, they do extend to the north across the rising landform of Hundland Hill although the intervening large farm sheds in this direction will screen the views to Loch of Hundland again from both the interior spaces and the small garden on this northerly aspect. Open views across Hundland Hill will be experienced from the driveway off the minor road.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 88° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wirelines in Figures 6.4.18a and b show that all four of the turbines would be theoretically visible in the north to north-east sector of the view, with the closest turbine seen to almost its full extents on the southern slopes of Hundland Hill to the north-east and two other turbines seen to just below their hubs set behind the ridgeline in the same sector. The fourth turbine would also be seen to just below its hub, screened by the western slopes of Hundland Hill to the north. The principal orientation of the property to the south would remain unaffected, while there is the potential that views from the interior of the property to the north would include visibility of the three turbines to the north-east and turbine to the north. With the minimum distance of 438 m between the property and the closest turbine, the Proposed Development would be seen as an especially close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds and access track.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

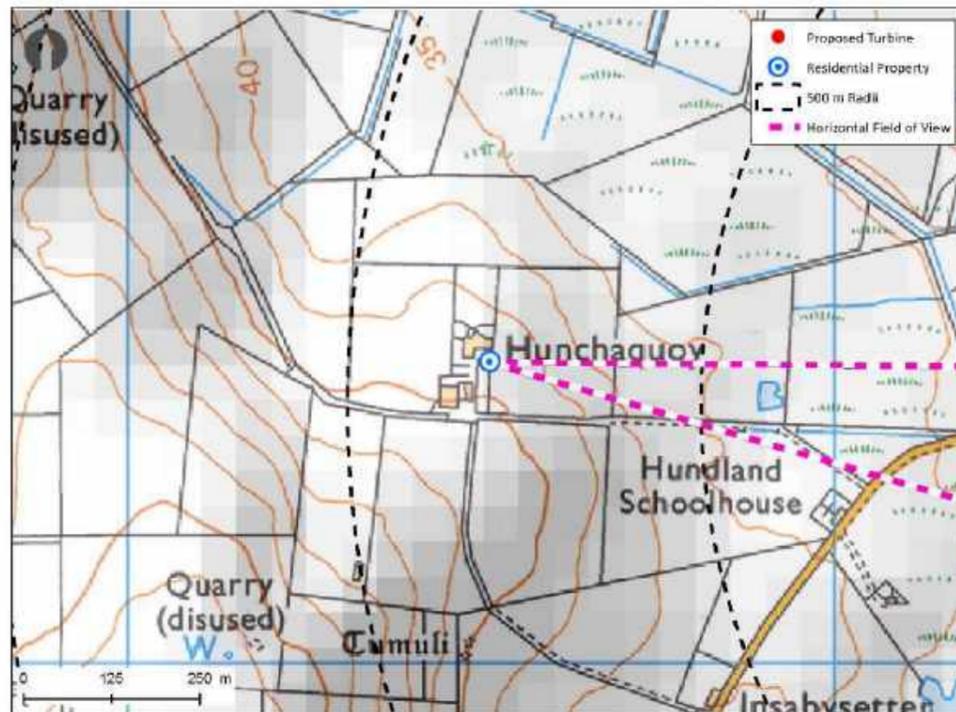
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- The principal views from the property and the garden are to the south which would remain unaffected, and this would avoid the perception of the property being surrounded by wind farm development;
- There is already some enclosure on the northern aspect from outbuildings and rising landform which would moderate visibility from the interior; and
- While four turbines would be readily visible from the garden and access track, these would be contained in the north to north-east sector of the view and would not be overbearing or overwhelming.

19: Hunchaquooy

Property No. 19: Hunchaquooy



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Property Description

OS Grid Ref: 328511 1027427

Distance to Nearest Turbine: 1301 m

Elevation: 47 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Hunchaquooy is located on the north-eastern side of Kirbuster Hill and to the north-west of the Loch of Hundland. It is a traditional, single storey, stone-built farm cottage set within a complex of large modern farm sheds and small traditional outbuildings to the north, west and south-west. Modern extensions have been added to the north and south of the original building, to create a 'T' shaped layout and this has added more windows on the eastern aspect from which interior views are likely to extend over to the northern slopes of Hundland Hill, while there is no garden on this eastern aspect, there is a large rectangle of grass enclosed by hedges to the south, from where open views of the surrounding landscape are experienced. The principal orientation of the cottage is south, and the openness of the landscape in this direction combined with the elevated position of the property means that interior views are also likely to extend in this direction across the eastern flank of Kirbuster Hill to Greeny Hill beyond. Views to the north, west and south-west will be largely screened by the intervening farm sheds. Hunchaquooy is accessed via a long and rough track that extends west from Hundland Road, and from which open views in all directions can be experienced. The single turbine on Hundland Hill is likely to be visible from this property and its garden and Bugar hill Wind Farm is also likely to be visible in the moorland hills further to the south-west

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 16°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.19 shows that all four of the turbines would be theoretically visible in the eastern sector of the view, with the closest turbine seen to its full extents on the north-western slopes of Hundland Hill, the southern turbine seen to almost its full extents just south of the summit and the two eastern turbines seen partly concealed behind the intervening ridge, albeit with both hubs still showing. Interior views towards the principal orientation to the south, along with interior views to the north, would remain unaffected, there would be an effect on the views from the interior spaces on the eastern side of the property, from where all four turbines would be visible. With the minimum distance of 1301 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property and the access track connecting Hundland Road to the east. The magnitude of change would not, however, rise above medium-high owing to the containment of the turbines within one sector, which would also be outwith the principal orientation of the views.

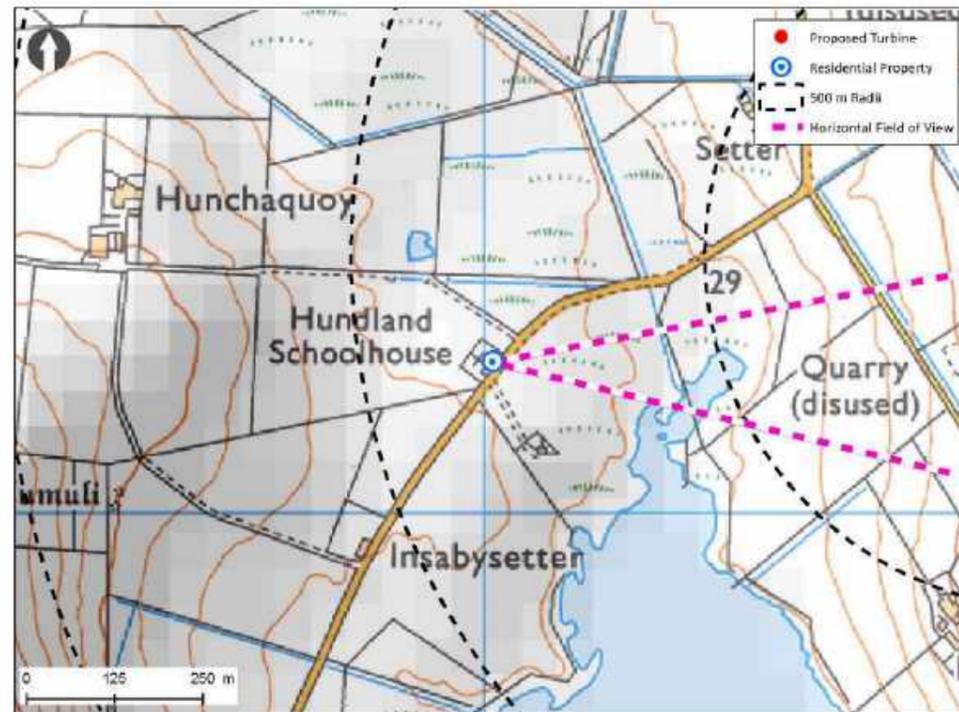
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

20: Hundland Gallery

Property No. 20: Hundland Gallery



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Property Description

OS Grid Ref: 329010 1027215

Distance to Nearest Turbine: 815 m

Elevation: 31 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached		Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached	X	Render		2 Storey	X	Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Hundland Gallery is located on the north-western shore of Loch of Hundland and the lower north-eastern slopes of Kurbuster Hill. It is a traditional two storey, stone-built detached property, adjacent to Hundland Schoolhouse on the south-west. The combined footprint forms a long rectangle with a south-east orientation, such that interior and exterior views will take in the Loch of Hundland, with Skelday Hill further to the south-east. Hundland Gallery is enclosed by a low stone wall and the small front garden on the south-east is occupied by parking with a drive on the north-eastern side and a large outbuilding on the north-west aspect in the back garden. This leaves a strip of grass along the north-eastern boundary from which open views of the surrounding landscape will occur in most directions. Hundland Hill can be seen to the east and south-east, with the single turbine forming a visible feature close to the low summit. The property is accessed straight off Hundland Road.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 24°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 3

The wireline in Figure 6.4.20 shows that all four of the turbines would be theoretically visible in the eastern sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, the southern turbine seen to almost its full extents just south of the summit and the two eastern turbines seen partly concealed behind the intervening ridge, with one hub showing and one hub concealed. While the principal orientation of the property is to the south-east, there is the potential that interior views could be affected by the four turbines to the east, albeit seen at an oblique rather than direct angle. With the minimum distance of 815 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property, although potentially partly screened from the rear garden by the two-storey property itself.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

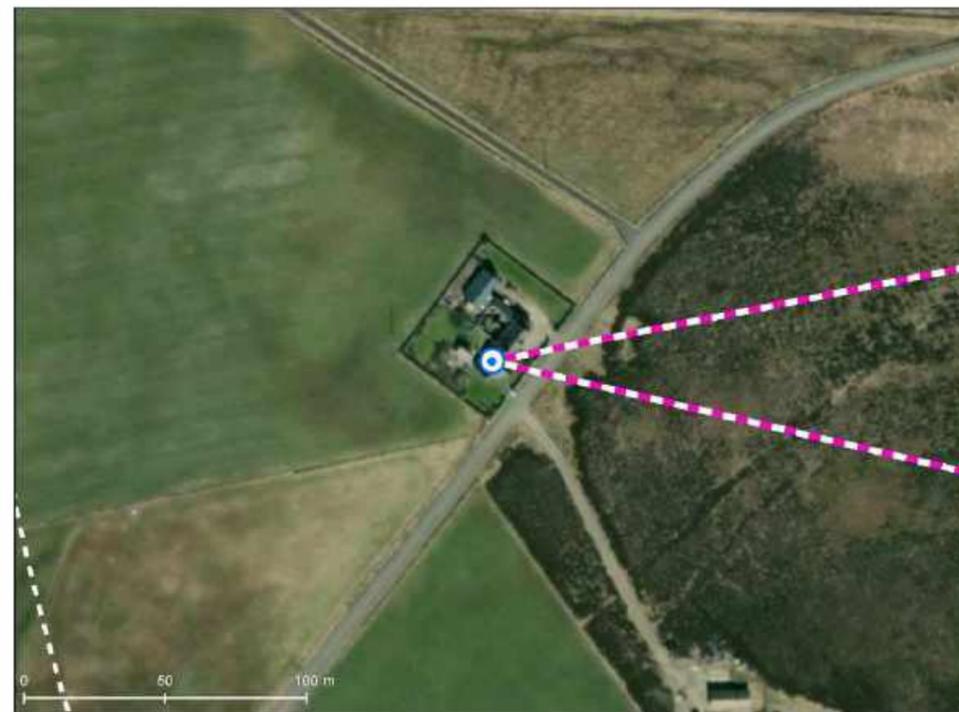
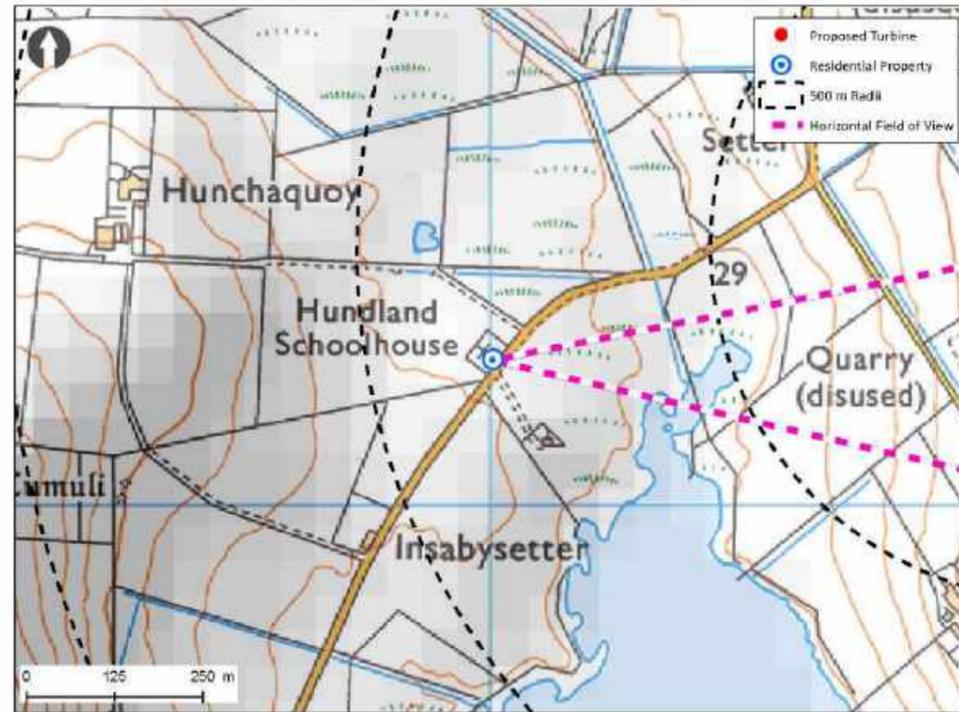
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the likelihood that turbines would be visible to the east from the interior of the property, the interior views to the north-west towards Abune-the-Hill would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the east means that there is not the potential for the effects to become overbearing or overwhelming.

21: Hundland Schoolhouse

Property No. 21: Hundland Schoolhouse



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Property Description

OS Grid Ref: 329002 1027206

Distance to Nearest Turbine: 824 m

Elevation: 31 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render		2 Storey	X	Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Hundland Schoolhouse is located on the north-western shore of Loch of Hundland and the lower north-eastern slopes of Kurbuster Hill. It is a traditional two storey, stone-built detached property, adjacent to Hundland Gallery to the north-east. The combined footprint forms a long rectangle with a south-east orientation, such that interior and exterior views will take in the Loch of Hundland, with Skelday Hill further to the south-east. Hundland Schoolhouse is enclosed by a low stone wall, with the gardens extending around the south-east, south-west and north-west aspects and comprising a mix of grasses and other low tree and shrub cover. While the vegetation and the house will partially screen the wider landscape from parts of the garden, the views are generally open and extend across the loch and surrounding hills. Hundland Hill can be seen to the east and south-east, with the single turbine forming a visible feature close to the low summit. The property is accessed straight off Hundland Road.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 24°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 3

The wireline in Figure 6.4.21 shows that all four of the turbines would be theoretically visible in the eastern sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, the southern turbine seen to almost its full extents just south of the summit and the two eastern turbines seen partly concealed behind the intervening ridge, with one hub showing and one hub concealed. While the principal orientation of the property is to the south-east, there is the potential that interior views could be affected by the four turbines to the east, albeit seen at an oblique rather than direct angle. With the minimum distance of 824 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property, although potentially partly screened from the rear garden by the two-storey property itself and from the side garden by vegetation.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

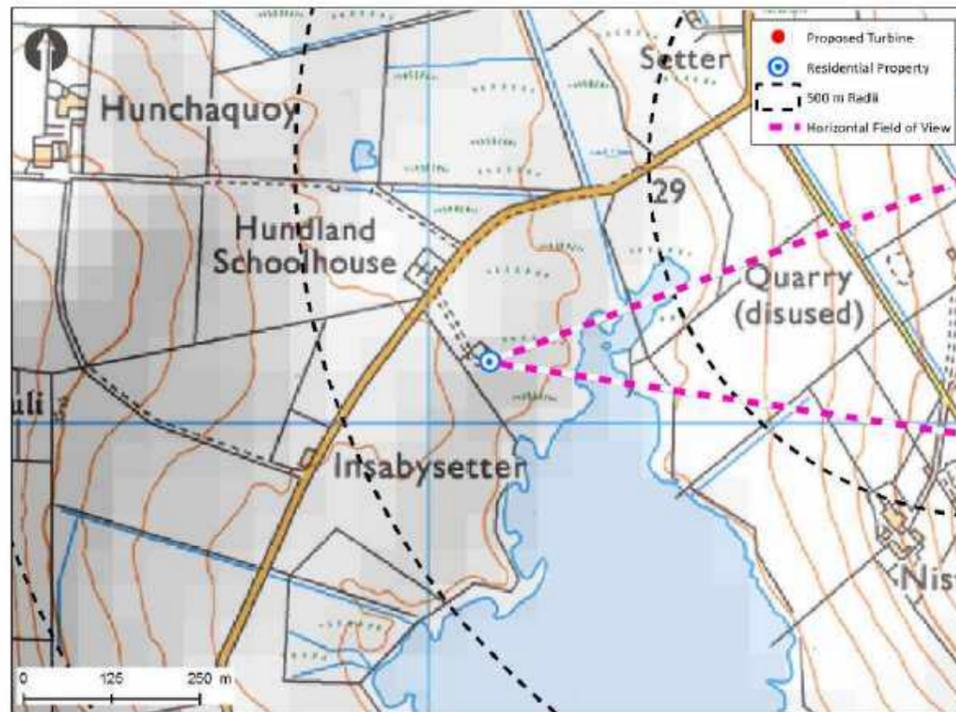
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the likelihood that turbines would be visible to the east from the interior of the property, the interior views to the north-west towards Abune-the-Hill would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the east means that there is not the potential for the effects to become overbearing or overwhelming.

22: The Cottage

Property No. 22: The Cottage



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Property Description

OS Grid Ref: 329085 1027087

Distance to Nearest Turbine: 777 m

Elevation: 32 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

The Cottage is currently being renovated and while it follows the original footprint and orientation of the original property, there is a new access track from Hundland Road and garage on the northern side. The Cottage occupies an open and exposed location on the northern shore of Loch of Hundland, with open views extending out to the enclosing Kirbuster hill to the west and Hundland Hill to the east. The orientation of this single storey, stone-built, traditional cottage is south, such that interior views will feature the Loch of Hundland and Greeny Hill beyond. To the north, views will extend from the interior to the enclosing hillside of Abune-the-Hill. While there are currently no formal gardens around the house, the openness of this loch shore means that views extend in all directions, albeit with the main attraction being south or south-east across the loch. The track that connects The Cottage with Hundland Road will also present open and exposed views of the surrounding landscape, with the single turbine on Hundland Hill to the east, and Burgar Hill Wind Farm on the moorland hills to the south-east, forming an existing influence from wind farm developments.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 30°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 3

The wireline in Figure 6.4.22 shows that all four of the turbines would be theoretically visible in the eastern sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, the southern turbine seen to almost its full extents just south of the summit and the two eastern turbines seen partly concealed behind the intervening ridge, with one hub showing and one hub concealed. While the principal orientation of the property is to the south, there is the potential that interior views could be affected by the four turbines to the east if windows are included on this aspect. With the minimum distance of 777 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

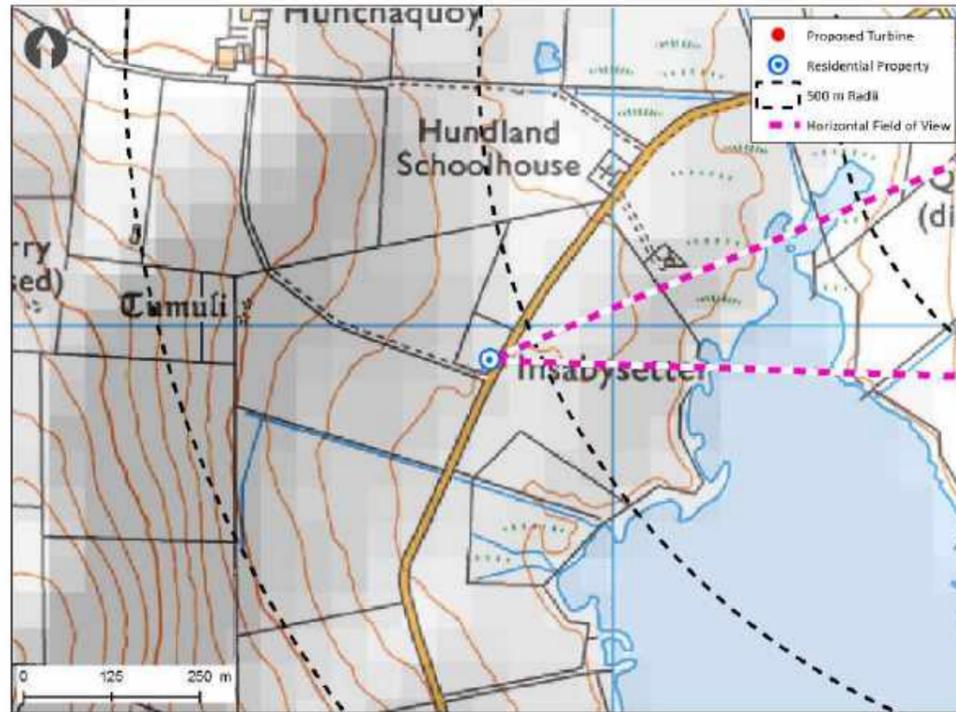
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the possibility that turbines would be visible to the east from the interior of the property, the interior views following the principal orientation to the south across the western shore of Loch of Hundland, and to the north towards Abune-the-Hill would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the east means that there is not the potential for the effects to become overbearing or overwhelming.

23: The Longhouse

Property No. 23: The Longhouse



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Property Description

OS Grid Ref: 328825 1026952

Distance to Nearest Turbine: 1069 m

Elevation: 33 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built	X	1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

The Longhouse is a modern, long, rectangular bungalow, set adjacent to Hundland Road on the north-west shore of Loch of Hundland. The property is orientated east-south-east, such that from its interior, views extend across Loch of Hundland and to Hundland Hill and Skelday Hill. Views from the interior on the rear of the property extend north-west across the lower northern slopes of Kurbuster Hill. The openness of the surrounding garden combined with the openness of the wider landscape ensures that these interior views are likely to be uninterrupted. The house is set within a large area of tarmac extending across the front, the north-eastern side and the rear of the property, where there is a detached garage. There is a low wall across the front of the garden and grass filling the remaining areas. Views from the garden are likely to be drawn south-east across the loch but also open in all directions with the small single turbine on Hundland Hill visible to the north-east.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 25°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.23 shows that all four of the turbines would be theoretically visible in the eastern sector of the view, with the closest turbine seen to its full extents on the north-western slopes of Hundland Hill, the southern turbine seen to almost its full extents just south of the summit and the two eastern turbines seen partly concealed behind the intervening ridge, with both hubs just showing. While the principal orientation of the property is to the south-east, there is the potential that interior views could be affected by the four turbines to the east, albeit with the views being oblique rather than direct. With the minimum distance of 1069 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

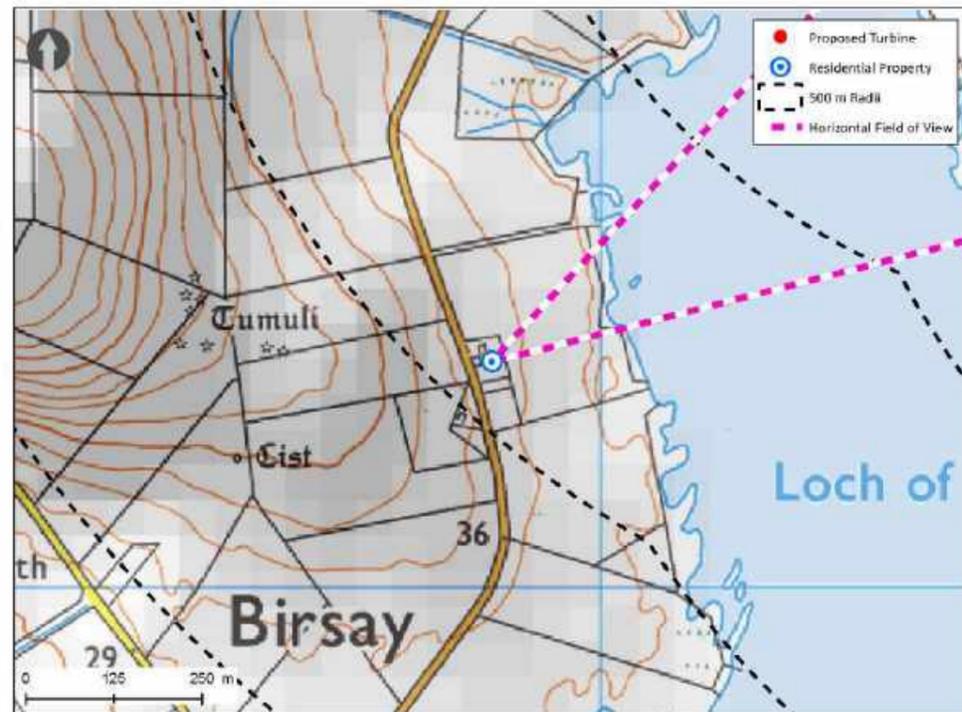
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the possibility that turbines would be visible to the east from the interior of the property, the interior views following the principal orientation to the east-south-east across the western shore of Loch of Hundland, and to the west towards Kurbuster Hill would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the east means that there is not the potential for the effects to become overbearing or overwhelming.

24: Insa-bi-Seatter

Property No. 24: Insa-Bi-Seatter



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Property Description

OS Grid Ref: 328844 1026319

Distance to Nearest Turbine: 1425 m

Elevation: 35 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Insa-Bi-Seatter is a modern bungalow, set adjacent to Hundland Road on the north-west shore of Loch of Hundland. The property follows an 'L' shaped plan with one part aligned on a north-south axis and the other part aligned on a west-east axis. This means that there are windows on all four aspects and views in every direction, albeit with the more notable aspects being south facing, across the garden and towards the lochshore, and west facing across the garden and towards the road. The eastern and northern aspects face onto a yard, which the driveway leads into, and which is used for parking cars. There is also an outbuilding on the northern side of the property. Views from the interior are likely to extend in all four directions despite there being some enclosure from buildings and vegetation in the garden. It is likely that interior and exterior views on the southern side extend across Loch of Hundland to Greeny Hill, interior and exterior views on the eastern side extend across Loch of Hundland to Hundland Hill, interior and exterior views on the western side extend across the road to Kirbuster Hill and interior and exterior views from the northern side extend to Abune-the-Hill. The garden wraps around all of these aspects of the house such that the surrounding landscape is readily visible. In the view to the south-east, Bugar Hill Wind Farm can be seen on the moorland hills.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 33°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.24 shows that all four of the turbines would be theoretically visible in the north-eastern sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, the southern turbine seen to almost its full extents just south of the summit and the two eastern turbines seen partly concealed behind the intervening ridge, with towers fully or partly concealed and both hubs showing. There are windows on all aspect of this property, and this means the interior spaces on the eastern side of the property would be affected by visibility of the four turbines to the north-east. The overall effect would be moderated by the fact that the interior spaces on the other three aspects would remain unaffected. With the minimum distance of 1425 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four turbines would be readily visible from the garden grounds surrounding the property, although there would be some screening from vegetation on the western side.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

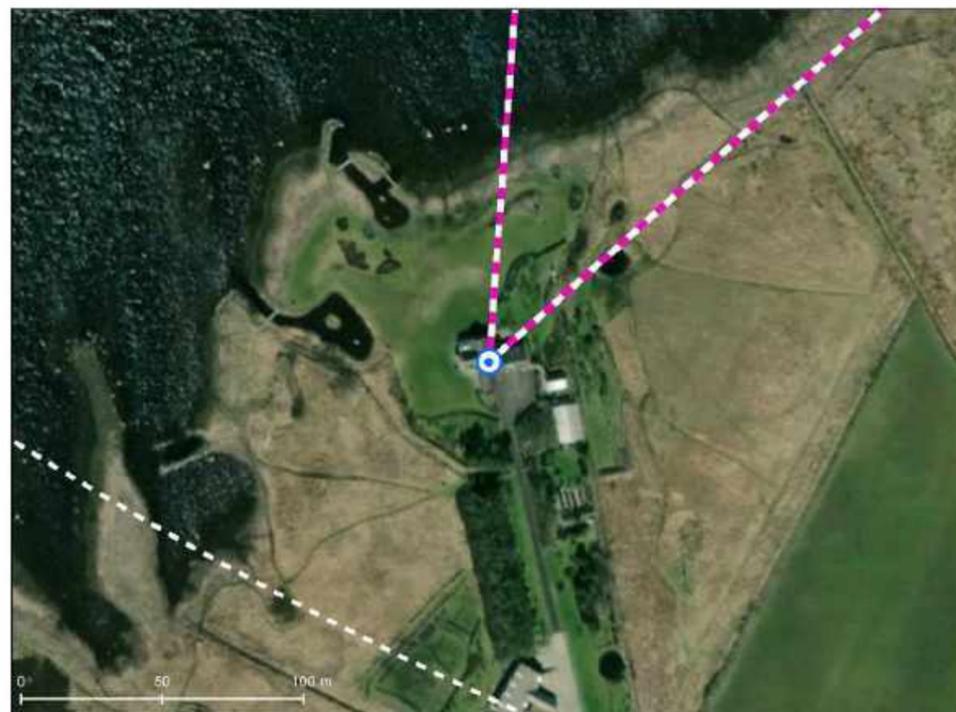
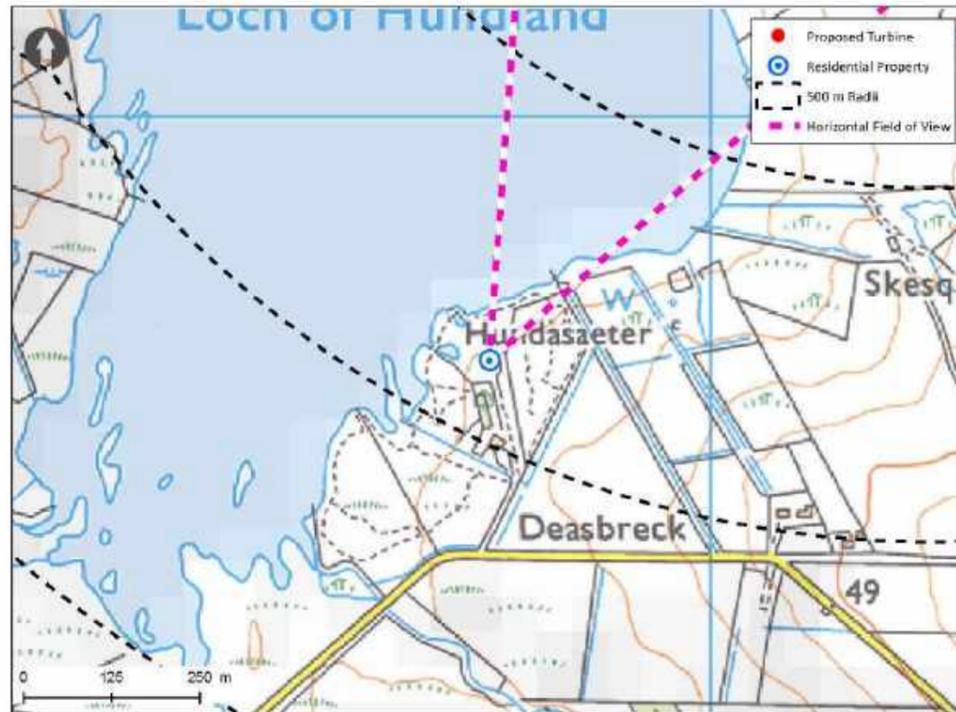
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered not to have reached the Residential Visual Amenity Threshold, for the following reasons:

- Although there is the possibility that turbines would be visible to the east from the interior of the property, the interior views to the south, west and north would remain unaffected and this would avoid the perception of the property being enclosed by wind farm development on all aspects;
- While the Proposed Development would be readily visible from the garden grounds, it would comprise only four turbines and these would be contained in the eastern aspect with the wider view unaffected; and
- Despite the distance of the Proposed Development from the property, and the size of these large dynamic structures, their containment within a specific sector to the north-east means that there is not the potential for the effects to become overbearing or overwhelming.

25: Hundasaeter

Property No. 25: Hundasaeter



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Property Description

OS Grid Ref: 329685 1025656 Distance to Nearest Turbine: 1393 m Elevation: 30 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Hundasaeter is set on the southern shore of the Loch of Hundland, where it is accessed from a track that branches north off Durkadale Road. Hundasaeter is a large modern single storey house, with a central axis aligned north-south and a staggered axis aligned west-east and with two conservatories on the western side and rooms in the attic space. This means that there are windows on all aspects and interior views looking out in every direction. The access track leads to the southern side of the property where there is a large, surfaced area for parking. Garden grounds surround the house on all other aspects, with an extensive lawn extending right down to the shoreline and tree cover enclosing the driveway and extending along the eastern and north-eastern side of the house. The key views from the interior are likely to be towards the north, with the northerly views extending across the loch shore to the Loch of Hundland, with the enclosing hillsides of Hundland Hill to the east and Kirbuster Hill to the west. There are also likely to be open views from the interior spaces towards Loch of Boardhouse to the west and the moorland hills to the east and south. The garden is large and readily open so that there will be clear views of the surrounding landscapes in all directions, including views of Bugar Hill Wind Farm on the moorland hills to the east.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 44° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.25 shows that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the east, one on the southern slopes to the south and one on the north-western slopes to the west. All would be seen to practically their full extents, with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. There are windows on all aspect of this property, and this means the interior spaces on the northern side would be affected by visibility of the four turbines. The overall effect would be moderated by the fact that the interior spaces on the other three aspects would remain unaffected. All four turbines would be visible from the extensive garden grounds to the north of the property and from the access track connecting to Durkadale Road to the south. With the minimum distance of 1393 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape.

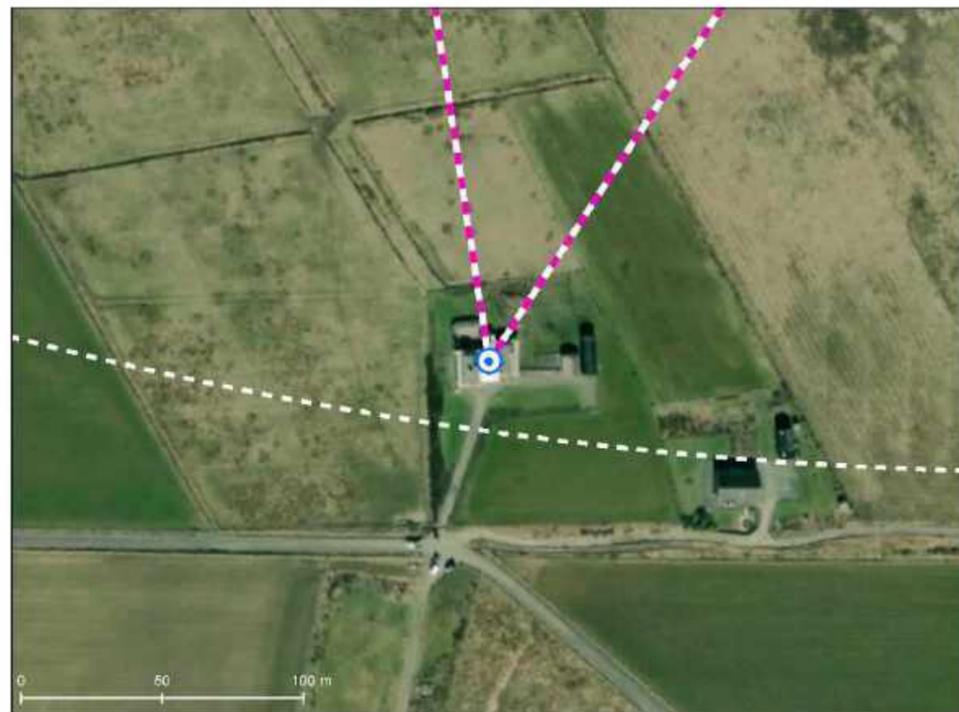
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

26: Vassquoy

Property No. 26: Vassquoy



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Property Description

OS Grid Ref: 330106 1025439 Distance to Nearest Turbine: 1475 m Elevation: 48 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Vassquoy is set to the south-east of the Loch of Hundland and on the lower north-western slopes of Skelday Hill. It is a modern single storey house characterised by white render and wooden panelling, with a central axis aligned west-east and a staggered axis aligned north-south. This means that there are windows on all aspects and interior views looking out in every direction. The driveway leads to the southern side of the property where there is a surfaced area for parking and provides access to the three large outbuildings on the eastern side of the house. While much of the garden comprises rough grass, there is a more formal garden in the north-west corner of the plot, enclosed by a low stone wall. The elevated position of the house means that open views are likely to occur from the interior and exterior spaces in almost all directions. The principal orientation, however, appears to be north across the Loch of Hundland to Hundland Hill. There will be clear views of the surrounding landscapes in all directions, including views of Burgar Hill Wind Farm on the moorland hills to the east.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 42° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.26 shows that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the east, one on the southern slopes to the south and one on the north-western slopes to the west. All would be seen to practically their full extents, with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the principal orientation of the property to the north, the four turbines would be visible in views from the interior spaces on this aspect. With the minimum distance of 1393 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The overall effect would, however, be moderated by the fact that the interior spaces on the other three aspects would remain unaffected. All four turbines would be visible from the garden grounds to the north of the property and from the access track connecting to Durkadale Road to the south.

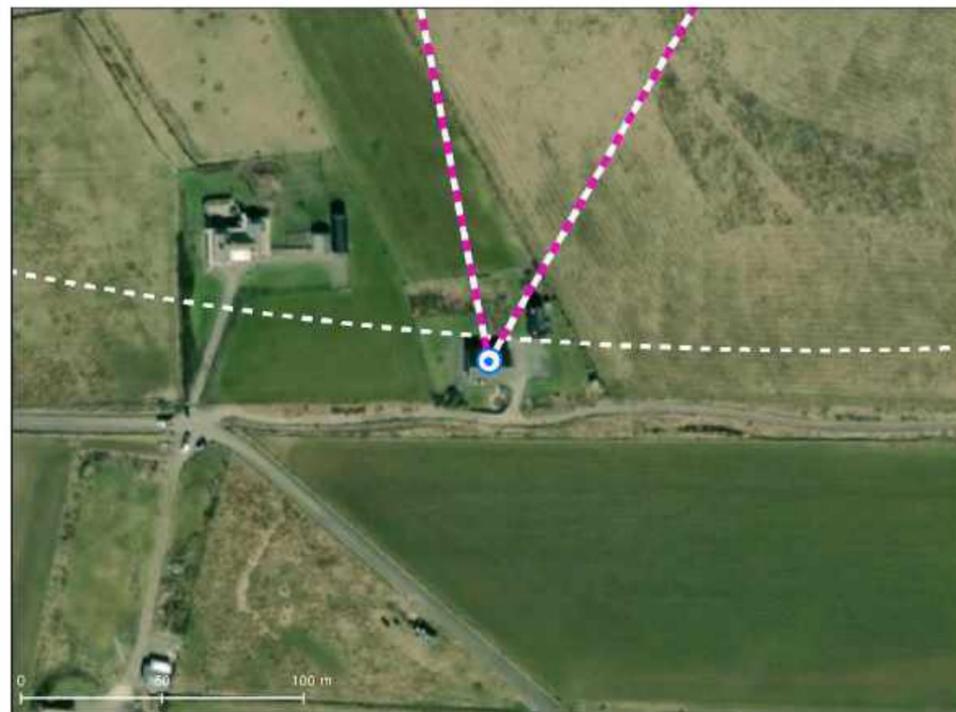
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

27: Kelda

Property No. 27: Kelda



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Property Description

OS Grid Ref: 330194 1025396 Distance to Nearest Turbine: 1508 m Elevation: 50 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built	X	1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Kelda is set to the south-east of the Loch of Hundland and on the lower north-western slopes of Skelday Hill. It is a modern rectangular, single storey house characterised by brown pebbledash, with a central axis aligned west-east such that views from the interior are mostly either towards the north or south. The view north extends across the Loch of Hundland to Hundland Hill and the lack of vegetation in the garden and the wider landscape means that these views are open and likely to be experienced from both the interior and exterior of the property. There are also views south across the peat basin with the surrounding hills forming a notable feature. This means that there are windows on all aspects and interior views looking out in every direction. The driveway leads to the eastern side of the property where there is a surfaced area for parking and provides access to the garage on the north-eastern side of the house. While much of the garden comprises grass, there is also some shrubby vegetation and enclosure from a low stone wall. There will be clear views of the surrounding landscapes in all directions, including views of the single turbine on Hundland Hill to the north and Burgar Hill Wind Farm on the moorland hills to the east.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 41° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.27 shows that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the east, one on the southern slopes to the south and one on the north-western slopes to the west. All would be seen to practically their full extents, with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the principal orientation of the property to the north, the four turbines would be visible in views from the interior spaces on this aspect. With the minimum distance of 1508 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The overall effect would, however, be moderated by the fact that the interior spaces on the other three aspects would remain unaffected. All four turbines would be visible from the garden grounds to the north of the property and from the access track connecting to Durkadale Road to the south.

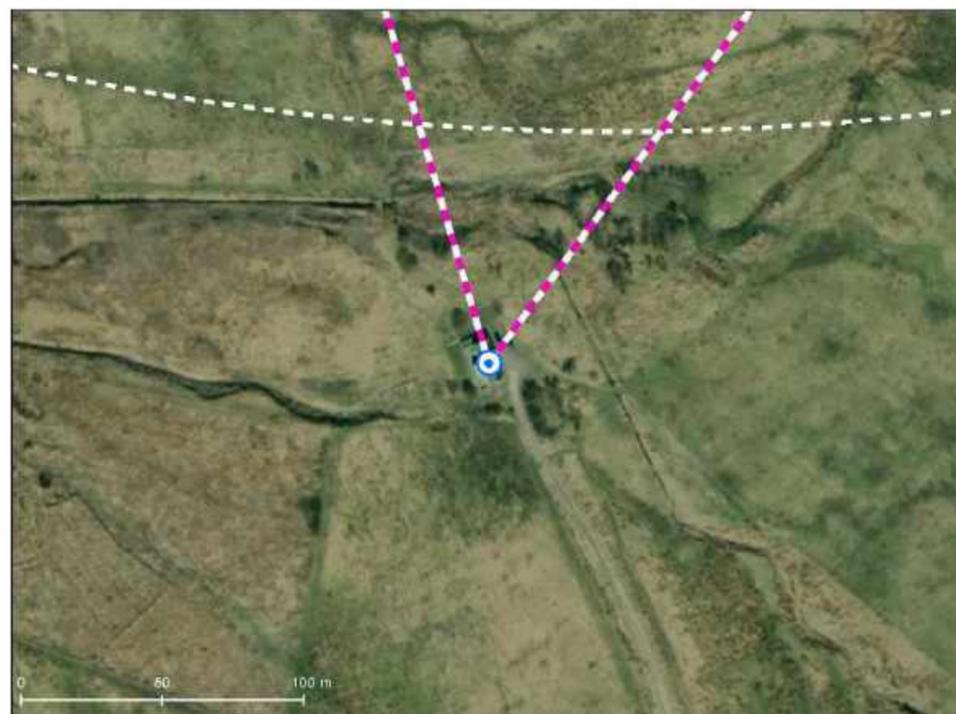
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

28: Skesquoy

Property No. 28: Skesquoy



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Property Description

OS Grid Ref: 330267 1025818 Distance to Nearest Turbine: 1082 m Elevation: 38 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Skesquoy is set on the south-eastern shore of the Loch of Hundland and on the lower north-western slopes of Skelday Hill. It is a small, white-rendered, rectangular, farm cottage, following a north-north-west to south-south-east axis. The principal orientation is west-south-west and on this aspect, there is a small porch suggesting this is the front of the property. Interior views are likely to extend over the southern shore of Loch of Hundland in this direction, as well as from the rear of the property, in the opposite direction towards the moorland hills. While it is not clear if there are windows on the north-north-west and south-south-east that would afford views in these directions, following a precautionary approach it is assumed that there might be visibility of Hundland Hill to the north and the peatland basin and enclosing hills to the south. There is space on all aspects of the cottage comprising rough grasses with some low tree cover to the north and south. The openness of the garden and the surrounding landscape means there are clear and open views in all directions from both the garden and the access track that leads to the property from Durkadale Road. These open views include the single turbine on Hundland Hill to the north and Burgar Hill Wind Farm on the moorland hills to the east.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 53° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.28a and b shows that all four of the turbines would be theoretically visible, with two turbines set on the lower eastern slopes of Hundland Hill to the east, one on the southern slopes to the south, and one on the north-western slopes to the west. All would be seen to practically their full extents, with the exception of the lower parts of some of the towers which would be screened by the intervening landform of Hundland Hill. With the principal orientation of the property to the west-south-west, and the rear of the property orientated east-north-east, the four turbines would not be visible in views from the main interior spaces but may be visible if there is a window on the north-north-west aspect. With the minimum distance of 1082 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The overall effect would, however, be moderated by the fact that the interior spaces would remain unaffected. All four turbines would be visible from the garden grounds around the property and from the long access track connecting to Durkadale Road to the south.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

29: Deasbreck

Property No. 29: Deasbreck



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Property Description

OS Grid Ref: 330059 1025241 Distance to Nearest Turbine: 1678 m Elevation: 41 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Deasbreck is set to the south-east of the Loch of Hundland and on the lower north-western slopes of Skelday Hill. It is a modern, 'L' shaped plan, single-storey house characterised by white render and timber panelling, with the main outlook of the property to the south. The property is set towards the southern end of a relatively deep plot, such that it sits below the higher elevation of the ridge to the north, where Durkadale Road and the other properties in this cluster are located. To the south, the views are drawn towards the peat basin and the enclosing ridgelines formed by Greeny Hill to the west and Skelday Hill to the east, while towards the north, the views are contained by the rising landform, albeit with the top of Hundland Hill potentially visible in this direction from the property. There is newly planted tree cover across the plot that presents some screening and will mature to screen views from the property to the north.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 38° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.29 shows that all four of the turbines would be theoretically visible, with all four turbines seen set partially behind the intervening ridge in the foreground to the property, albeit with the summit of Hundland Hill visible in the background. With the minimum distance of 1678 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. There is the potential that all four turbines would be visible as large structures from the interior spaces on the northern side of the property, albeit with the intervening features of Vassquoy and Kelda along the ridgeline and garden vegetation reducing the actual extents of visibility. With the principal orientation of the property to the south, the views from the interior spaces on this aspect would remain unaffected and this would moderate the overall effect. All four turbines would be visible from the garden grounds to the north of the property and from the access track connecting to Durkadale Road to the north.

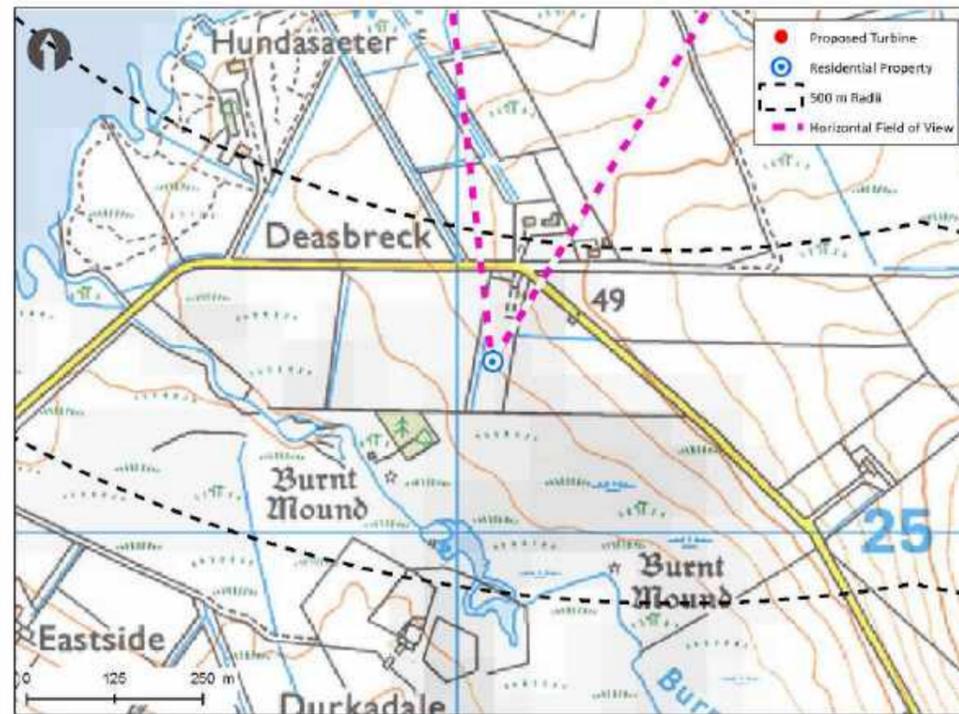
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

30: Deasbreck Caravan

Property No. 30: Caravan Deasbreck



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Property Description

OS Grid Ref: 330049 1025242

Distance to Nearest Turbine: 1678 m

Elevation: 40 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built	X	1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Deasbreck Caravan is set to the south-east of the Loch of Hundland and on the lower north-western slopes of Skelday Hill. It is more of a small prefabricated house than a caravan, rectangular in plan and aligned west to east, such that the principal views are to the north and south. There is a low mound to the immediate north of the property which will limit views in this direction. More open views occur to the south towards the peat basin and the enclosing ridgelines formed by Greeny Hill to the west and Skelday Hill to the east, albeit with Deasbreck also visible in this direction. with the principal orientation to the south. The property is set in the southern part of a relatively deep plot, such that it sits below the higher elevation of the ridge to the north, where Durkadale Road and the other properties in this cluster are located. There is newly planted tree cover across the plot that presents some screening and will mature to screen views from the property to the north.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 38°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.30 shows that all four of the turbines would be theoretically visible, with all four turbines seen set behind the intervening ridge in the foreground to the property, albeit with the summit of Hundland Hill visible in the background. With the minimum distance of 1678 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. There is the potential that all four turbines would be visible from the interior spaces on the northern side of the property, albeit with the intervening features of Vassquoy and Kelda along the ridgeline, and mound and garden vegetation reducing the actual extents of visibility to the north. With the principal orientation of the property to the south, the views from the interior spaces on this aspect would remain unaffected and this would moderate the overall effect. All four turbines would be visible from the garden grounds to the north of the property and from the access track connecting to Durkadale Road to the north.

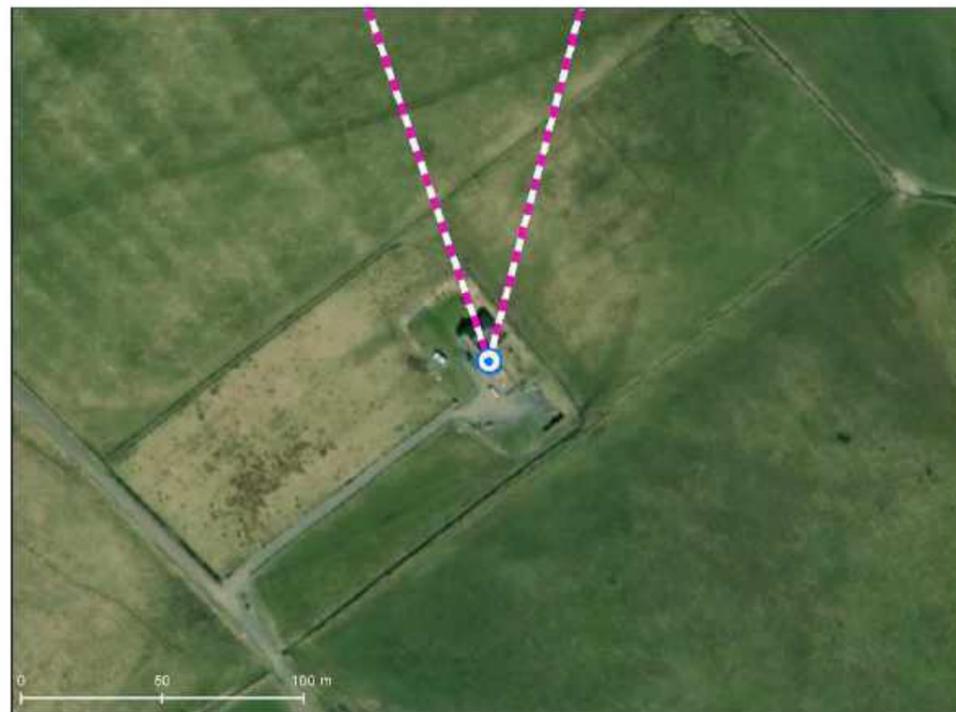
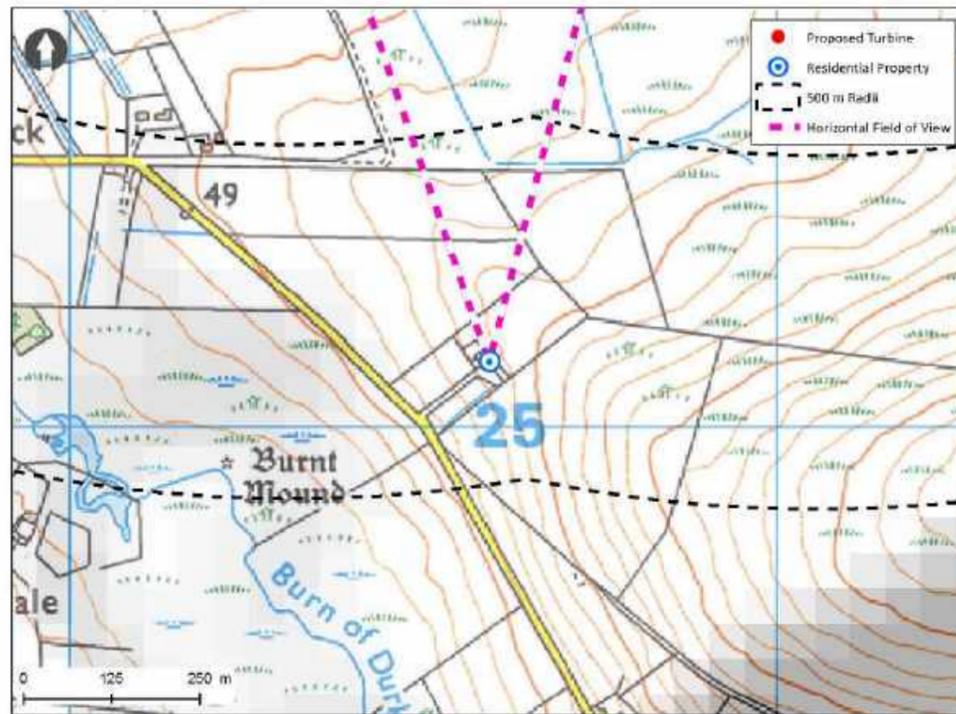
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

31: Hillside School

Property No. 31: Hillside School



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Property Description

OS Grid Ref: 330592 1025093

Distance to Nearest Turbine: 1828 m

Elevation: 67 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Hillside School is set to the south-east of the Loch of Hundland and on the north-western slopes of Skelday Hill, such that it affords an elevated position over the peat basin to the west and Loch of Hundland to the north. It is a traditional rectangular, single storey cottage characterised by brown pebbledash, with a central axis aligned north-west to south-east such that views from the interior follow the principal orientation to the south-west or the rear orientation to the north-east. There is also a small extension as a spur on the north-western aspect that opens up interior views in this direction. The views north-east extend towards the southern end of the Loch of Swannay and to the south-west, extend over the peat basin to Greeny Hill. To the north-west, they extend across the Loch of Hundland to Hundland Hill. The lack of vegetation in the garden and the wider landscape means that these views are open and likely to be experienced from both the interior and exterior of the property. The garden warps around the property on all aspects and is open owing to the mix of hard standing, improved and rough grasses it contains.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 34° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.31 shows that all four of the turbines would be theoretically visible, with the southern and north-western turbines seen almost to their full extents and set on Hundland Hill, and the two eastern turbines seen with hubs showing but towers screened by the closer-range landform of Skelday Hill. Two turbines set on the lower eastern slopes of Hundland Hill to the east, one on the southern slopes to the south and one on the north-western slopes to the west. With the principal orientation of the property to the south-west and rear orientation of the property to the north-east, the four turbines would not affect the main principal spaces. There is, however, the potential that it could affect views from the north-western aspect of the property. At a minimum distance of 1828 m, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The overall effect would, however, be moderated by the fact that the interior spaces on the other three aspects would remain unaffected. All four turbines would be visible from the garden grounds to the around the property and from the access track connecting to Durkadale Road to the west.

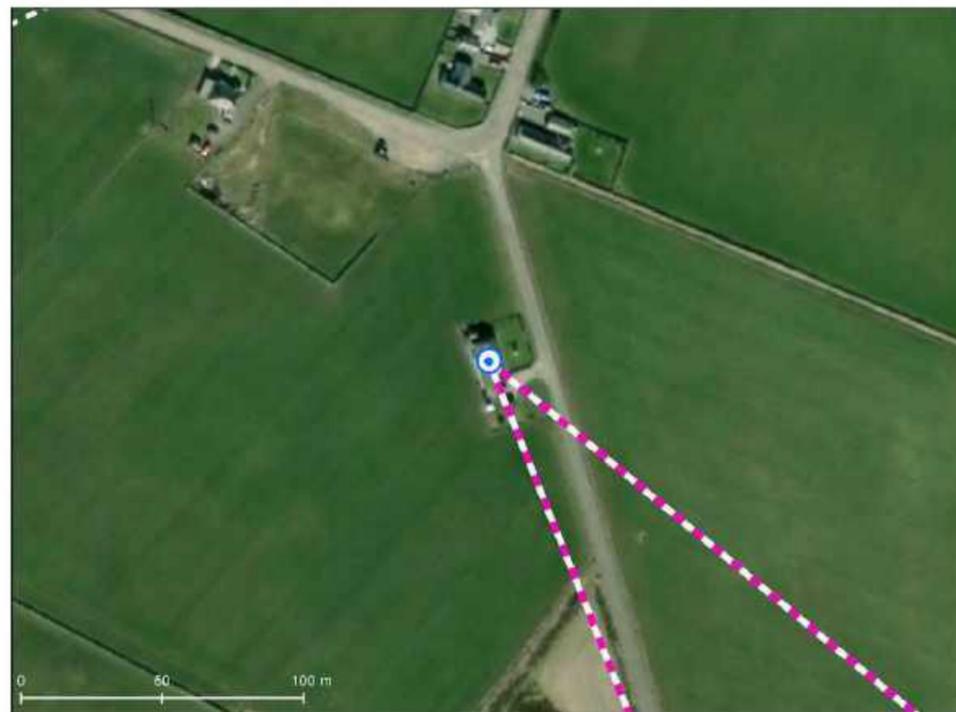
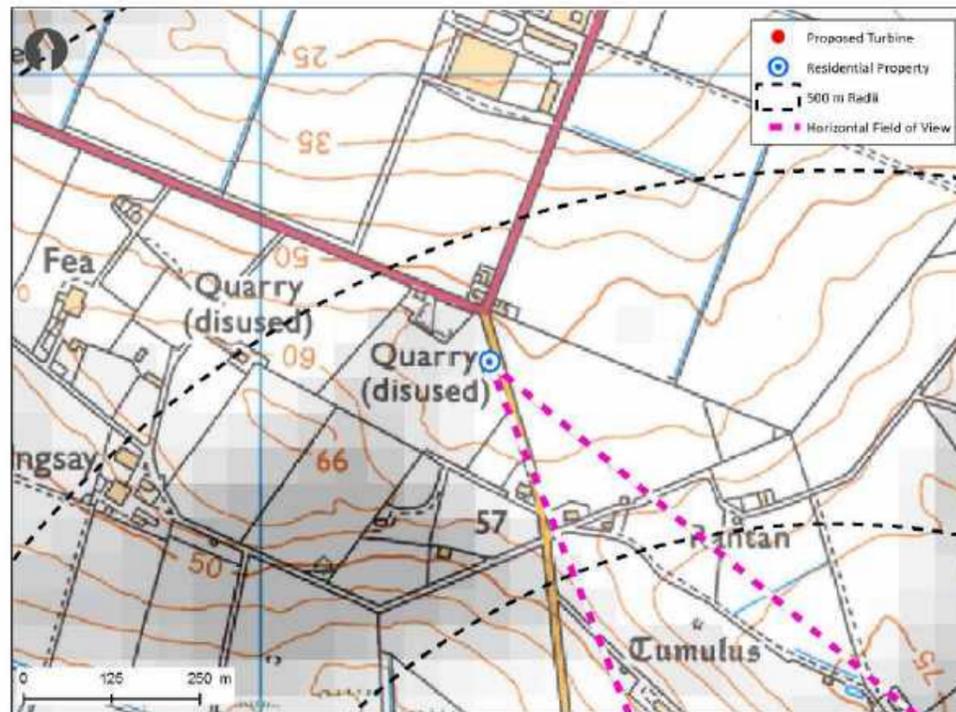
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

32: Wasra

Property No. 32: Wasra



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Property Description

OS Grid Ref: 329323 1028595 Distance to Nearest Turbine: 1322 m Elevation: 51 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Wasra is located on the western side of Hundland Road, to the immediate south of the junction with the A966. It occupies a fairly elevated position, with the land falling away towards the north coast to the north and towards Abune-the-Hill to the west, while the northern slopes of Hundland Hill form a ridge to the east. Wasra is a modern, single-storey, rectangular shaped bungalow with brown coloured pebbledash. The front of the house faces east-north-east, and the rear faces west-south-west, while there is also a window in the south-south-eastern aspect. The property has a small garden on the east-north-eastern aspect and with a parking area to the south-south-east. The open aspect on all sides ensures open views from the interior out towards the ridgeline to the east and Abune-the-Hill to the west. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 29° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.32 shows that all four of the turbines would be theoretically visible in the south to south-east sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents offset to the west of the summit of Hundland Hill and the two further east screened by the closer range landform such that both would be seen to just below the hub. With the principal orientation of the property to the east-north-east and the rear to the west-south-west, it would be unlikely for the four turbines to be visible from the front or rear interior spaces, although they would be visible from the window on the south-south-eastern aspect. All four would be readily visible from the garden ground to the front and side of the property. With the minimum distance of 1322 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the limited extent of visibility from the interior of the property.

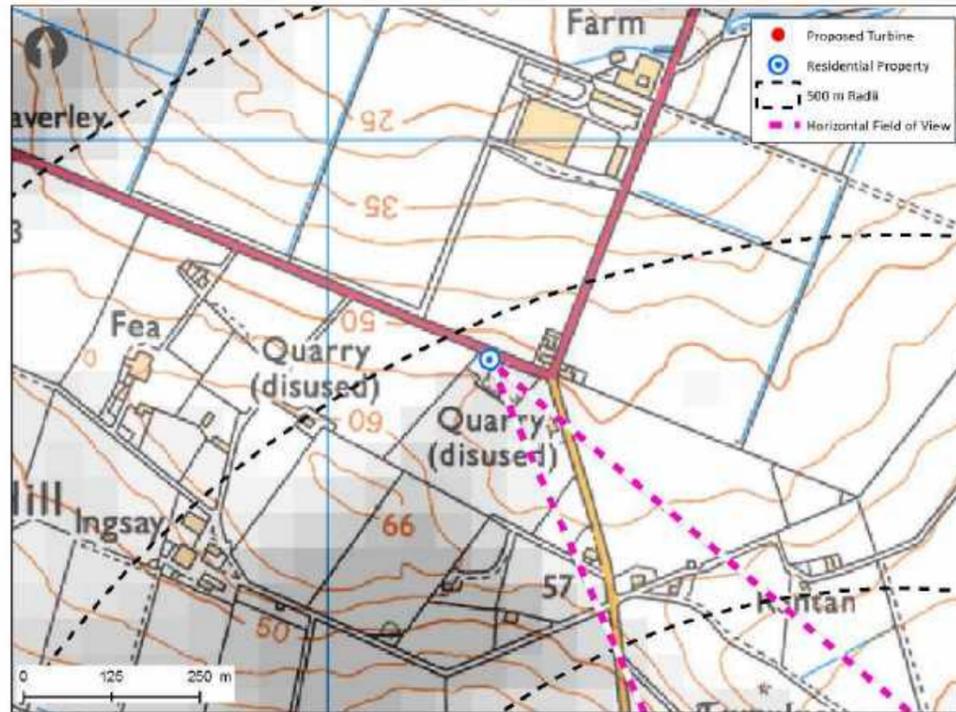
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

33: Wenvoe

Property No. 33: Wenvoe



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Property Description

OS Grid Ref: 329228 1028689 Distance to Nearest Turbine: 1445 m Elevation: 53 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Wenvoe is located on the southern side of the A966, to the west of the junction with Hundland Road. It occupies a fairly elevated position, with the land falling away towards the north coast to the north and towards Abune-the-Hill to the west, while the northern slopes of Hundland Hill form a ridge to the east. Wenvoe is a 1930s, single-storey, square shaped bungalow with brown coloured pebbledash. The front of the house faces north-north-east, and the rear faces south-south-west, while there are also windows in the east-south-eastern aspect. The property has a small garden to the front and slightly larger garden to the rear, both of which are fairly open and exposed, and with a driveway, parking and garage on the eastern side. The open aspect on all sides ensures open views from the interior out towards the ridgeline to the east and Abune-the-Hill to the south-west. Views also include numerous other residential properties and farms.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 26° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.33 shows that all four of the turbines would be theoretically visible in the south to south-east sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents offset to the west of the summit of Hundland Hill, and the two further east screened by the closer range landform such that both would be seen to just below the hub. With the principal orientation of the property to the north-north-east and the rear to the south-south-west, it would be unlikely for the four turbines to be visible from the front or rear interior spaces, although they would be visible from the window on the east-south-eastern aspect. All four would be readily visible from the garden grounds to the front, rear and side of the property. With the minimum distance of 1445 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the limited extent of visibility from the interior of the property.

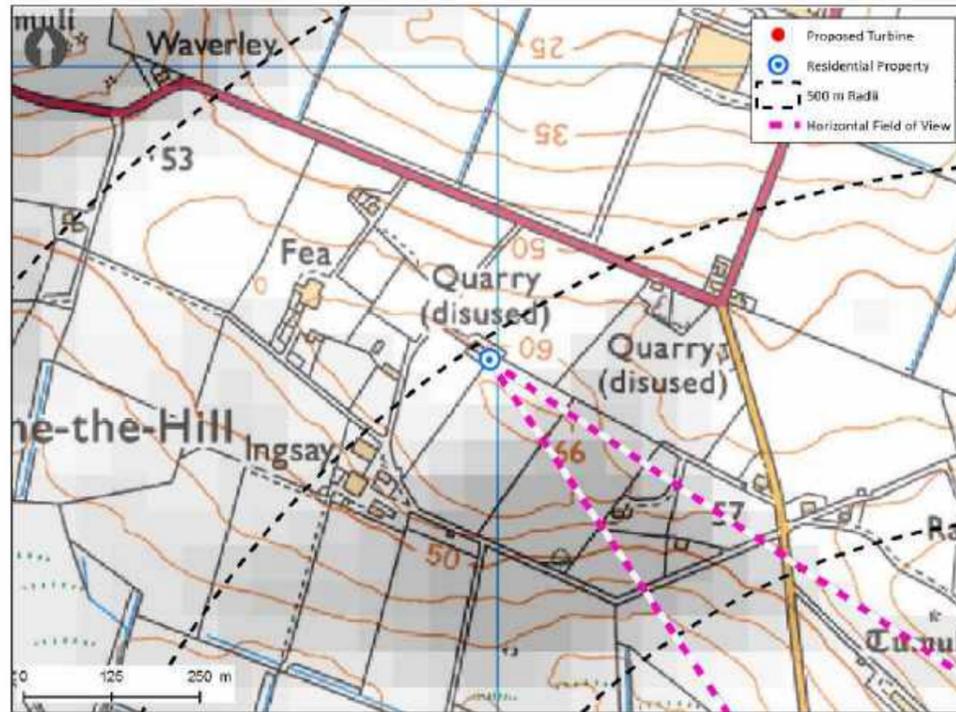
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

34: Neven

Property No. 34: Neven



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Property Description

OS Grid Ref: 328987 1028586

Distance to Nearest Turbine: 1472 m

Elevation: 62 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Neven is located on the southern side of the A966, offset to the south of the road via an access track. It occupies a fairly elevated position, set along the northern ridgeline of Abune-the-Hill, with the land falling away towards the north coast to the north and towards Kurbuster Hill to the south, while the northern slopes of Hundland Hill form a ridge to the south-east. Neven is a modern, single-storey, rectangular shaped bungalow with light coloured pebbledash. The front of the house faces north-east towards the North Atlantic, and the rear faces south-west, towards Kurbuster Hill, while there are also windows on the north-west and south-east aspects. The property has a small, enclosed garden to the rear, while the front garden comprises a larger yard of hard surfacing for parking and with outbuildings on the south-east side of the property. The open aspect on all sides ensures open views of the surrounding landscape from the interior and exterior spaces albeit with screening from the outbuildings to the south-east.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 22° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.34 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill, and the two further east seen set on the lower eastern slopes of Hundland Hill, such that the lower parts of their towers would be screened by the intervening landform. With the principal orientation of the property to the north-east and the rear to the south-west, it would be unlikely for the four turbines to be visible from the front or rear interior spaces, and they would be likely to be screened on the south-east aspect by the garage. All four would be readily visible from the garden grounds to the front, rear and side of the property. With the minimum distance of 1472 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the containment of the Proposed Development within one sector and the limited extent of visibility from the main interior spaces in the property.

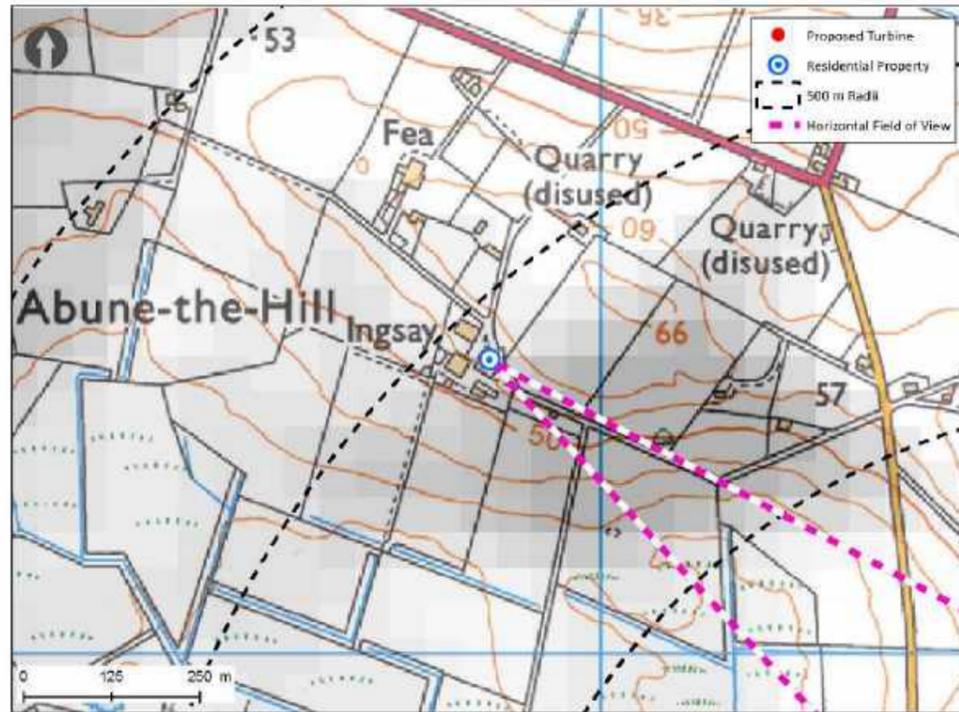
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

35: Ingsay

Property No. 35: Ingsay



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Property Description

OS Grid Ref: 328842 1028417 Distance to Nearest Turbine: 1429 m Elevation: 55 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey	X	Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Ingsay is located on the southern side of the A966, offset to the south of the road via an access track. It occupies a fairly elevated position, set along the northern slopes of Abune-the-Hill, with the land falling away towards towards Kurbuster Hill to the south, while the northern slopes of Hundland Hill form a ridge to the south-east. Ingsay is a traditional two-storey, 'T' shaped farmhouse with brown coloured pebbledash. The front of the house faces south-south-west towards Kurbuster Hill while the rear faces north-north-east, towards the rising landform of Abune-the-Hill, while there are also windows on the north-west and south-east aspects. The property has a garden enclosed by a low stone wall and comprising grasses on the south-west side and a driveway and parking area on the north-east side. Large modern farmsheds positioned to the north-west and south-west of the property block the views in these directions, and while there is a smaller shed and storage of hay to the south, the fall in the land means views carry over these. The open aspect from the north-east through to the south-east ensures open views of the surrounding landscape from the interior and exterior spaces in these directions.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 20° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.35 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill, and the two further east seen set on the lower eastern slopes of Hundland Hill, such that the lower parts of their towers would be screened by the intervening landform. With the principal orientation of the property to the south-west and the rear to the north-east, it would be unlikely for the four turbines to be visible from the front or rear interior spaces, although they would be visible from the windows on the south-east aspect. All four would be readily visible from the garden grounds to the front, rear and side of the property. With the minimum distance of 1429 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the containment of the Proposed Development within one sector and the limited extent of visibility from the main interior spaces in the property.

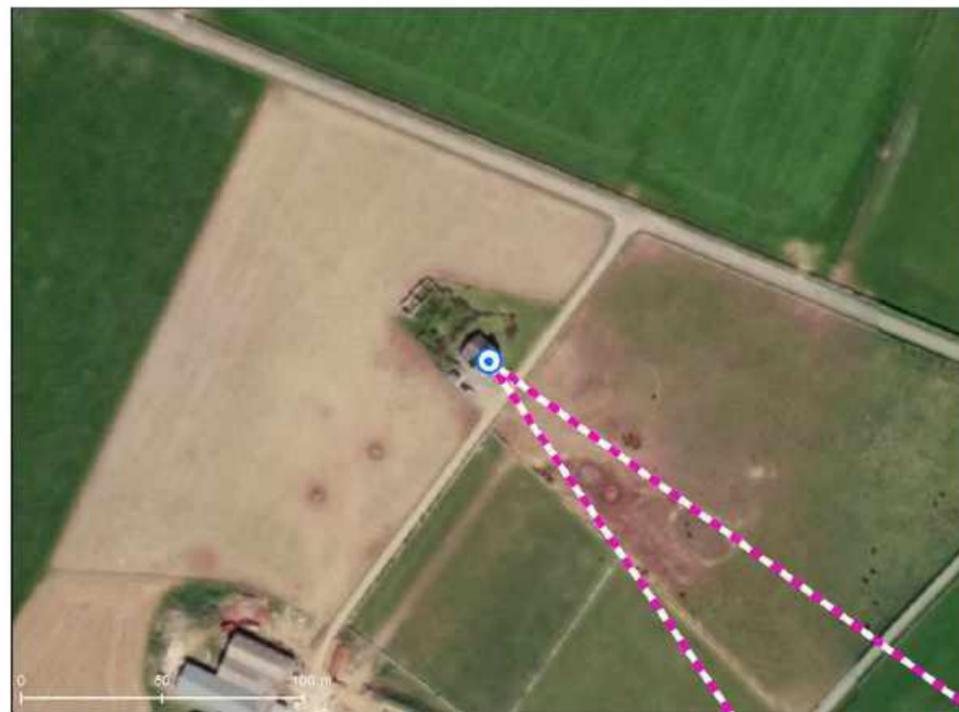
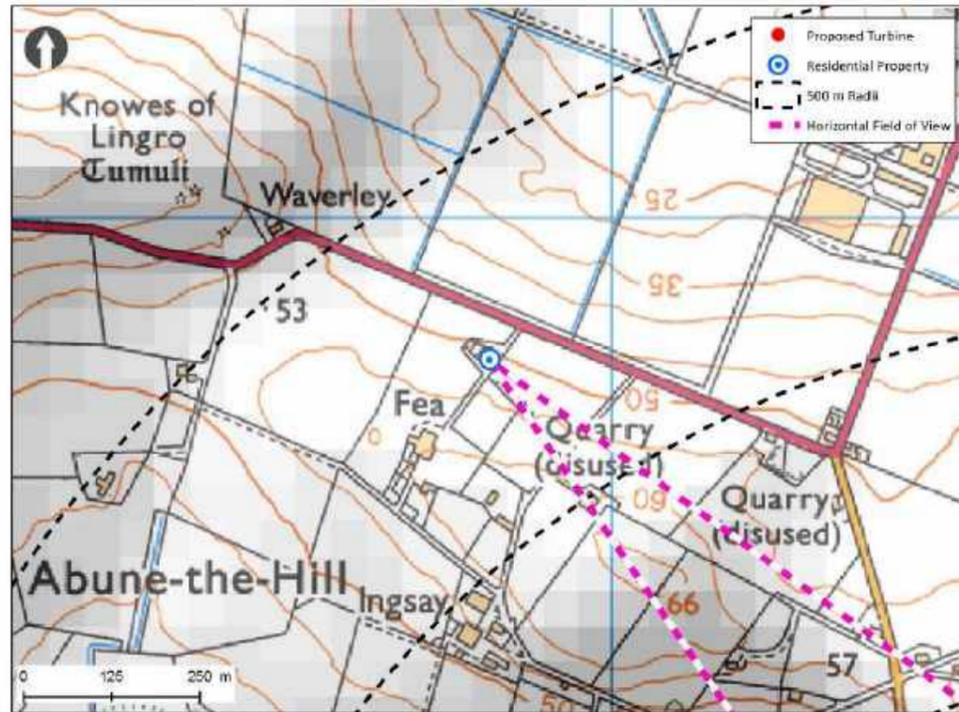
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

36: Lower Fea

Property No. 36: Lower Fea



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Property Description

OS Grid Ref: 328826 1028800 Distance to Nearest Turbine: 1739 m Elevation: 52 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey	X	Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Lower Fea is located on the southern side of the A966, offset to the south of the road via an access track. It occupies a fairly elevated position, set along the northern slopes of Abune-the-Hill, with the land falling away towards the north coast to the north and towards Kibuster Hill to the south, while the northern slopes of Hundland Hill form a ridge to the south-east. Lower Fea was built in 1921 and is a traditional two storey, rectangular shaped property with brown coloured pebbledash. The front of the house faces south-east towards the northern slopes of Hundland Hill, and the rear faces north-east, along the northern coastal edge of West Mainland. The property has a small, enclosed garden to the front which comprises part grass and part parking with a garage on this south-west aspect, and then a larger garden on the north-eastern and north-western aspects, with enclosure from tree cover in the rear garden. The open aspect on all sides ensures open views of the surrounding landscape from the interior and exterior spaces albeit with screening from the garden vegetation to the north-west.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 18° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.36 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, seen set behind the closer-range intervening landform of Abune-the-Hill, such that the lower parts of their towers would be screened by the intervening landform. With the principal orientation of the property to the south-east, it would be likely that all four turbines would be visible from the front interior spaces and seen set in the open views of the landscape in this direction. All four turbines would also be readily visible from the garden grounds to the front and north-east side of the property. With the minimum distance of 1739 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the containment of the Proposed Development within one sector of the views and also its containment behind the intervening landform.

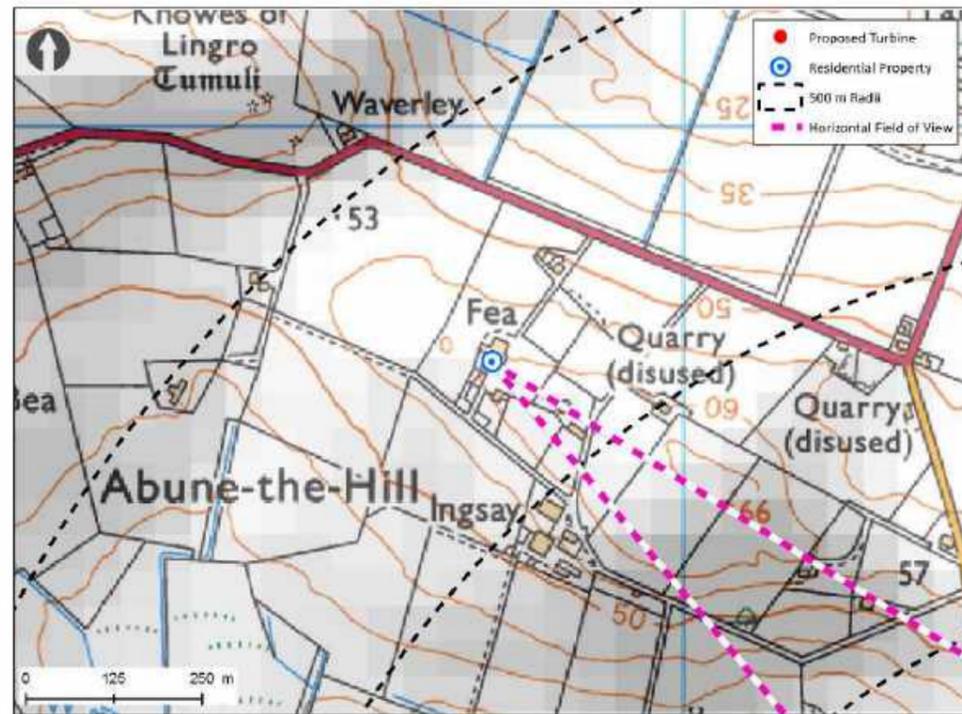
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

37: Fea

Property No. 37: Fea



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Property Description

OS Grid Ref: 328728 1028667 Distance to Nearest Turbine: 1692 m Elevation: 60 m AOD

Farmhouse	X	Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Fea is located on the southern side of the A966, offset to the south of the road via an access track. It occupies a fairly elevated position, set along the northern slopes of Abune-the-Hill, with the land falling away towards Kirbuster Hill to the south, while the northern slopes of Hundland Hill form a ridge to the south-east. Fea is a traditional two-storey, rectangular shaped and stone-built farmhouse. It is currently disused and in a state of disrepair. The front of the house faces south-west towards Kirbuster Hill while the rear faces north-east, where the views are contained by large modern farm sheds to the immediate rear. There is a long garden on the front side with parts enclosed by low stone walls and stunted tree growth adjacent to the property. To the east there is a farmyard with extensive storage and to the south-east is Fea 2 - the new farmhouse. The open aspect from the west through to the south ensures open views of the surrounding landscape from the interior and exterior spaces in these directions.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 18° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.37 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill, and the two further east seen set on the lower eastern slopes of Hundland Hill, such that the lower parts of their towers would be screened by the intervening landform. With the principal orientation of the property to the south-west and the rear to the north-east, the four turbines would not be visible from the front or rear interior spaces. While there is some potential that they could be visible from windows on the south-eastern aspect, the screening effect of Fea 2, farm sheds and outdoor storage would reduce the extents of visibility. The four turbines would, however, be visible from the garden to the front and the access track to the north connecting with the A966. With the minimum distance of 1692 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape although screened in part by close range sheds to the south-east. The effect would be further moderated by the containment of the Proposed Development within one sector and the lack of visibility from the interior spaces in the property.

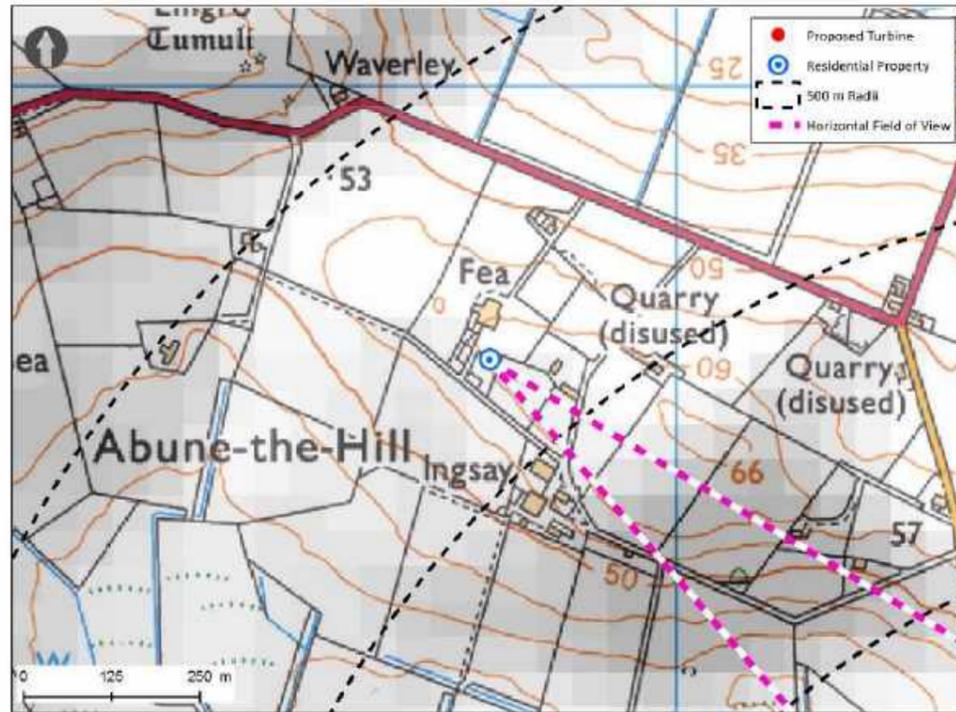
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

38: Fea 2

Property No. 38: Fea 2



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Property Description

OS Grid Ref: 328735 1028614 Distance to Nearest Turbine: 1647 m Elevation: 58 m AOD

Farmhouse	X	Stone-built		1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey	X	Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Fea 2 is located on the southern side of the A966, offset to the south of the road via an access track. It occupies a fairly elevated position, set along the northern slopes of Abune-the-Hill, with the land falling away towards Kurbuster Hill to the south, while the northern slopes of Hundland Hill form a ridge to the south-east. Fea 2 is a modern two-storey, rectangular shaped farmhouse with an entrance wing on the north-western side and the principal orientation to the south-west, which faces towards Kurbuster Hill. The rear faces north-east, where the views are contained by farm sheds to the immediate rear, a farmyard and larger modern farmsheds beyond and there are also windows on the south-eastern side of the house. There is a large garden on the front side enclosed by low stone walls and although mostly comprising grass, also has some shrubby vegetation around the sides. The openness of the garden and the wider landscape on these south-western and south-eastern aspects allow open views from both the interior and exterior spaces.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 18° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.38 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to almost its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill, and the two further east seen set on the lower eastern slopes of Hundland Hill, such that the lower parts of their towers would be screened by the intervening landform. With the principal orientation of the property to the south-west and the rear to the north-east, the four turbines would not be visible from the front or rear interior spaces. They would, however, be visible from windows on the south-eastern aspect, with all four turbines likely to be readily visible. The four turbines would also be visible from the garden to the front and the access track to the north connecting with the A966. With the minimum distance of 1647 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the containment of the Proposed Development within one sector and the lack of visibility from the main front and rear interior spaces in the property.

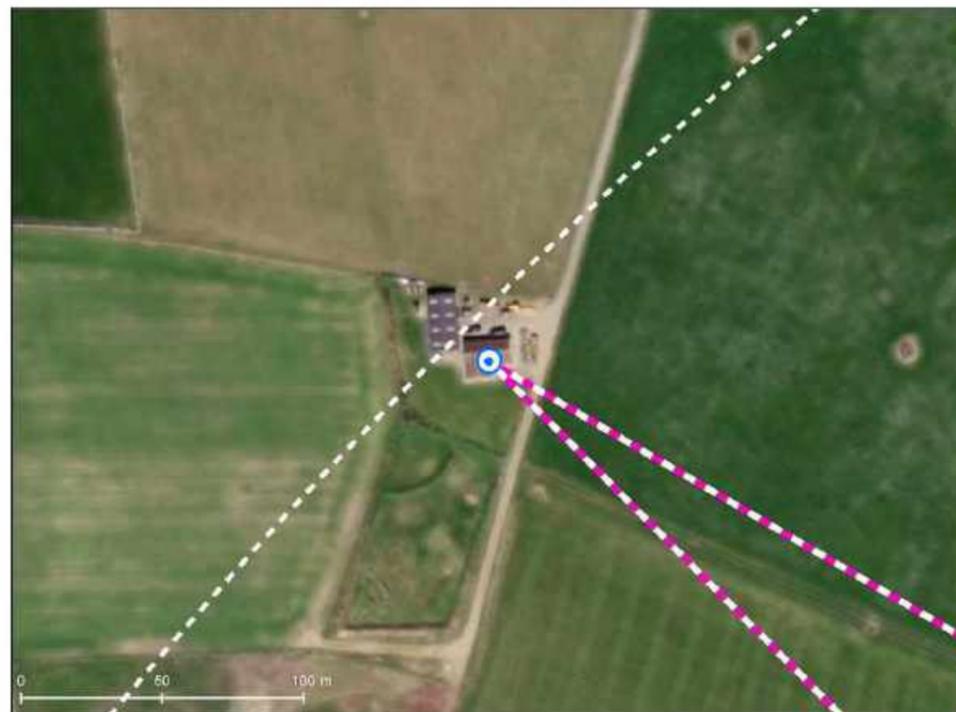
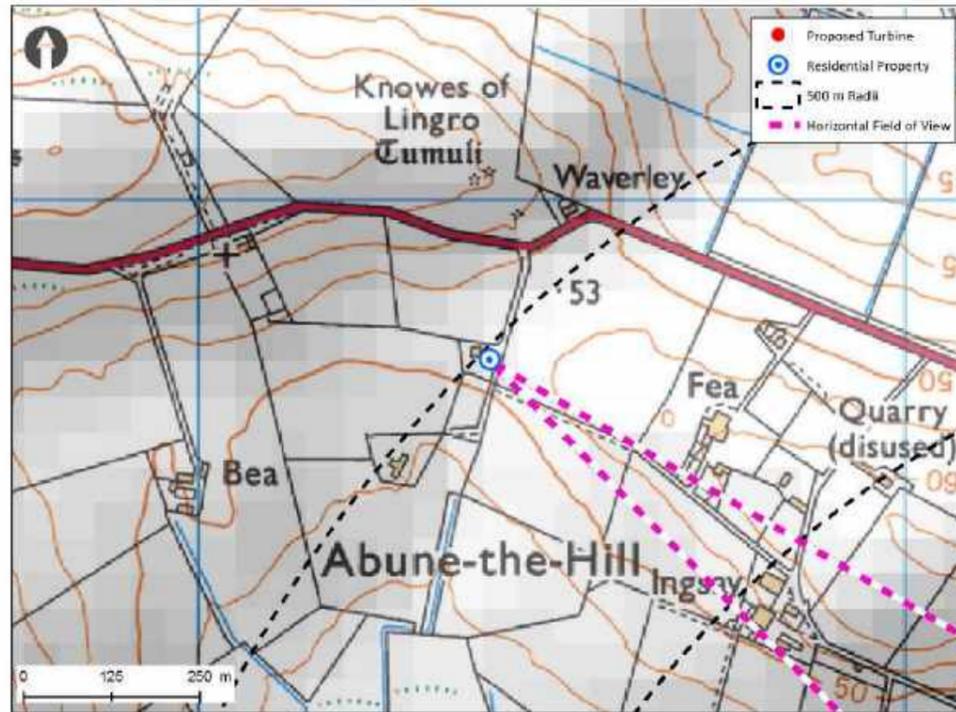
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

39: Curcum

Property No. 39: Curcum



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Property Description

OS Grid Ref: 328411 1028774 Distance to Nearest Turbine: 1985 m Elevation: 51 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Curcum is located on the southern side of the A966, offset to the south of the road via an access track. It occupies a fairly elevated position, set along the south-facing slopes of Abune-the-Hill, with the land falling away towards Kirbuster Hill to the south, and the northern slopes of Hundland Hill forming a ridge to the south-east. Curcum is a modern single storey, 'L' shaped farmhouse an entrance on the northern side and the principal orientation to the south, which faces towards Kirbuster Hill. The rear of the property faces north, where the views are contained by the rising landform of Abune-the-Hill. There is a large farm shed on the north-west side of the property and small farmyard to the north where access and parking to the house is also located. The main outlook is to the south and there is a large garden on the south and west side, and although mostly comprising mown grass, there is some shrubby vegetation around the sides. The openness of the garden and the wider landscape on these south-western and south-eastern aspects allow open views from both the interior and exterior spaces.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 15° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.39999 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with the closest turbine seen to its full extents on the north-western slopes of Hundland Hill, one almost to its full extents behind the summit of Hundland Hill, and the two further east seen set on the lower eastern slopes of Hundland Hill, such that the lower parts of their towers would be screened by the intervening landform. With the main outlook of the property to the south and with side windows to the east, the four turbines to the south-east could potentially be visible at an oblique angle from interior spaces on both these aspects. The four turbines would also be visible from the garden to the front and the access track to the north connecting with the A966. With the minimum distance of 1985 m between the property and the closest turbine, the Proposed Development would be seen as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. The effect would be moderated by the containment of the Proposed Development within one sector and the lack of visibility from the main front and rear interior spaces in the property.

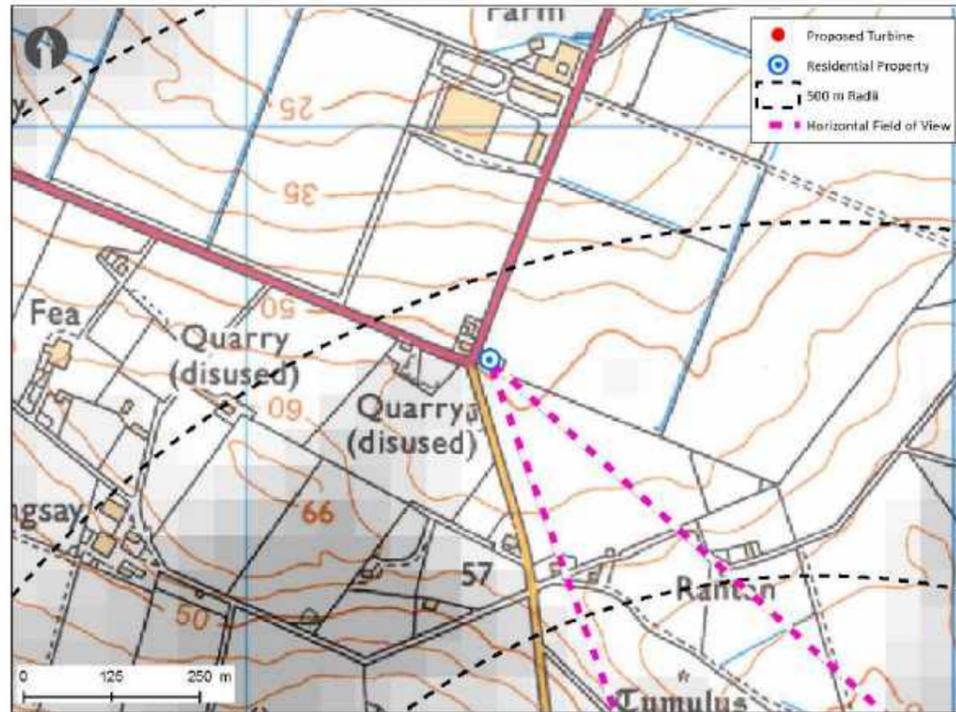
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

40: Swanny Cottage

Property No. 40: Swanny Cottage



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Property Description

OS Grid Ref: 329342 1028671

Distance to Nearest Turbine: 1386 m

Elevation: 50 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Swanny Cottage is located on the south-eastern side of the A966, next to the junction with Hundland Road. It occupies a fairly elevated position, with the land falling away towards the north coast to the north and towards Abune-the-Hill to the west, while the northern slopes of Hundland Hill form a ridge to the east and south-east. Swanny Cottage is a traditional, single-storey, rectangular shaped cottage with light-coloured render. The front of the house faces south-south-west, and the rear faces north-north-east, although garages on this aspect partly restrict the open aspect. There is also a window/ door on the east-south-eastern aspect. The property has a small garden to the front and slightly larger garden on the south-east side, both of which are fairly open and exposed, and also with a driveway, parking and garage on the northern side. The open aspect on all sides ensures open views from the interior out towards the surrounding landscape.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 29°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.40 shows that all four of the turbines would be theoretically visible in the south to south-east sector of the view, with all four turbines set behind the closer range ridgeline, such that one would be seen to just below the hub, two with towers partly screened, and one almost to its full extents. With the minimum distance of 1386 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-north-eastern side of the property, from the principal orientation of the property to the south-south-west and the side to the east-north-east, it may be possible for some of the turbines to be visible, albeit at an oblique, and not a direct angle. All four turbines would, however, be readily visible from the garden grounds on the south-west and north-east sides. The overall effect of the Proposed Development would be moderated by its containment in the south-east sector of the view and the limited extent of visibility from the interior of the property.

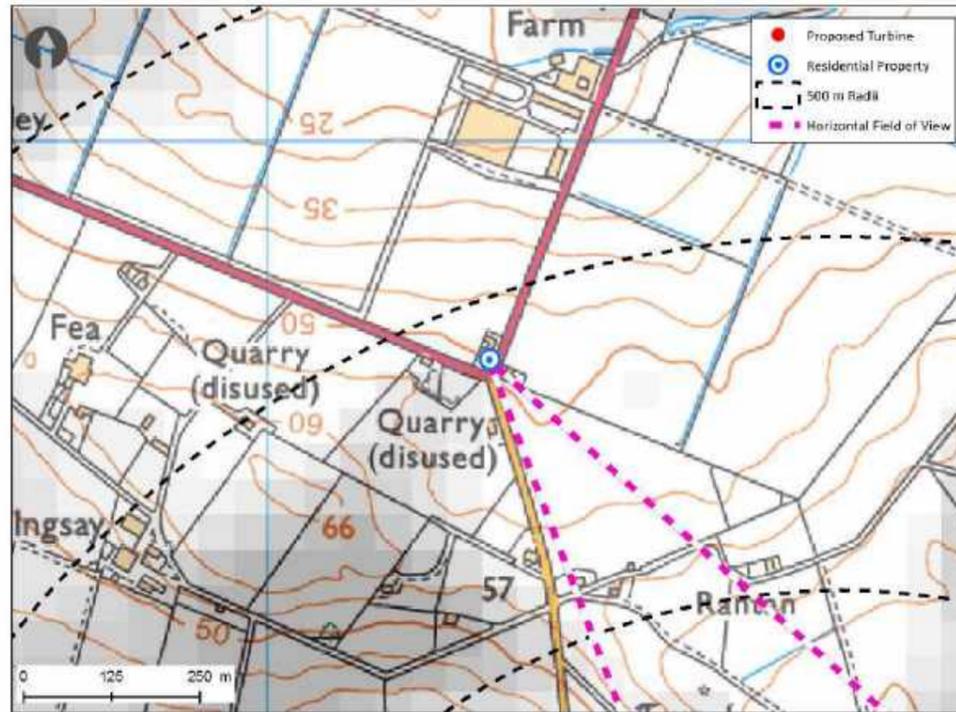
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

41: Brekkan

Property No. 41: Brekkan



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Property Description

OS Grid Ref: 329313 1028692 Distance to Nearest Turbine: 1416 m Elevation: 50 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Brekkan is located on the northern side of the A966, to the north of the junction with Hundland Road. It occupies a fairly elevated position, with the land falling away towards the north coast to the north and towards Abune-the-Hill to the west, while the northern slopes of Hundland Hill form a ridge to the east and south-east. Brekkan is a modern, single storey, 'T' shaped bungalow with light coloured pebbledash. The front of the house faces south-south-west, and the rear faces north-north-east, while there are also windows on the north-west and south-east aspects. The property has a garden comprising open grass and a low stone wall to the front, narrow gardens to the sides and a small garden to the rear containing, driveway, main approach, and parking. While views to the north and south-east are contained by the adjacent properties named 'The Bungalow, Swannay Farm' and 'Swanny Cottage', the open aspect on all other sides ensures open views from the interior out across surrounding landscapes.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 28° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.41 shows that all four of the turbines would be theoretically visible in the south to south-east sector of the view, with all four turbines set behind the closer range ridgeline, such that one would be seen to just below the hub, two with towers partly screened, and one almost to its full extents. With the minimum distance of 1416 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-eastern side of the property, from the principal orientation of the property to the south-west, it may be possible for the more westerly positioned turbines to be visible, albeit at an oblique, and not a direct angle. All four turbines would, however, be readily visible from the garden grounds on the south-west and north-east sides. The overall effect of the Proposed Development would be moderated by its containment in the south-east sector of the view and the limited extent of visibility from the interior of the property.

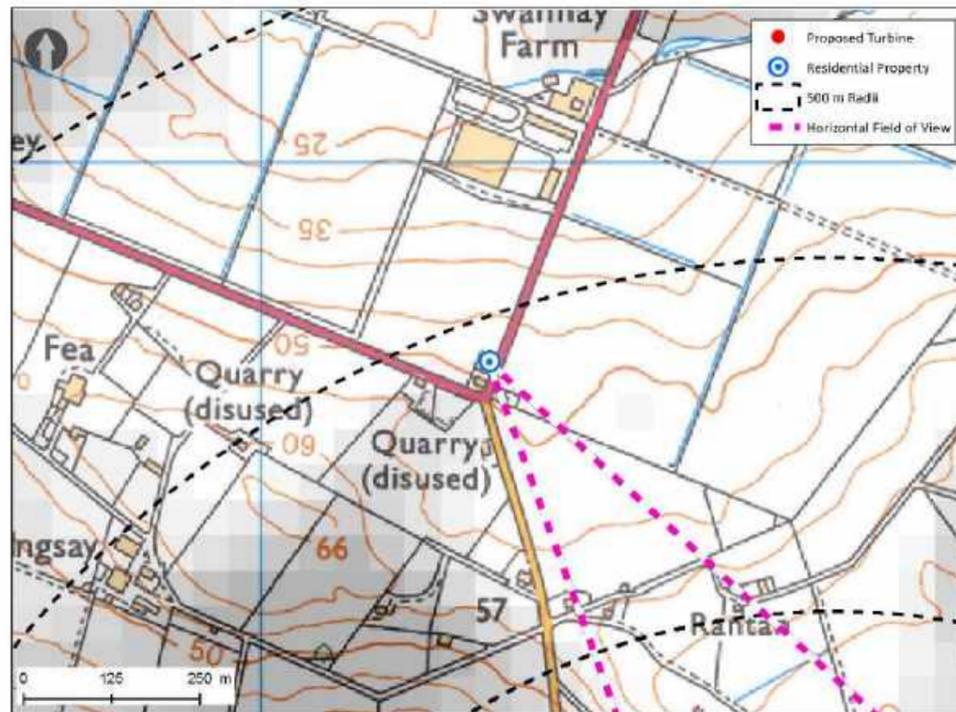
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

42: The Bungalow, Swannay Farm

Property No. 42: The Bungalow, Swannay Farm



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Property Description

OS Grid Ref: 329322 1028719

Distance to Nearest Turbine: 1438 m

Elevation: 49 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory	X	Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

The Bungalow, Swannay Farm is located on the western side of the A966, to the north of the junction with Hundland Road. It occupies a fairly elevated position, with the land falling away towards the north coast to the north and towards Abune-the-Hill to the south-west, while the northern slopes of Hundland Hill form a ridge to the south-east. Swannay Farm is a 20th century, single-storey, rectangular shaped bungalow with light coloured pebbledash. The front of the house faces east-south-east where there is a small glass porch, and the rear faces west-north-west. The property has a garden to the front and north-east side both of which are fairly open and exposed, and a smaller garden to the rear, both of which are fairly open and exposed. There is also a driveway, parking and garage on the south-eastern side. The open aspect ensures open views from the interior out towards the ridgeline to the south-east and the north coast to the north-west and from the garden in all directions.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 28°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.42 shows that all four of the turbines would be theoretically visible in the south to south-east sector of the view, with all four turbines set behind the closer range ridgeline, such that one would be seen to just below the hub, two with towers partly screened, and one almost to its full extents. With the minimum distance of 1438 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-western side of the property, from the principal orientation of the property to the south-south-east, it may be possible for the turbines to be visible, albeit with some screening from Swannay Cottage on the opposite side of the road. All four turbines would, however, be readily visible from the garden grounds on the south-east side. The overall effect of the Proposed Development would be moderated by its containment in the south to south-east sector of the view and the limited extent of visibility from the interior of the property.

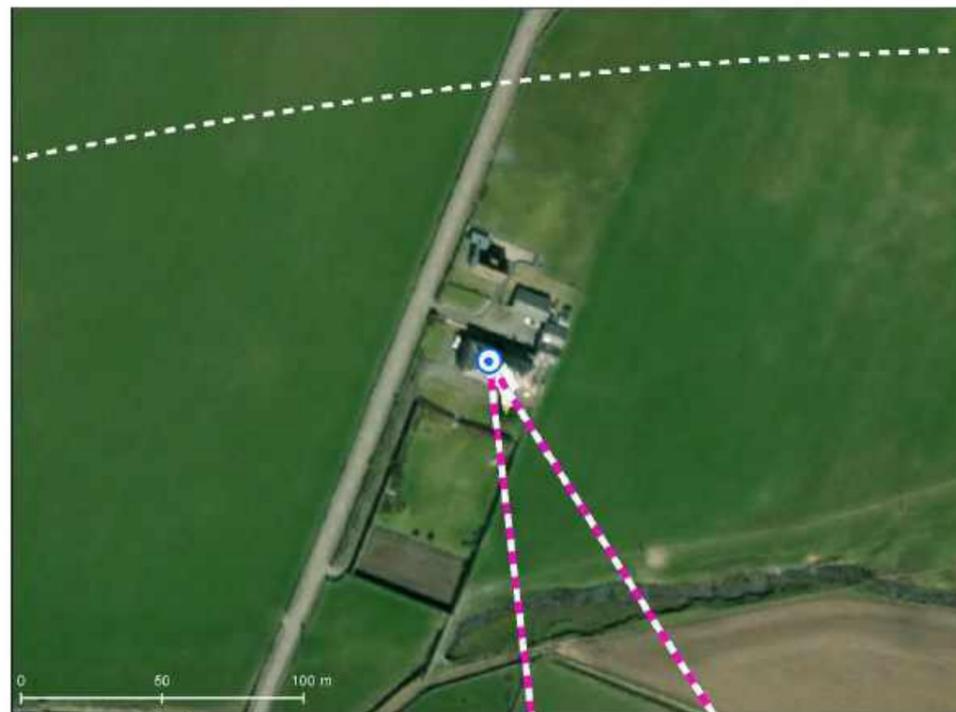
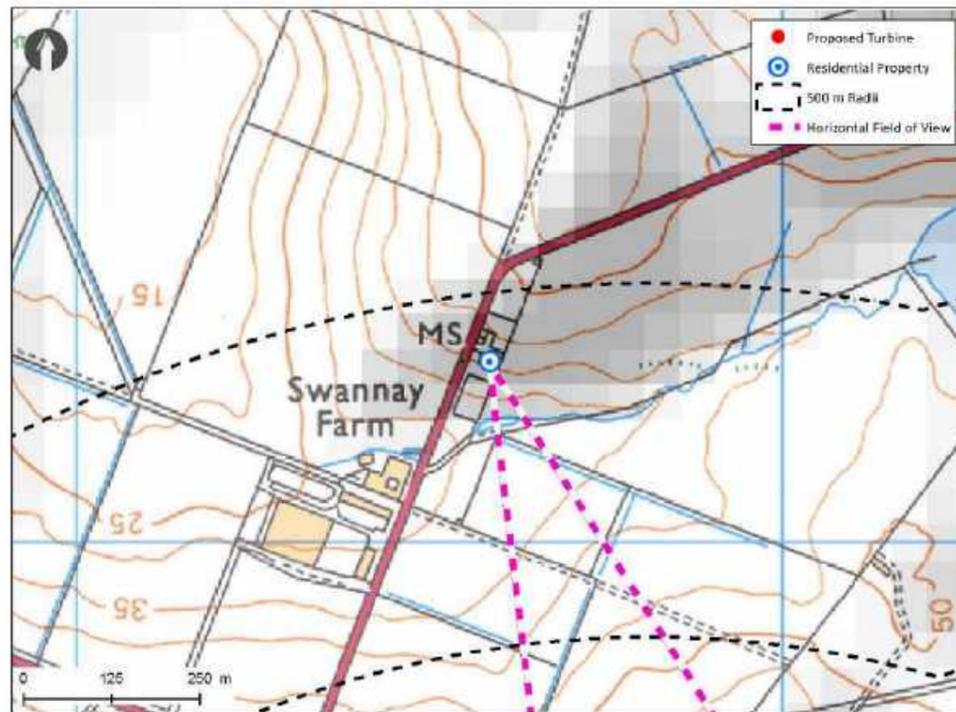
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

43: Swannay House

Property No. 43: Swannay House



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Property Description

OS Grid Ref: 329583 1029255 Distance to Nearest Turbine: 1902 m Elevation: 39 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render		2 Storey	X	Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory	X	Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Swannay House is located on the eastern side of the A966, to the north-east of the Swannay Farm complex. It occupies an elevated position on the southern slopes of the coastal hills, from where the views are drawn southwards, and this is reflected in the south-south-westerly orientation of the property. It is a traditional, two-storey, stone-built house, with an original large square shaped plan and extension on the east-south-eastern aspect including a conservatory on the southern side. The view extends across the falling landform of the coastal hills to the rising landform of Abune-the-Hill and the northern slopes of Hundland Hill. A large garden extends from the front of the house, down the hillside, enclosed by a stone wall and some garden vegetation, although mostly comprising mown grass. To the rear of the building there is a driveway, parking, garage and outbuildings. With the land rising in this northerly direction, views are more contained.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 26° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.43 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with all four turbines set behind the closer range ridgeline, such that one would be seen to just below the hub, and the remaining three with towers partly screened. With the minimum distance of 1902 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-north-eastern side of the property, from the principal orientation of the property to the south-south-west, it is likely that the four turbines would be visible from the interior spaces including the conservatory, albeit at a slightly oblique, and not a direct angle across the garden area. All four turbines would also be readily visible from the garden grounds on the south-south-western side owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-east sector of the view and the containment of the turbines behind the intervening ridgeline.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

44: Mannobreck

Property No. 44: Mannobreck



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Property Description

OS Grid Ref: 329582 1029290 Distance to Nearest Turbine: 1937 m Elevation: 43 m AOD

Farmhouse		Stone-built		1 Storey		Derelict		Farmyard	
Detached	X	Brick-built	X	1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Mannobreck is located on the eastern side of the A966, to the immediate north of Swannay House and north-east of the Swannay Farm complex. It occupies an elevated position on the southern slopes of the coastal hills, from where the views are drawn southwards, and this is reflected in the south-south-westerly orientation of the property. It is a modern, two-storey, light-coloured pebbledash house, with a rectangular shaped plan and steeply pitched roof with first-floor dormer windows. The view extends across the falling landform of the coastal hills to the rising landform of Abune the Hill and the northern slopes of Hundland Hill, although with some screening from Swannay House and outbuildings in the south to south-east sector. A small garden extends from the front of the house, with terraces on the hillside and enclosed by a stone wall and some garden vegetation, although mostly comprising mown grass. To the rear of the building there is a driveway and parking. With the land rising in this northerly direction, views are more contained.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 25° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.44 shows that all four of the turbines would be theoretically visible in the south-east sector of the view, with all four turbines set behind the closer range ridgeline, such that one would be seen to just below the hub, and the remaining three with towers partly screened. With the minimum distance of 1937 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-north-eastern side of the property, from the principal orientation of the property to the south-south-west, there may be some visibility of the turbines seen above the rooftop of Swannay House, with fuller visibility likely to occur from the first than the ground floor and seen at an oblique, rather than a direct angle. All four turbines would also be visible from the garden grounds on the south-south-western side owing to the openness of the garden and the surrounding landscape, although also with some screening from Swannay House. The overall effect of the Proposed Development would be moderated by its containment in the south-east sector of the view, the partial screening of the turbines by Swannay House and the containment of the turbines behind the intervening ridgeline.

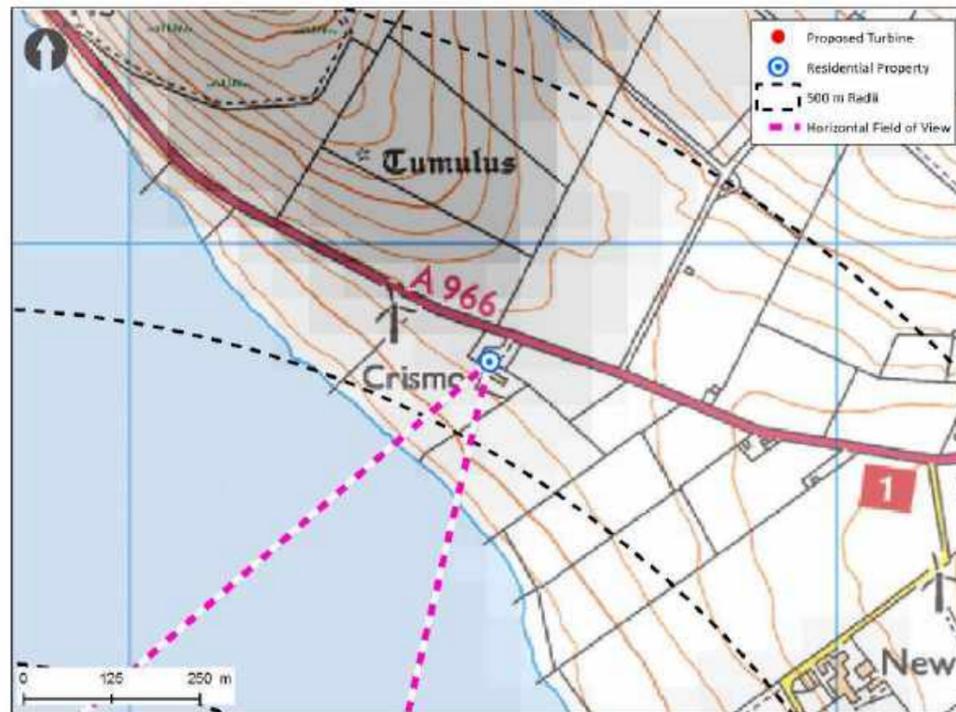
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

45: Crismo Farm

Property No. 45: Crismo Farm



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Property Description

OS Grid Ref: 331508 1028833

Distance to Nearest Turbine: 1609 m

Elevation: 55 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Crismo Farm is located on the eastern shore of Loch of Swannay, to the south-east of Costa Hill and on the southern side of the A966. It is a small traditional, single-storey, white rendered cottage. It is set out in an 'L' shaped plan, with an open aspect across the Loch of Swannay to the south-west. The south-eastern aspect faces in towards the farmyard and outbuildings which contain views in this direction, while the north-eastern aspect faces towards the A966 and the enclosure of undulating coastal hills. The driveway and parking occupy the garden grounds on the north-eastern side. While farm fields extend across the lochshore to the south-west, there is an enclosed area of grass on the north-western side from where open views of the surrounding landscape can be experienced.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 36°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.45 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit and northern turbine to the north of the summit of this low hill. With the minimum distance of 1609 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-eastern side of the property, from the principal orientation of the property to the southwest, there would be visibility of the turbines from the interior spaces. All four turbines would also be visible from the garden grounds on the north-western side owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view, with the other sectors remaining undeveloped.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

46: Crismo House

Property No. 46: Crismo House



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Property Description

OS Grid Ref: 331901 1028725 Distance to Nearest Turbine: 1743 m Elevation: 65 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey	X	Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Crismo House is located on the eastern side of Loch of Swannay, to the south-east of Costa Hill and on the southern side of the A966. It is a traditional, two-storey, grey pebbledash farmhouse. It is set out in a rectangular shaped plan, with the entrance on the north-western side and a conservatory on the south-eastern side. While there are windows on all aspects, the south-eastern side presents the principal orientation with views extending across Vinquin Hill and with a small walled garden on this side. On the north-western side there is a yard for parking and outbuilding in the western corner of the plot, while to the south-west of the house there is a larger area of open grass. The south-west aspect faces across Loch of Swannay to Hundland Hill.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 32° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.46 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit and northern turbine to the north of the summit of this low hill. With the minimum distance of 1743 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-eastern side of the property, from windows on the south-western side and the conservatory on the south-eastern side, there would be visibility of the four turbines to the south-west. All four turbines would also be visible from the garden grounds on the south-western and south-eastern sides owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view, with the other sectors remaining undeveloped.

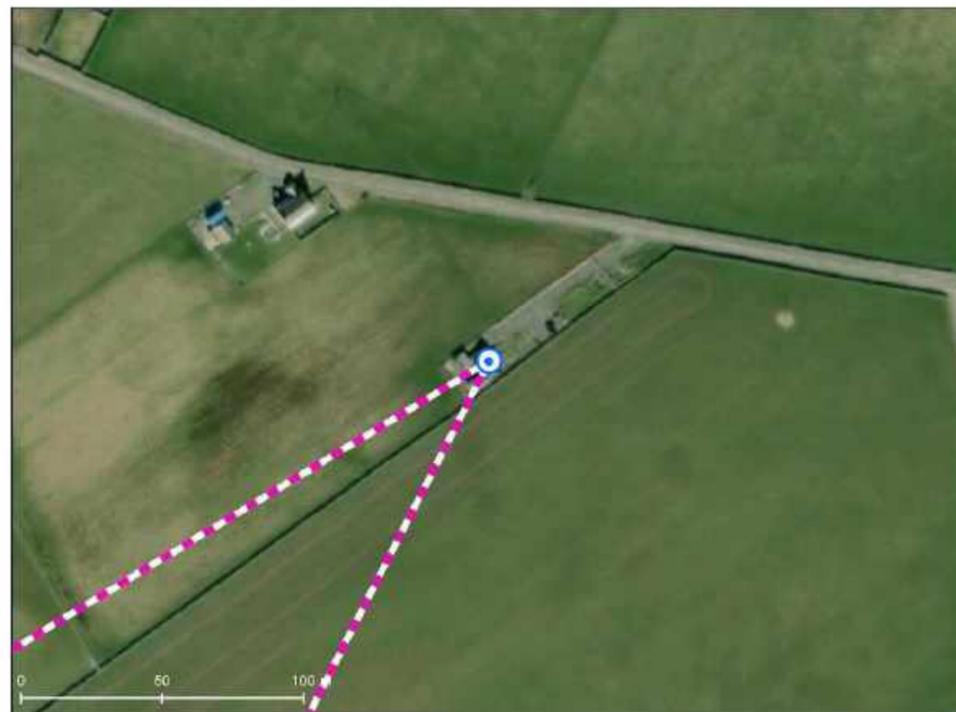
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

47: Crismo Cottage

Property No. 47: Crismo Cottage



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Property Description

OS Grid Ref: 331970 1028670

Distance to Nearest Turbine: 1749 m

Elevation: 68 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render		2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad	X	Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Crismo Cottage is located on the north-western slopes of Viquin Hill and on the eastern side of Loch of Swannay. It is set to the south of the A966 and accessed via a driveway through a long and narrow garden. Crismo Cottage is a small rectangular shaped cottage, clad in sage coloured timber. The front faces north-east, back towards the A966, while the rear to the south-west is partly enclosed by Crismo Caravan and another outbuilding in the north-west corner. As the properties are clustered at the south-west end of the plot, this leaves a long garden space on the north-eastern side which comprises a driveway, patches of mown grass and some low vegetation. From both the cottage and the garden, the principal orientation is to the north-east, where views extend to the eastern coast of West Mainland and the islands beyond. While there may be some views over loch of Swannay to the south-west from the interior, these are likely to be partly screened by other buildings at this end of the plot. Views from the garden, however, are open in every direction owing to the openness of the garden and the surrounding landform.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 54°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.47 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit and northern turbine to the north of the summit of this low hill. With the minimum distance of 1743 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-eastern side of the property, from windows on the south-western side, there is the potential for some visibility of the four turbines to arise, although likely to be partly screened by the caravan and outbuilding to the immediate south-west of the property. All four turbines would, however, be readily visible from the garden grounds on the north-eastern side owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view, with the other sectors remaining undeveloped and the limited effect on interior views from the property.

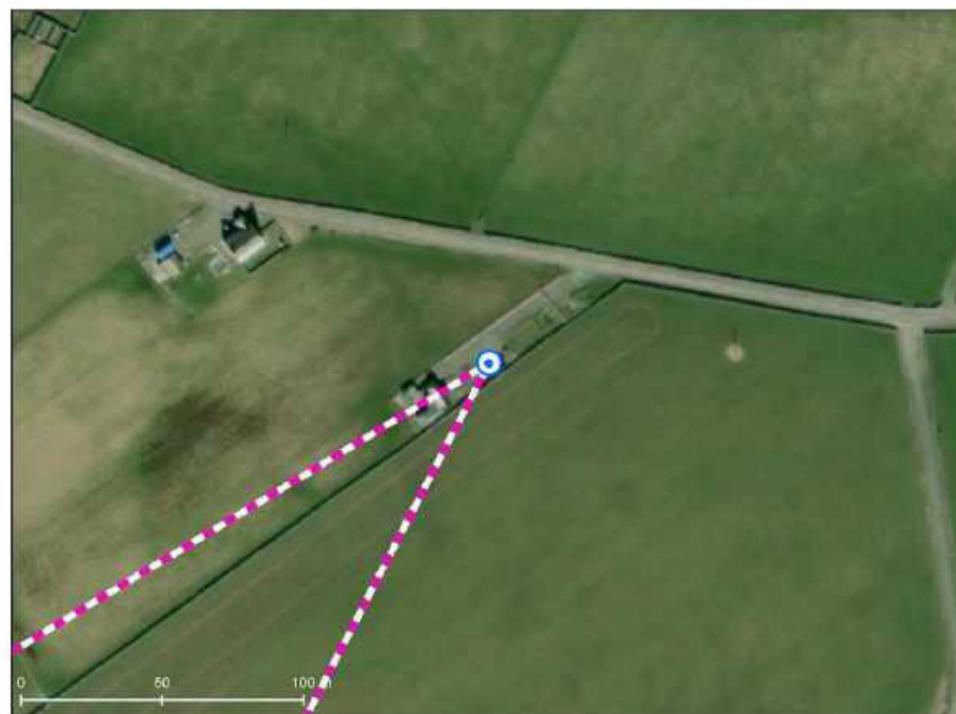
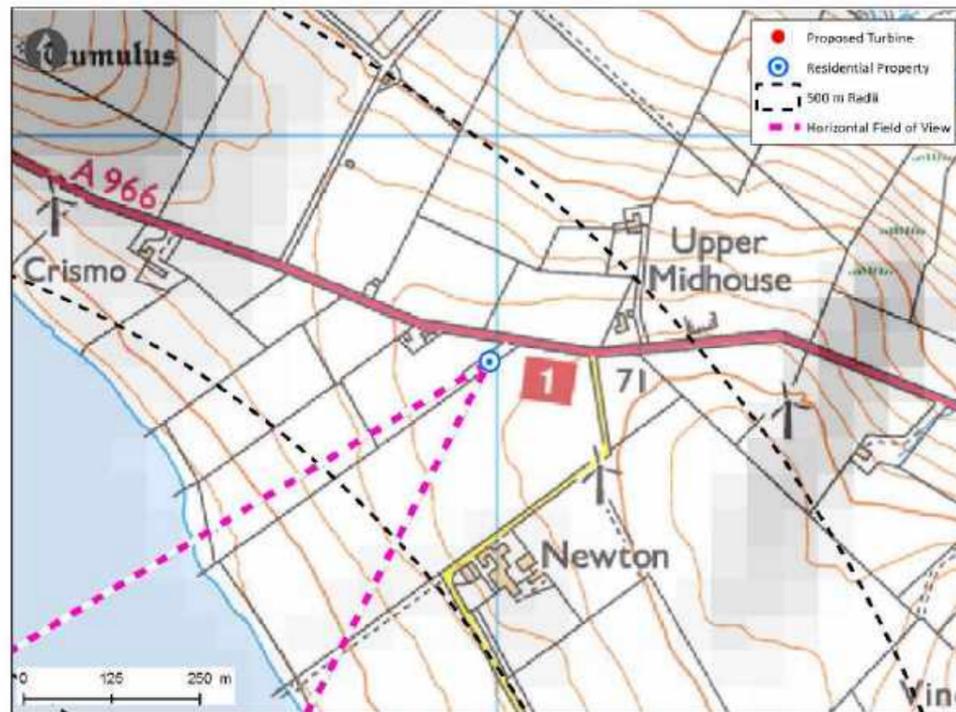
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

48: Crismo Cottage Caravan

Property No. 48: Crismo Cottage Caravan



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Property Description

OS Grid Ref: 331988 1028681

Distance to Nearest Turbine: 1770 m

Elevation: 68 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render		2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Crismo Caravan is located on the north-western slopes of Vinquin Hill and on the eastern side of Loch of Swannay. It is set to the south of the A966 and accessed via a driveway through a long and narrow garden. Crismo Caravan is a small rectangular shaped cottage, clad in grey coloured timber. There are windows on all aspects, with the longer facades facing south-east and north-west and the shorter facades facing south-west and north-east. While the north-eastern aspect is contained by Crismo Cottage and the north-westerly aspect partly screened by the outbuilding in this direction, open views occur south-west over Loch of Swannay to Hundland Hill and south-east over Vinquin Hill. In terms of garden grounds, there is a narrow strip of mown grass on the south-western side from where views open up in all directions apart from the north-east, and a small yard to the north-west, where views are more contained apart from to the south-west.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 34°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.48 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit and northern turbine to the north of the summit of this low hill. With the minimum distance of 1770 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. From windows on the south-western side, it is likely that all four turbines would be visible and would also be readily visible from the small yard and garden grounds on the south-western side owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view, with the other sectors remaining undeveloped.

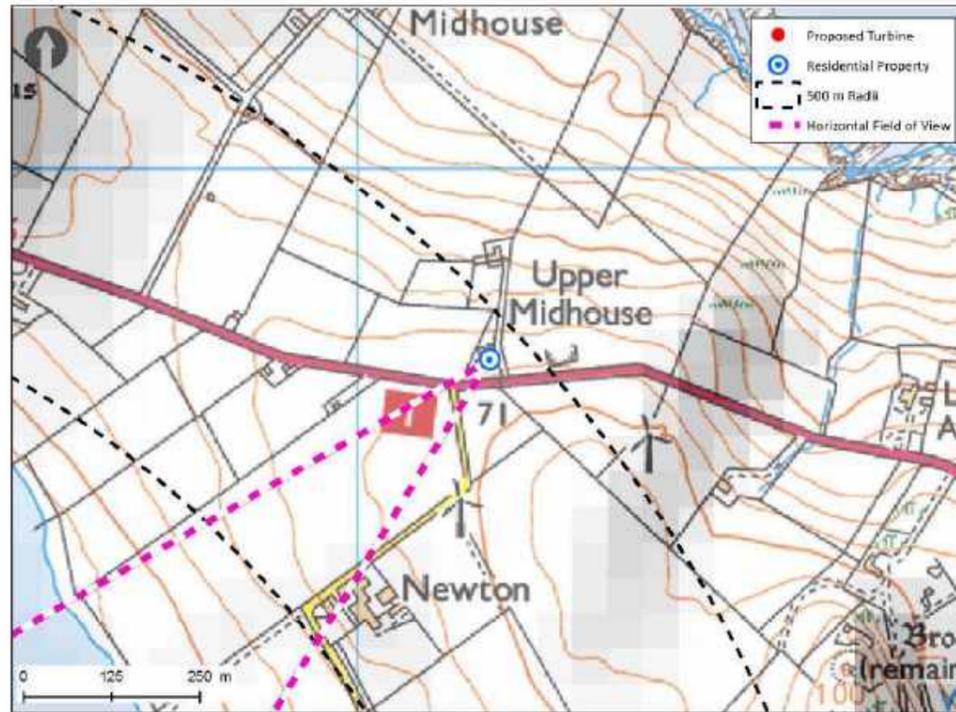
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

49: Upper Midhouse

Property No. 49: Upper Midhouse



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Property Description

OS Grid Ref: 332185 1028731

Distance to Nearest Turbine: 1945 m

Elevation: 68 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey	X	Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory	X	Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Upper Midhouse is located on the north-western slopes of Vinquin Hill, close to the north-eastern coast of West Mainland, on the eastern side of Loch of Swannay, and on the northern side of the A966. It is a traditional, two-storey, grey pebbledash farmhouse. It is set out in a rectangular shaped plan, with a long, single storey rectangular extension on east-south-eastern side, a rectangular extension on the north-north-western side and a conservatory on the south-south-eastern side. There are also outbuildings in the northern corner of the plot. The principal orientation is south-south-east, with the view looking across the north-western slopes of Vinquin Hill, but also with views of the north-east coastline to the north-north-west. The main garden is at the front of the property and comprises mostly mown grass with some shrubs around the walled boundary. There is a driveway along the western side of the property and parking to the rear.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 29°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.49 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with one turbine seen set on the northern slopes of Hundland Hill and the remaining three seen set behind the intervening ridgeline of Vinquin Hill. Three of the turbines are seen to almost their full extents, while the fourth is seen to just below the hub. The Loch of Swannay and most of Hundland Hill is screened in this view by the closer range rising landform. With the orientation of the property to the south-south-east and the location of the turbines to the south-west, it is likely that they would be visible from the interior spaces on the front of the house, albeit at an oblique, rather than direct angle. All four turbines would also be visible from the west facing windows and the garden grounds on the southern side of the house owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view, with the other sectors remaining undeveloped.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

50: Newton Cottage

Property No. 50: Newton Cottage



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Property Description

OS Grid Ref: 331971 1028393

Distance to Nearest Turbine: 1562 m

Elevation: 64 m AOD

Farmhouse		Stone-built	X	1 Storey		Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey	X	Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Newton Cottage is located on the eastern side of Loch of Swannay, and on the western slopes of Vinquin Hill. Newton Cottage is a 1.5storey traditional farmhouse with dormer windows and brown pebbledash, attached to the north-west side of Newton House. Its elevated position on the hillside combined with its principal orientation to the south-west means that views from the interior of the property extend across the Loch of Swannay to Hundland Hill. Newton Cottage is a two-storey traditional farmhouse with dormer windows and brown pebbledash. There is also a small low-walled garden on this aspect with some low shrubby vegetation, from which open views the to the south-west are also experienced. There are no windows on the north-western or south-eastern aspects and to the north-east, interior views are contained by the enclosure of large farmsheds. There is a farmyard on this north-eastern side of the property, where views are contained and a large number of large farmsheds are enclosing the property between the north-east to south-west sector.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 33°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.50 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 1562 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-eastern side of the property, from windows on the principal south-western side there would be visibility of all four turbines seen clearly to the south-west. All four turbines would also be visible from the garden grounds on the south-western side owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered to not have reached the Residential Visual Amenity Threshold, for the following reasons:

- The separation distance of 1562 m and the location of the turbines on the opposite side of the Loch of Swannay would help to reduce any sense of overbearing;
- The presence of only four turbines and their containment within a small proportion of one sector of the view would also help to reduce any sense of overbearing; and
- There is already a notable human influence from the complex of large farmsheds on this farm which affect the views in other directions.

51: Newton

Property No. 51: Newton



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Property Description

OS Grid Ref: 331972 1028391 Distance to Nearest Turbine: 1562 m Elevation: 64 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Newton House is located on the eastern side of Loch of Swannay, and on the western slopes of Vinquin Hill. Newton House is a single storey traditional farm cottage, with brown pebbledash and a slate roof, and attached to the south-eastern side of Newton Cottage. Its elevated position on the hillside combined with its principal orientation to the south-west means that views from the interior of the property extend across the Loch of Swannay to Hundland Hill. There is also a small low-walled garden on this aspect with some low shrubby vegetation, from which open views to the south-west are also experienced. There are no windows on the north-western or south-eastern aspects and to the north-east, interior views are contained by the enclosure of large farm sheds. There is a farmyard on this north-eastern side of the property, where views are contained, and a large number of large farm sheds are enclosing the property between the north-east to south-west sector.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 33° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.51 shows that all four of the turbines would be theoretically visible in the south-western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 1562 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the north-eastern side of the property, from windows on the principal south-western side there would be visibility of all four turbines seen clearly to the south-west. All four turbines would also be visible from the garden grounds on the south-western side owing to the openness of the garden and the surrounding landscape. The overall effect of the Proposed Development would be moderated by its containment in the south-west sector of the view.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered to not have reached the Residential Visual Amenity Threshold, for the following reasons:

- The separation distance of 1562 m and the location of the turbines on the opposite side of the Loch of Swannay would help to reduce any sense of overbearing;
- The presence of only four turbines and their containment within a small proportion of one sector of the view would also help to reduce any sense of overbearing; and
- There is already a notable human influence from the complex of large farmsheds on this farm which affect the views in other directions.

52: Dale Costa

Property No. 52: Dale Costa



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Property Description

OS Grid Ref: 331951 1027655 Distance to Nearest Turbine: 1179 m Elevation: 46 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	
Semi-detached		Render	X	2 Storey		Garage(s)	X	Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Dale Costa is located on the eastern shore of Loch of Swannay, and on the lower south-western slopes of Vinquin Hill. It is accessed from a rough track extending south-west from the minor road. Dale Costa is a single-storey, traditional farm cottage, with a 'T' shaped layout such that it has windows on all aspects. There are views from the interior spaces east onto Vinquin Hill, views south along the shoreline and west across Loch of Swannay to Hundland Hill. Views to the north are contained by a combination of outbuildings and tree cover. Its elevated position on the hillside combined with its principal orientation to the south-west means that views from the interior of the property extend across the Loch of Swannay to Hundland Hill. The garden grounds surround the property on all aspects and are unusual in that they contain a substantial amount of tree cover as well as patches of mown grass, which although low may contain interior and exterior views of the wider landscape. There are also a number of long farm sheds or outbuildings across the north of the garden grounds.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 33° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.52 shows that all four of the turbines would be theoretically visible in the western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 1179 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the other aspect of the property, from windows on the south-western side there would potentially be visibility of all four turbines seen clearly to the south-west, albeit with possibly some screening from intervening tree cover. All four turbines would also be visible from the open parts of the garden grounds on the south-western side and from the access track which on approach is broadly aligned in this direction. The overall effect of the Proposed Development would be moderated by its containment in the western sector of the view.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

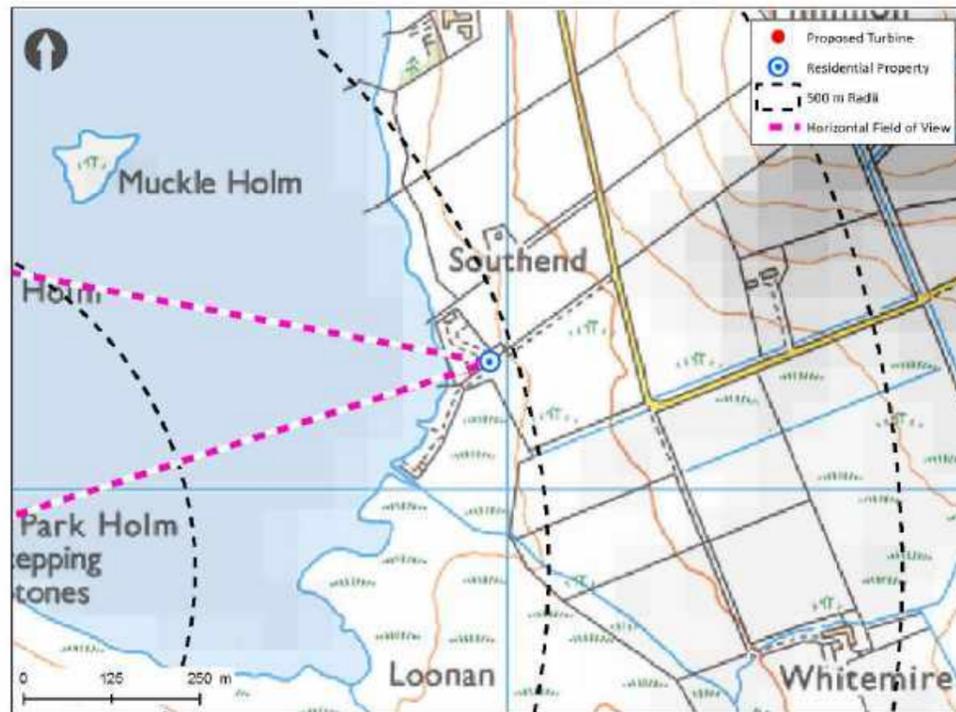
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered to not have reached the Residential Visual Amenity Threshold, for the following reasons:

- The separation distance of 1179 m and the location of the turbines on the opposite side of the Loch of Swannay would help to reduce any sense of overbearing;
- The presence of only four turbines and their containment within a proportion of one sector of the view would also help to reduce any sense of overbearing;
- Interior spaces on only one of the four aspects of this property would be affected; and
- The enclosure from the substantial tree cover around the property would moderate the extent of visibility from both interior and exterior spaces.

53: Birsay Hatcheries Caravan

Property No. 53: Birsay Hatcheries Caravan



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Property Description

OS Grid Ref: 331974 1027181 Distance to Nearest Turbine: 962 m Elevation: 44 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	X
Detached	X	Brick-built		1.5 Storey		Uninhabited	X	Front Garden	X
Semi-detached		Render		2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Birsay Hatcheries Caravan is located on the eastern shore of Loch of Swannay, and on the lower south-western slopes of Vinquin Hill. It is accessed from a rough track extending south-west from the minor road. Birsay Hatcheries Caravan is set in the fenced off corner of a small field and is covered in plastic, suggesting it is currently disused. The longer side of the caravan are orientated north-north-west and south-south-east, while the shorter sides are orientated west-south-west and east-north-east. There are windows on all sides, such that from the interior space, there are views in all directions. The garden grounds surrounding the caravan comprise a small part of a field of improved grass with no enclosure other than a plastic fence, and from which open views occur in all directions.

Affected Field of View: 29° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.53 shows that all four of the turbines would be theoretically visible in the western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 943 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. All four of these turbines would be readily visible from the interior of the caravan and would from a notable feature in the most attractive aspect from this property. All four turbines would also be visible from the garden grounds and from the access track which on approach is aligned in this direction. The overall effect of the Proposed Development would be moderated by its containment in the western sector of the view.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered to not have reached the Residential Visual Amenity Threshold, for the following reasons:

- The separation distance of 943 m and the location of the turbines on the opposite side of the Loch of Swannay would help to reduce any sense of overbearing; and
- The presence of only four turbines and their containment within a proportion of one sector of the view would also help to reduce any sense of overbearing.

54: Lochview

Property No. 54: Lochview



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Property Description

OS Grid Ref: 331958 1027169

Distance to Nearest Turbine: 943 m

Elevation: 43 m AOD

Farmhouse	X	Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	

Step 2: Existing Residential (Visual) Amenity

Lochview is located on the south-eastern shore of Loch of Swannay, and on the lower south-western slopes of Vinquin Hill. It is accessed from a rough track extending south-west from the minor road that crosses the western flank of Vinquin Hill. Lochview is a single-storey, traditional, white-rendered farm cottage, with a long rectangular shaped layout. The principal orientation is north-north-west such that interior views extend across the waters of Loch of Swannay to Costa Hill and the other lower coastal hills. From the rear of the property, views extend south-south-east towards the moorland hills. The garden grounds occur on the north-western and north-eastern side of the property, comprising mostly mown grass and with the remains of other derelict and raised buildings in the vicinity. The openness of the garden and the surrounding landscape means that exterior views are open on all aspects.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 29°

No of Blade Tips Theoretically Visible: 4

No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.54 shows that all four of the turbines would be theoretically visible in the western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 943 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views from the interior spaces on the south-south-eastern aspect of the property, from interior spaces on the north-north-western side there would potentially be visibility of some of the turbines, albeit seen at an oblique, rather than direct angle to the west. All four turbines would be visible from the garden grounds and from the access track, which on approach is broadly aligned in this direction. The overall effect of the Proposed Development would be moderated by its containment in the western sector of the view and the limited visibility from the interior spaces.

The magnitude of change is predicted to be **high**, which when combined with the **high** sensitivity would result in a **major** and **significant** effect.

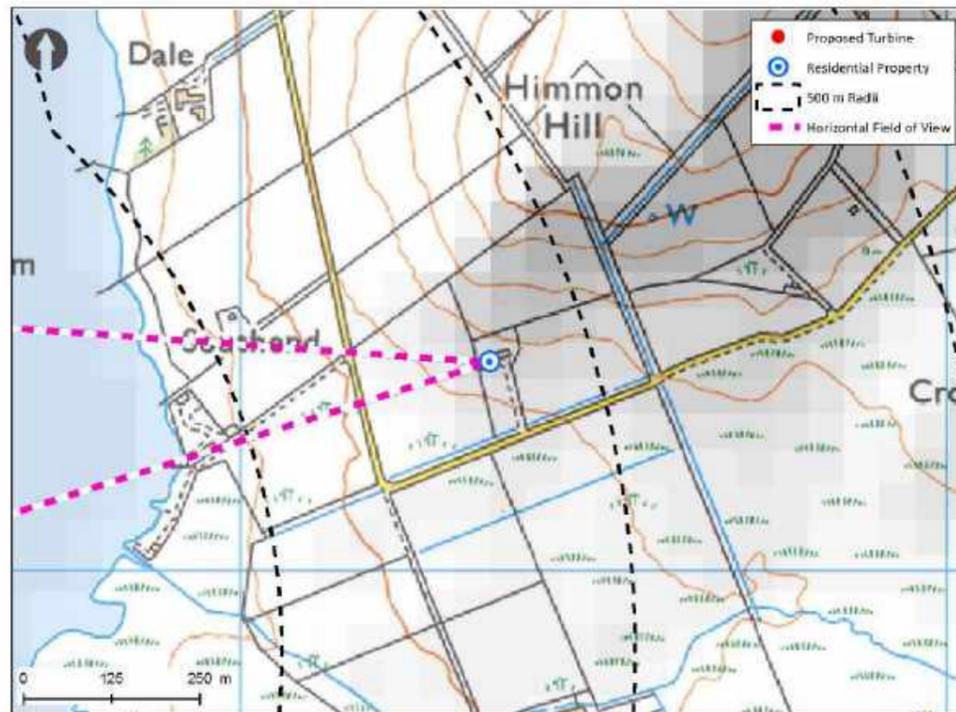
Step 4: Residential Visual Amenity Threshold

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at a property assessed to have a high magnitude of change are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction. This property is considered to not have reached the Residential Visual Amenity Threshold, for the following reasons:

- The location of the turbines to the west while the principal orientation of the property is to the north-north-west would moderate the influence of these turbines on the interior views;
- Interior spaces on only one aspect would potentially be affected so there would be no sense of the property being surrounded by windfarm development; and
- The presence of only four turbines and their containment within a proportion of one sector of the view would also help to reduce any sense of overbearing.

55: Rymonn

Property No. 55: Rymonn



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Property Description

OS Grid Ref: 332351 1027296 Distance to Nearest Turbine: 1356 m Elevation: 57 m AOD

Farmhouse		Stone-built		1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	
Terraced		Timber-clad		Conservatory		Outbuildings		Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Rymonn is located in an elevated position on the south-western slopes of Vinquin Hill, set above the eastern shore of Loch of Swannay. It is accessed from a rough track extending north from the minor road that crosses the southern flank of Vinquin Hill. Rymonn is a single-storey, white-rendered cottage, with an 'L' shaped layout. The principal arrival area and orientation is south-south-east such that interior views extend towards the moorland hills in this direction. From the rear of the property, views extend north-north-west, across the western slopes of Vinquin Hill, and this property also has an aspect to the west-south-west, from which views extend across the southern extends of the Loch of Swannay and Hundland Hill. There is a low timber cabin to the south of the property and outbuildings to the north-east, increasing the extent of development on the plot. The garden grounds occur on the south-south-eastern side of the property and comprise mostly mown and rough grasses. The openness of the garden and the surrounding landscape means that exterior views are open on all aspects.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 22° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.55 shows that all four of the turbines would be theoretically visible in the western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 1356 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views of the turbines from the interior spaces on the south-south-eastern or north-north-western aspects of the property, from interior spaces on the west-south-western side there would be visibility of all four of the turbines. All four turbines would be visible from the garden grounds and from the access track to the property. The overall effect of the Proposed Development would be moderated by its containment in the western sector of the view and the limited visibility from the interior spaces.

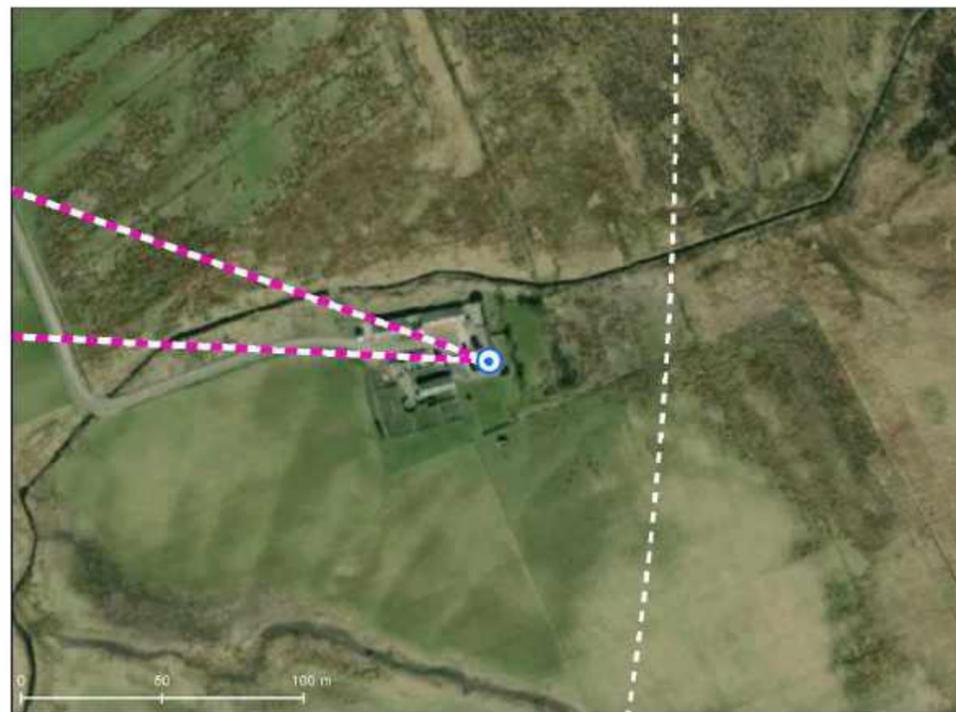
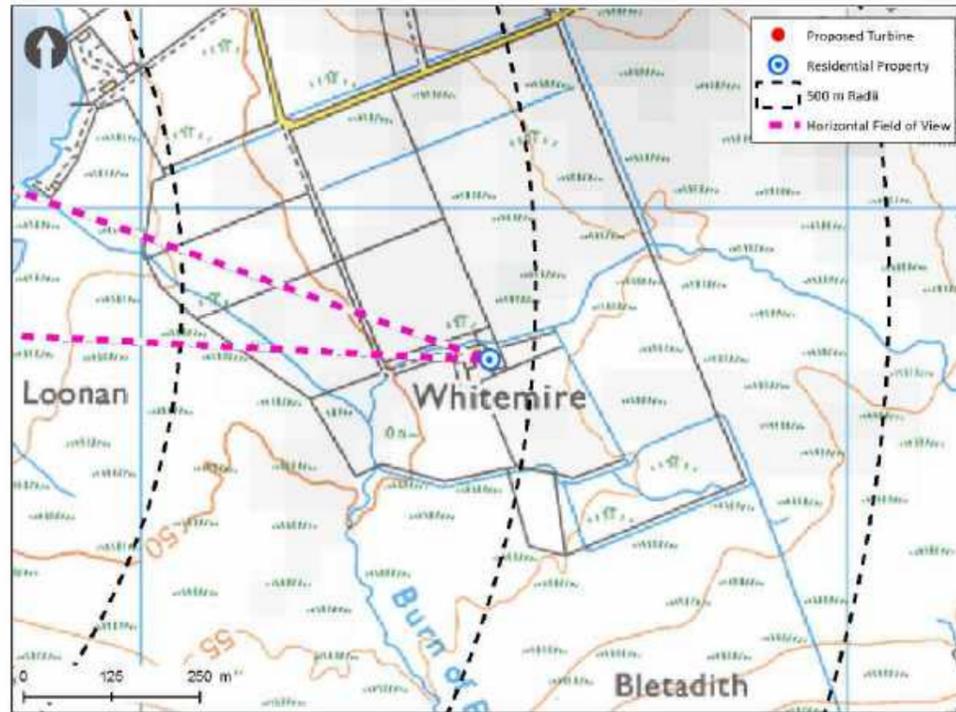
The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

56: Whitemire

Property No. 56: Whitemire



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Property Description

OS Grid Ref: 332492 1026786 Distance to Nearest Turbine: 1437 m Elevation: 53 m AOD

Farmhouse		Stone-built	X	1 Storey	X	Derelict		Farmyard	
Detached	X	Brick-built		1.5 Storey		Uninhabited		Front Garden	X
Semi-detached		Render	X	2 Storey		Garage(s)		Rear Garden	X
Terraced		Timber-clad		Conservatory		Outbuildings	X	Side Gardens	X

Step 2: Existing Residential (Visual) Amenity

Whitemire is located in a relatively low-lying position to the south of Vinquin Hill and south-east of the of Loch of Swannay. It is accessed from a rough track extending south from the minor road that crosses the southern flank of Vinquin Hill. Whitemire is a single-storey, rendered cottage, with an 'L' shaped layout. The principal orientation is west-south-west such that interior views extend across the southern shores of the Loch of Swannay to the Loch of Hundland. From the rear of the property, the interior views look west-north-west across the coastal hills in this direction, while to the south-south-west, the views extend towards the moorland hills. There are no interior views to the north owing to the location of outbuildings across this aspect. There is a small yard, outbuildings and sheep pens to the west of the property and a small walled garden of mown grass on the southern side. The openness of the garden and the surrounding landscape means that exterior views are open on all aspects, albeit with some screening on the northern side from the long extent of the outbuildings.

Step 3: Residential (Visual) Amenity Effects

Affected Field of View: 17° No of Blade Tips Theoretically Visible: 4 No of Turbine Hubs Theoretically Visible: 4

The wireline in Figure 6.4.56 shows that all four of the turbines would be theoretically visible in the western sector of the view, with all four turbines seen set on Hundland Hill on the opposite side of the Loch of Swannay. The two eastern turbines would be seen set on the lower eastern slopes, the southern turbine set to the south of the summit, and the northern turbine set to the north of the summit of this low hill. With the minimum distance of 1437 m between the property and the closest turbine, the Proposed Development would occur as a close-range feature, with the 180 m tall turbines presenting large and dynamic structures that would appear at variance with the relatively small scale and rural character of this local landscape. While there would be no views of the turbines from the interior spaces on the west-north-western aspect of the property, from interior spaces on the west-south-western side there would be visibility of all four of the turbines. All four turbines would be visible from the garden grounds to the south of the property and from the access track to the property. The overall effect of the Proposed Development would be moderated by its containment in the western sector of the view and the limited visibility from the interior spaces.

The magnitude of change is predicted to be **medium-high**, which when combined with the **high** sensitivity would result in a **major and significant** effect.

Step 4: Residential Visual Amenity Threshold

N/A

References

- Landscape Institute with the Institute of Environmental Management and Assessment (2013). Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3).
- Landscape Institute (2019). Technical Guidance Note 2/19 Residential Visual Amenity Assessment.
- Landscape Institute (2019). Visual representation of Development Proposals: Landscape Institute Technical Guidance Note 06/19.