

Technical Appendix 5.3 – Residential Visual Amenity Assessment (RVAA)

1.1. Introduction and Purpose

This Residential Visual Amenity Assessment (RVAA) has been prepared to assess the likely change to residential visual amenity as a result of the proposed development.

Guidance on RVAA is set out within the Landscape Institute's Technical Guidance Note 02/19 (TGN 02/19) and grounded within the principles of The Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). TGN 02/19 (para. 1.2) defines Residential Visual Amenity as: *'the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.'* Residential Visual Amenity forms one component of 'Residential Amenity' which comprises *'a range of visual, aural, olfactory and other sensory components'* (TGN 02/19, para. 1.4). RVAA is confined to judgements on Residential **Visual** Amenity, with the final judgement regarding effect on Residential Amenity being a planning matter to be considered in the planning balance.

RVAA is a tool used to *'form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity''* (TGN 02/19, para. 5.1). RVAA is a separate assessment to a LVIA, as stated within GLVIA3 para. 6.17, and focuses solely on private views and private visual amenity. It requires assessors to determine whether the effects of a proposed development reach the 'Residential Visual Amenity Threshold', described as the point at which a proposed development would be of *'such nature and/or magnitude that it potentially affects 'living conditions' or Residential Amenity'* (TGN 02/19, para. 2.1).

The language used to express the Residential Visual Amenity Threshold varies dependant on the type of proposals being assessed. However, it is typically described as the point at which the development becomes *'overbearing or overwhelming'* (used for tall structures) or *'overly intrusive'* (used for development overlooking a garden or principal room).

No individual has a right to a particular view, as confirmed in a number of planning appeal and public inquiry decisions, and *'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.'* This in itself 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'* (TGN 02/19, para. 1.6).

2.0 Methodology

The methodology for this RVAA adopts the four-step approach recommended by TGN 02/19 (para. 4.1) that comprises:

- 1) *Definition of 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.
- 2) *Evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed.*
- 3) *Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.*
- 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.*

2.1. Study Area and Scope of the Assessment

The type and nature of the Proposed Development should inform the study area for a RVAA. TGN 02/19 Para. 4.4 states that *'there are no standard criteria for defining the RVAA study area nor for the scope of the RVAA, which should be determined on a case-by-case basis taking both the type and scale of proposed development, as well as the landscape and visual context, into account.'* It further notes that being able to see a proposed development from a property should not be a reason to include it within the RVAA.

TGN 02/19 recommends a preliminary study area of 1.5-2km for conspicuous structures, such as wind turbines, with a smaller 50-250m study area recommended for large but lower profile structures and developments such as road schemes and housing. However, it notes that in most cases the latter developments are unlikely to require an RVAA (para. 4.7).

For the purpose of this assessment a study area of 2.5km has been selected as appropriate. This study area responds to the height of the proposed wind turbines which have maximum tip heights of between 180-230m tall.

Within the study area all residential properties are initially identified. A Zone of Theoretical Visibility (ZTV) study is utilised to exclude any properties where visibility of the of the proposed development will be unlikely to occur. This draws upon the work carried out within the LVIA chapter, located at Chapter 5 of this EIAR.

Properties within the assessment are assessed on an individual basis, unless the outlook and/or views in all aspects are the same for multiple properties, where they may be assessed as a group. Where this occurs, it is explicitly stated.

2.2. Evaluation of Baseline Amenity

This section of the RVAA evaluates the baseline visual conditions at the properties included. It considers the *'type, nature, extent, and quality of views that may be experienced 'in*

the round'' (TGN 02/19, para. 4.10) from the dwelling itself and the domestic curtilage which includes domestic gardens and access drives.

The evaluation of baseline visual amenity is informed by desk study and fieldwork. At this stage, consideration of the properties from publicly accessible locations is usually appropriate to identify the baseline visual environment.

Where properties have a financial involvement in the project this is recorded. All properties are treated equally as part of the RVAA.

2.3. Assessment of Likely Change to Visual Amenity

Step three of the RVAA involves assessing the magnitude and significance of likely visual effects from each included property. In accordance with GLVIA3 (para. 6.33) residents at home are considered to be the visual receptors 'most susceptible' to change. They are therefore considered to be of High Sensitivity.

Considerations for describing and evaluating the predicted magnitude of change and related visual effect are described in paragraph 4.14 of TGN 02/19 as the:

- 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.

This step involves desk study and fieldwork, primarily undertaken from the nearest publicly available vantage or access point. Where this is not possible visits to certain properties may be carried out.

This step concludes by identifying the properties that should be taken forward for more detailed examination in order to reach a judgement regarding the Residential Visual Amenity Threshold. These are the properties that are assessed to be likely to experience the largest magnitude of effect.

2.4. Further Assessment including RVAA Threshold

The final stage of stage of the RVAA involves the detailed examination of properties requiring further assessment as identified within step three. For each property:

- The change in visual amenity is described;
- A conclusion of magnitude and significance for visual effects is made; and
- A judgement on whether the predicted effects reach the Residential Visual Amenity Threshold is made.

Bespoke graphics may be provided to help support the narrative, including annotated aerial imagery and visualisations.

For these properties, detailed fieldwork will be carried out should the occupier consent. This may involve detailed inspection of views and visual amenity from the inside of the property and the garden and general curtilage. Where access is not possible, assessment will be undertaken from the most appropriate publicly accessible location.

2.5. Approach to Cumulative Schemes

Existing cumulative developments, i.e. those which are already operational, are considered as part of the baseline for this assessment.

In general, future cumulative visual effects are assessed as part of the LVIA assessment and not within the RVAA. *‘However, in certain circumstances, it may be appropriate to consider a particular cumulative proposal which is effectively already part of the existing landscape baseline’* (TGN 02/19, para. 4.25).

No future cumulative developments have been identified as requiring additional consideration as part of this RVAA, as none of the schemes currently in the planning process will make a notable difference to the outlook from a given property within the RVAA study area.

2.6. Distance and Direction

Where distances are given in the assessment, these are approximate distances rounded to the nearest 10m, given between the nearest part of the residential property and the nearest turbine unless explicitly stated otherwise.

3.0 Assessment

3.1. Introduction

The baseline assessment has identified a total of 48 residential properties within the 2.5km study area. These properties are listed in Table TA5-3.1 and mapped on Technical Appendix 5.3 Figure 1 included within this report.

The assessment is supported by ZTV studies carried out as part of the main LVIA chapter (Figures 5.6 - 5.7), and an additional ZTV included as part of the RVAA (Technical Appendix 5.3 Figure 2) which is a reproduction of the information on Figure 5.7 with residential context.

Analysis of the ZTV studies has shown that all properties within the study area will experience theoretical views of the proposed development and are therefore included within this assessment, with the exception of properties 23 to 25, which are shown to be in an area to the east of the site where there will be no visibility of the proposed development.

Table TA5-3.1: Properties located within the study area

| Identifier | Property Name | Included? |
|------------|---------------------------|-----------|
| P1 | Callisterhall | Yes |
| P2 | Collin | Yes |
| P3 | Holmfoot Cottage | Yes |
| P4 | 1 Bigholms Cottages | Yes |
| P5 | The Flat, Falcon Farm | Yes |
| P6 | House, Falcon Farm | Yes |
| P7 | Falcon Farm | Yes |
| P8 | Westwater Water | Yes |
| P9 | Westwater Cottage | Yes |
| P10 | Greencleuch | Yes |
| P11 | Bloch Farm | Yes |
| P12 | Old Schoolhouse, Wauchope | Yes |
| P13 | 1 Cleuchfoot Cottages | Yes |
| P14 | 2 Cleuchfoot Cottages | Yes |
| P15 | Cleuchfoot Farm | Yes |
| P16 | Upper Caulfield | Yes |
| P17 | 2 Caulfield | Yes |
| P18 | 1 Caulfield | Yes |

| | | |
|-----|-----------------------|-----|
| P19 | Becks Cottage | Yes |
| P20 | Becks Farm | Yes |
| P21 | Hallcrofts | Yes |
| P22 | Becks Knowe | Yes |
| P23 | 1 Skipperscleuch | No |
| P24 | 2 Skipperscleuch | No |
| P25 | Middleholms | No |
| P26 | Old Irvine | Yes |
| P27 | 2 Old Irvine Cottages | Yes |
| P28 | 1 Old Irvine Cottages | Yes |
| P29 | The Kerr | Yes |
| P30 | Ryehills | Yes |
| P31 | Upper Tomshielburn | Yes |
| P32 | 3 Saughtree Cottage | Yes |
| P33 | 2 Saughtree Cottage | Yes |
| P34 | 1 Saughtree Cottage | Yes |
| P35 | Tomshielburn | Yes |
| P36 | March Cottage | Yes |
| P37 | Barnglies Farm | Yes |
| P38 | 2 Barnglies Cottage | Yes |
| P39 | 1 Barnglies Cottage | Yes |
| P40 | Barnglieshead | Yes |
| P41 | Pingle Bridge Cottage | Yes |
| P42 | Pingle Farm | Yes |
| P43 | Wattaman Farm | Yes |
| P44 | Solwaybank | Yes |
| P45 | Solwaybank Cottage | Yes |
| P46 | Solwaybank House | Yes |
| P47 | Barr Cottage | Yes |
| P48 | Allfornought | Yes |

3.2. Initial Assessment

This initial assessment combines steps two and three of the RVAA methodology to determine the baseline visual conditions from each included property and to provide a judgement on the magnitude and significance of likely visual effects.

Properties with the highest magnitude of effect are identified as requiring further assessment to provide a judgement on whether the Residential Visual Amenity Threshold has been reached. This further, detailed assessment is provided on individual property sheets located after the initial assessment.

The assessment is supported by the ZTV studies (Technical Appendix 5.3 Figure 2) and photographs included within this report.

3.2.1. Construction Effects

Key potential impacts during the construction phase will most notably arise during the erection of the proposed wind turbines where cranes and other equipment will be visible. Effects during construction will be temporary and Short term and as a result will be of notably lower magnitude than those during the operational phase of the Proposed Development.

Other components typical of construction activity, including the site access, borrow pits, laydown areas and construction compounds will be located away from the majority of residential properties named within the study area. There will be no notable visibility of these elements and they will have little to no impact on the residential visual amenity.

3.2.2. Night-Time Effects

Effects on residential visual amenity as a result of aviation lighting are most likely to be experienced from external areas of the properties, such as from garden areas being used in the evenings, where external lighting is switched off or not present. Most people close curtains, have lights on or are asleep during the hours of darkness, and visibility from the inside of properties will be limited to rooms where lights are off and the windows are unobscured.

Drivers approaching the properties along access drives will mostly be focused on the area of road revealed by their headlights and aviation lighting will be noticed as a background element.



BLOCH WIND FARM

TECHNICAL APPENDIX 5.3 FIGURE 1

RESIDENTIAL PROPERTIES WITHIN 2.5KM

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- Proposed Turbines
- Cumulative Developments**
 - Solwaybank (Operational)
 - Callisterhall (Application)
- Site Boundary
- Distance from Proposed Turbines (0.5, 1, 2.5km)
- Core Paths
- Residential Properties



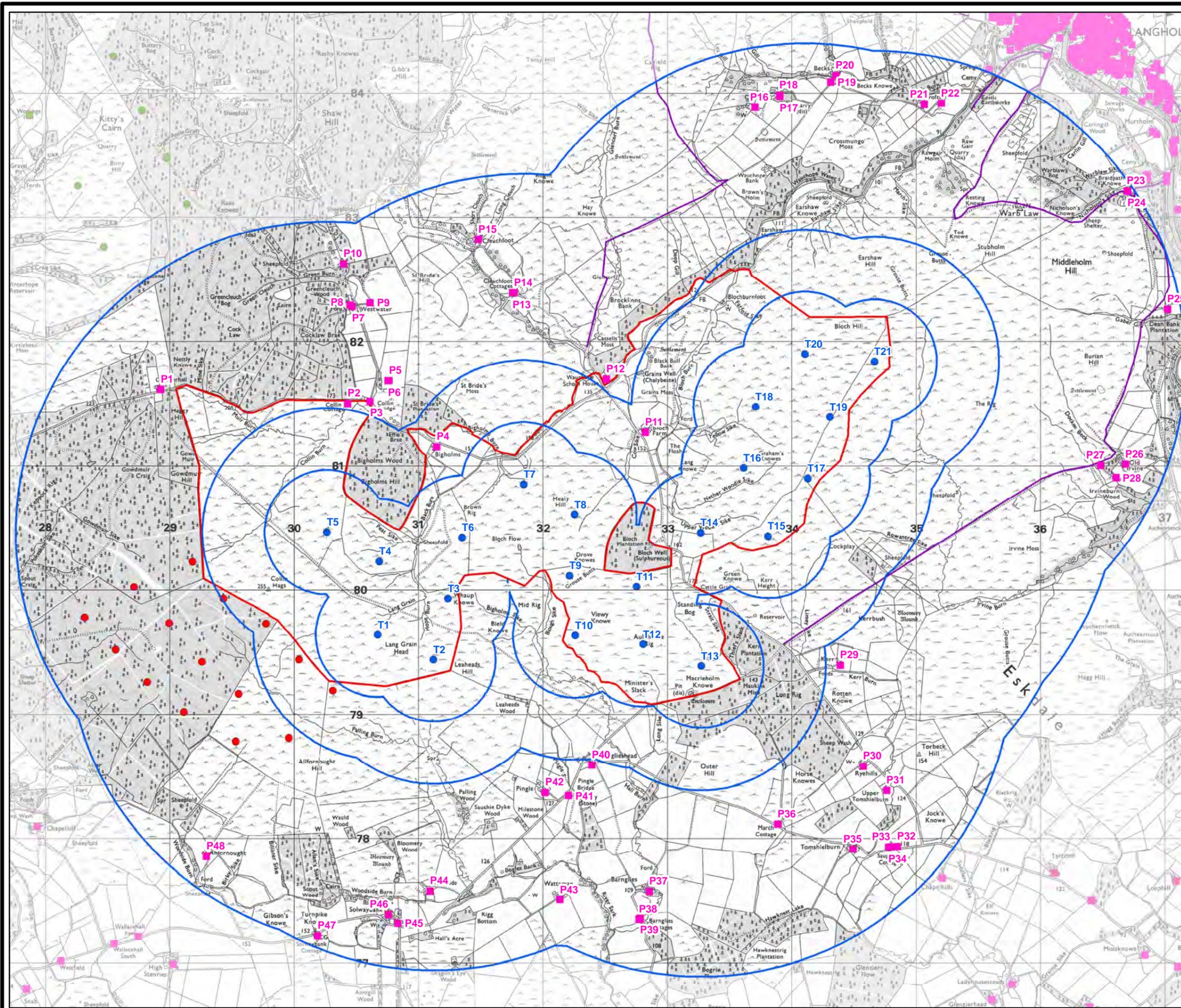
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DRAWING NUMBER: 8368_TA5-3_001

SCALE - 1:30,000 @ A3

ENVIRONMENTAL IMPACT
ASSESSMENT REPORT 2022

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BLOCH WIND FARM

TECHNICAL APPENDIX 5.3 FIGURE 2

COMBINED RESIDENTIAL PROPERTIES WITH & WOODLANDS AND SETTLEMENTS ZTV STUDY

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Proposed Turbines

- 105m (Hub) / 180m (Tip)
- 125m (Hub) / 200m (Tip)
- 155m (Hub) / 230m (Tip)

Cumulative Developments

- Solwaybank (Operational)
- Callisterhall (Application)

Site Boundary

Distance from Proposed Turbines (0.5, 1, 2.5km)

■ Residential Properties

Zone of Theoretical Visibility (ZTV)

Hub

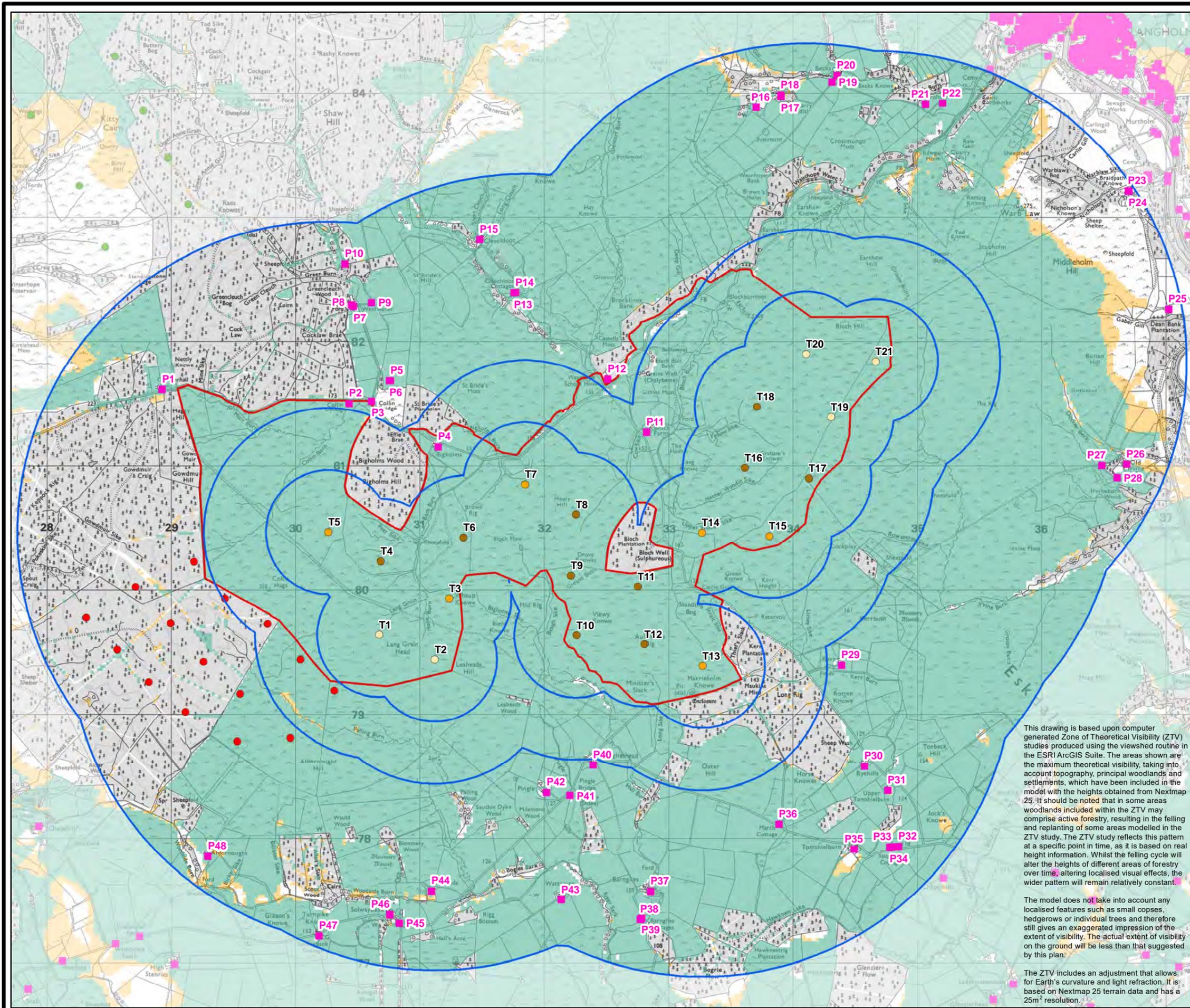
Blade Tip



This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m² resolution.



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Table TA5-3.2: Initial Assessment

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|------------------------|--|---------------------|-------------------------|------------------------------|
| P1 | Callisterhall | T5: 1.76km, south-east | <p>This property is a single storey bungalow located to the north-east of the site. It fronts onto the B7068 and faces an area of forestry.</p> <p>The primary facades face north and south. There are no windows on the eastern façade facing the proposed development.</p> <p>The proposed development is unlikely to be visible from inside the property due to the orientation of windows. However, there are likely to be oblique views from the front drive and rear garden when looking east down the B7068. Two proposed wind turbines will be visible (T20 and T21) visually adjacent to the edge of the local woodland. T20 and T21 are the most distant proposed wind turbines at 5.19km and 5.74km respectively. At night, both these proposed wind turbines will be lit. No other proposed wind turbines will be visible above the trees.</p> <p>The proposed wind turbines will not be visible from within the property and from external areas the view will not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p> | Low-Negligible | Slight | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|----------------|-------------------|--|---------------------|-------------------------|------------------------------|
| P2 | Collin Cottage | T5: 1.05km, south | <p>This property is located within the site boundary adjacent to the B7068. The property itself sits within moorland and tussocky grassland. The primary aspect has glazing on both the lower and upper floor and looks south-west towards Bigholms Wood, behind which the proposed development will be clearly visible. On the other facades the windows are generally smaller and fewer in number. The main garden is primarily located to the north of the property between the house and the road. At present, approximately nine wind turbines at Solwaybank Wind Farm are visible to the south and south-west.</p> <p>The proposed development will be openly visible from the garden and main aspect of the house. One proposed wind turbine (T5) will be fully visible on the hill to the south, T7 and T8 will be prominent in the primary view, visible on open hillside. Around eight proposed wind turbines will be half screened with the nacelle seen above the trees (T4, T6, T9, T14, T11, T17, T16, T18, T20), and eight proposed wind turbines will be predominantly screened with views limited to blade tips above the trees (T1, T3, T10, T12, T13, T15, T19, T21). These proposed wind turbines will appear to be spread across the view and be prominent within the view.</p> | High-Medium | Major | Yes |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|------------------|-------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>At night eight of the visible nacelles will be lit (T5, T6, T7, T8, T14, T17, T18, T20).</p> <p>Further detailed assessment is required for this property and is provided on an individual property assessment sheet.</p> | | | |
| P3 | Holmfoot Cottage | T5: 1.11km, south | <p>Holmfoot Cottage is located on the northern side of the B7068 adjacent to Collin Bridge, Bigholms Wood and the woodland on Cock Law. The main aspect of this two storey property faces to the south and a garden is located on the western side of the property.</p> <p>A large hedge and tall trees screen the majority of the views from property and garden towards the proposed development. Due to the height of the hedge, views will be limited to occasional glimpsed views through vegetation from the garden and views from the upper floor of the property. The existing view from the upper floor looks out across a grassy hill towards the existing Solwaybank Wind Farm where approximately five wind turbines are visible or partially visible behind the hill.</p> <p>Views from the property will be limited to a small number of proposed wind turbines visible behind Bigholms Wood on the elevated ground. T4, T5 will be the most visible and with the blade tips of T3</p> | Low-Negligible | Moderate-Slight | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------------|-------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>appearing as a minor element of the view behind the woodland. The majority of proposed wind turbine visibility will occur when approaching or leaving the property along the B7068 where multiple proposed wind turbines will be clearly visible in the view looking east.</p> <p>At night, there will be visibility of lit wind turbines when approaching or exiting the property, However, once on the property these will be limited to direct views of the light on T5 from the upper floor. It is likely that curtains on the upper floors will be closed during the hours of darkness.</p> <p>Due to the limited visibility of the proposed development, it is considered that the effects will not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p> | | | |
| P4 | 1 Bigholms Cottages | T6: 0.76km, south | This property is situated at the base of a shallow u-shaped valley, adjacent to the B7068. St Bride’s Plantation lies over the B7068 to the north of the property and Bigholms Wood lies to the south of the property. The property comprises a linear cottage that faces Healy Hill to the south-east. There is a strip of lawn in front of this aspect and an area of | High | Major | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-----------------------|------------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>hardstanding surrounded by farm buildings immediately to the rear.</p> <p>The main elevation looks to the south-east across a large field to open views of Healy Hill. From the property and the garden, the proposed development will be clearly visible and all of the proposed wind turbines will be seen on or descending down the rear of the hill, or partially screened behind Bigholms Wood.</p> <p>The proposed wind turbines appear very prominently within the view. However, this property is financially involved in the proposed development and is not considered further in this assessment.</p> | | | |
| P5 | The Flat, Falcon Farm | T5: 1.32km, south-west | <p>Properties P5 and P6 are considered as group, as both properties occupy the same buildings and have similar aspects and views.</p> <p>Properties P5 and P6 are located to the north-west of St Bride's Plantation off a minor road. The primary aspect of the properties faces north away from the proposed development. The properties are surrounded by a dense cluster of large farm buildings to the east, south and west, which will screen the majority of views towards the proposed development. There may be some visibility of a small number of the proposed</p> | Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|--------------------|------------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>wind turbines from around the property and from the upper floors, which have limited visibility above the farm buildings.</p> <p>Due to the limited visibility of the proposed development and the visual separation it is considered that the effects will not be so imposing as to be considered overbearing. These properties are not considered further within this assessment.</p> | | | |
| P6 | House, Falcon Farm | T5: 1.32km, south-west | Refer to P5. | Low | Moderate | No |
| P7 | Falcon Farm | T5: 1.84km, south | <p>Properties P7 and P8 are considered as a group, as both properties appear to occupy the same buildings and as such share a similar view.</p> <p>These properties are located off a minor road between Green Burn and Greencleuch Wood to the north of the site. They comprise a long, L-shaped building with a larger property at the southern arm of the L, and a garden tucked between the arms to the east. Views are screened to the north and west by woodland, and to the east by large trees along the Burn. Views are most likely to arise from the larger building which appears to be the only part of the property facing the proposed development. Existing intermittent visibility of Craig</p> | Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-------------------|-------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>and Ewe Hill wind farms possible when driving along the access drive.</p> <p>Views of the proposed development will be limited by the vegetation along Green Burn and at the woodland to the south-west. Views will be limited to proposed wind turbines located behind and adjacent to Bigholms Wood and these will be partially screened by the woodland. The proposed wind turbines will appear evenly spaced within the view and will feel separated from the property due to intervening fields and the screening provided by local vegetation. The proposed aviation lighting may be seen on some of the proposed wind turbines.</p> <p>Due to the limited visibility of the proposed development and the visual separation it is considered that the effects will not be so imposing as to be considered overbearing. These properties are not considered further within this assessment.</p> | | | |
| P8 | Westwater Farm | T5: 1.83km, south | Refer to P5. | Low | Moderate | No |
| P9 | Westwater Cottage | T5: 1.88km, south | This property is located within an open area of pastoral fields to the east of Green Burn and Greencleuch Wood. It comprises a single storey detached property with a small wrap around garden. The main aspect of the property faces south towards | Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>the proposed development. Existing intermittent visibility of Craig and Ewe Hill wind farms is possible when driving along the access drive.</p> <p>The proposed development will be partly visible in views from the south of the property. The proposed wind turbines will appear above and behind the farm buildings at Falcon Farm and Bigholms Wood.</p> <p>The proposed development will feel remote from this property due to the distance, intervening buildings and woodland, which will partly screen views. It is considered that the effects will not be so imposing as to be considered overbearing and the property is not considered further within this assessment.</p> | | | |
| P10 | Greencleuch | T5: 2.16km, south | <p>P10 is located adjacent to Glentenmont Burn, to the north of the site, and is surrounded by areas of woodland. The property is orientated east to west and these aspects do not face the proposed development.</p> <p>Visibility of the proposed development is unlikely to occur, and the property is not considered further within this assessment.</p> | None | None | No |
| P11 | Bloch Farm | T16: 0.84km, east | <p>This property is located on a minor road that passes through the centre of the site. The property is comprised of a detached property, located to the west of an area of barns and other farm buildings. The</p> | High | Major | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------------------|------------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>property is orientated north-west to south-east and the primary aspect faces south-east towards the proposed development.</p> <p>Due to the location of the property within the site, there will be clear, open, panoramic views of the majority of the proposed development. The proposed wind turbines will appear to circle the property and will be seen to the east, south and west.</p> <p>This property is financially involved in the proposed development and is not considered further in this assessment.</p> | | | |
| P12 | Old Schoolhouse, Wauchope | T7: 1.08km, south-west | <p>This property is located at the base of a shallow valley, on low-lying land adjacent to Wauchope Water and the B7068. The property comprises a single storey bungalow and is surrounded by trees on all four sides. The majority of the trees around the property are deciduous and in winter there are filtered views through the trees to the south towards the site.</p> <p>When the trees are in leaf, the proposed development will be predominantly screened by local vegetation with the exception of T20, T18, T11 and T8 which may be visible from the nacelle up behind the trees. Due to the low nature of the property these views are most likely to occur from the garden and driveway. During</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-----------------------|------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>winter there will be increased visibility of the proposed development behind and through the branches of the trees. Around 19 of the 21 proposed wind turbines will be visible in partial or glimpsed views from the garden and driveway. Of the four proposed wind turbines likely to be visible year round, nacelle lighting on T20, T18 and T8 will be visible. During the winter more lights will be visible through the trees.</p> <p>Due to the partial visibility of the proposed development as a result of the vegetation around the property, it is considered that the effects will not be so imposing as to be considered overbearing and the property is not considered further within this assessment.</p> | | | |
| P13 | 1 Cleuchfoot Cottages | T7: 1.55km south | <p>Properties P13 and P14 are considered as a group as the properties form two halves of a semi-detached house and the experience of the proposed development will be the same for both properties.</p> <p>These properties are located on a minor road adjacent to Logan Water. When driving along the access road to the properties, there are intermittent views of the existing wind farms at Solwaybank and Ewe Hill. The properties' main aspect faces south towards the site. There are gardens to the northern side of both</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-----------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>properties and an area of hardstanding to the south. At present the primary aspect looks south over Logan Water and across a field to a belt of trees on a locally elevated bank. The cottages themselves are single storey buildings with a dormer attic conversion.</p> <p>The proposed development will be openly visible from the main aspect of the properties, where proposed wind turbines will be visible behind the elevated bank. In views from the garden and around the properties, views of the proposed development will be more panoramic and the proposed development will be seen across the view to the south. The proposed aviation lighting will be clearly visible at night on the proposed wind turbines not obscured by trees (T7, T8, T13 and T14) and partially visible, especially in winter, on other proposed wind turbines where the nacelle will be partly screened by deciduous trees. Due to the distance and intervening trees the proposed development will be viewed similarly to the existing wind turbines within the landscape, albeit they will occupy a larger extent of the view.</p> <p>Given the separation of the properties from the proposed development and the intervening vegetation, it is not considered that the effects will be so imposing</p> | | | |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-----------------------|--------------------|--|---------------------|-------------------------|------------------------------|
| | | | as to be considered overbearing and the properties are not considered further within this assessment. | | | |
| P14 | 2 Cleuchfoot Cottages | T7: 1.55km south | Refer to P13. | Medium | Major-Moderate | No |
| P15 | Cleuchfoot Farm | T7: 2.00km, south | <p>This detached property occupies elevated land along the Logan Water valley. The property is surrounded by woodland to the north and groups of large, mature trees to the south. The main aspect of the property has clear views to the south-east towards Bloch Hill.</p> <p>Due to the elevated position, the proposed development will be clearly visible in open views from the main aspect and areas in the south-east of the property. The proposed wind turbines will be seen distributed evenly across the local hills. At night aviation lighting will be visible on the proposed wind turbines that are lit.</p> <p>Due to the distance between the property and the proposed development it is considered that the effects will not be so imposing as to be considered overbearing and the property is not considered further within this assessment.</p> | Medium | Major-Moderate | No |
| P16 | Upper Caulfield | T20: 2.03km, south | This property is located on the lower slopes of Calfield Rig, above the Wauchope Water and B7068 valley. The property is orientated in a south-east to north-west | Medium-Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>direction and the main elevation looks out over a well vegetated garden to the south-east towards Warb Law. The primary aspect faces away from the proposed development and the well vegetated nature of the garden will limit views from this location towards the site. However, there will be open views of the proposed development on the track approaching the property, this will include aviation lighting at night.</p> <p>Due to the orientation of the property, including the garden, and the distance between the property and the nearest proposed wind turbine, it is considered that the effects will not be so imposing as to be considered overbearing and the property is not considered further within this assessment.</p> | | | |
| P17 | 2 Caulfield | T20: 2.08km, south | <p>This property is located to the east of P16 on a shared access track. The property is orientated in a north to south direction and these aspects are screened by dense areas of tall trees. A large farm building lies directly to the west of the property and P18 lies adjacent to the east.</p> <p>The proposed development is located to the south of this property and all views will be screened by vegetation on this property. Therefore, it is considered that the effects will not be imposing or overbearing</p> | None | None | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|--|---------------------|-------------------------|------------------------------|
| | | | and the property is not considered further within this assessment. | | | |
| P18 | 1 Caulfield | T20: 2.10km, south | <p>This property is located adjacent to the P17, which lies to the west of the property. A small field lies to the east and a tall belt of trees lie to the north and south of the property. The property is orientated such that the primary aspects face to the south-east and north-west. Neither of the primary aspects face towards the site.</p> <p>The proposed development will not be visible from this property due to the orientation of the property and the dense belt of trees along the southern boundary. It is considered that the effects will not be imposing or overbearing and the property is not considered further within this assessment.</p> | None | None | No |
| P19 | Becks Cottage | T20: 2.20km, south | <p>P19 is located on a minor road to the north of the site on the lower slopes of Naze Hill. Lea Gill runs behind the north of the property and Becks Farm lies just beyond this. The property has open views to the south-east from the front of the property, and a small garden on the north-western side of the property.</p> <p>The proposed development will not be visible in direct views from the main aspect of the property. However, it may be seen in oblique views from the garden and around the property when looking to the south. The</p> | Negligible | Minimal | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|---|---------------------|-------------------------|------------------------------|
| | | | majority of the proposed development will be screened behind the landform and at most the view will consist of the upper half of T20 and T21 and the blade tips of three further proposed wind turbines. Local vegetation is likely to add a degree of screening to the view and it is considered that the effects will not be imposing or overbearing. This property is not considered further within this assessment. | | | |
| P20 | Becks Farm | T20: 2.25km, south | <p>P20 is located slightly to the north of P19, and the property is orientated in the same direction as Becks Cottage. The property forms part of an active farm complex and comprises a simple residential dwelling with large farm buildings to the west, north and north-east. A garden lies to the east of the property and an area of large trees lie directly to the south.</p> <p>The primary view from inside the property looks south-east towards the peak of Warb Law and the proposed development will not be visible in this view. From the garden the large trees to the south will screen the majority of views towards the proposed development. Where any glimpsed views are present, six proposed wind turbines will be seen to be partly descending down the rear of Bloch Hill.</p> | Negligible | Minimal | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|---|---------------------|-------------------------|------------------------------|
| | | | These views will not be imposing or overbearing and this property is not considered further within this assessment. | | | |
| P21 | Hallcrofts | T21: 2.11km, south | <p>This property is located close to Becks Burn on the outskirts on Langholm. It comprises a broadly u-shaped property with a formal garden to the south and three garages/sheds to the north. These are set within an area of lawn and hardstanding. There is woodland along Becks Burn directly to the north of the property and the main elevation looks south towards Stubholm Hill.</p> <p>The proposed development is unlikely to be visible from inside the property due to its orientation. From the garden and around the sheds there may be some peripheral views of six proposed wind turbines behind the lower slopes of Bloch Hill. In both the day and night these will not form the primary view from the property and local vegetation is likely to provide a degree of screening that will reduce the extent of the visibility.</p> <p>These views will not be imposing or overbearing and this property is not considered further within this assessment.</p> | Negligible | Minimal | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-------------------------|---|---------------------|-------------------------|------------------------------|
| P22 | Becks Knowe | T21: 2.15km, south | <p>This property is close to P21 on the minor road off the B7068. The property sits on slightly elevated ground relative the land around Wauchope Water and comprises a detached property with a wraparound garden. An intermittent belt of trees wraps around the south and eastern sides of the property.</p> <p>The main elevation of the property faces south-east towards Warblaw Bog at the foot of Warb Law. The proposed development will not be visible from this aspect of the property due to the orientation. From the garden there will be partial views of the proposed development, semi-screened behind garden vegetation. The proposed wind turbines will appear on the rear side of the hills and, due to the intervening vegetation and landform, will appear separate from the property. Visibility of the proposed wind turbine lighting will be limited to glimpsed views from the exterior of the property.</p> <p>These views will not be imposing or overbearing and this property is not considered further within this assessment.</p> | Negligible | Minimal | No |
| P26 | Old Irvine | T21: 2.18km, north-west | <p>Old Irvine is located to the east of the site, off the A7 near Docken Beck. The property is agricultural in nature and is attached to a series of farm buildings on the north-western side of the property. Further large</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-----------------------|-------------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>farm buildings lie to the west and north of the property and behind these lie areas of woodland. There is limited formal garden space and the main aspect of the property is orientated to the south-east away from the site.</p> <p>There will be no visibility of the proposed development from the property itself. However, from the access track approaching the property the proposed wind turbines will be clearly and openly visible, and will be seen evenly spread across the hillside to the west. Proposed wind turbine lighting will be visible at night. Due to the distance the proposed development will appear visually separated from the property itself.</p> <p>These views will not be imposing or overbearing and this property is not considered further within this assessment.</p> | | | |
| P27 | 2 Old Irvine Cottages | T21: 2.00km, north-west | <p>P27 is located at the foot of Warb Law, on the corner of a minor T-junction. The property consists of detached house and small wrap around garden. It lies on the edge of an area of woodland that encroaches from the east.</p> <p>The main elevation of the property looks to the south and the secondary elevation looks to the north up</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-----------------------|-------------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>Docken Beck towards Warb Law. Views of the proposed development will be limited to one or two (T21 and/or T20) proposed wind turbines visible from the secondary elevation that looks to the north. These will be seen partially screened behind landform. From the access drive and parts of the garden most of the proposed wind turbines will be partly visible behind the landform. At night proposed wind turbine lighting will be visible.</p> <p>The local topography creates a sense of separation from the proposed development such that views will not be imposing or overbearing. This property is not considered further within this assessment.</p> | | | |
| P28 | 1 Old Irvine Cottages | T21: 2.15km, north-west | <p>This property is situated just off the A7, close to P26. The property is situated at the base of Bloch Hill and Warb Law and comprises a detached property with a garden on both the south-east and north-west sides. Woodland to the north-west and south provide a degree of enclosure.</p> <p>The main elevation of the property faces to the south-east and the rear elevation faces north-west towards the eastern end of the site. The proposed wind turbines will not be visible from the property due to the rising landform and local woodland that screens the proposed development. From the gardens the main</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>views look towards the south-east, however from both the garden and the access drive the proposed wind turbines will be clearly visible across the hillside in secondary views.</p> <p>Due to the distance and the lack of visibility in primary views the proposed development will appear visually separated from the property itself. These views will not be imposing or overbearing and this property is not considered further within this assessment.</p> | | | |
| P29 | The Kerr | T13: 1.12km, west | <p>This property is located in a lowland area at the foot of Bloch Hill. The landscape is gently rolling and the property sits within a sunken dip in the landform. It is comprised of a large H-shaped detached property set in an area of fields and trees. Large farm buildings and trees screen the views to the north and west.</p> <p>The vegetation around the property will provide a notable degree of screening, although the proposed development will be clearly visible from some points around the garden to the north and west of the property. T15 and T17 will appear large in the view. However, due to the sunken nature of the property, the property feels sheltered and the proposed wind turbines will appear as a separate feature from the property.</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|--------------------|-------------------------|--|---------------------|-------------------------|------------------------------|
| | | | These views will not be imposing or overbearing and this property is not considered further within this assessment. | | | |
| P30 | Ryehills | T13: 1.53km, north-west | <p>This property sits atop a local high-point and is comprised of a detached property attached to a number of small farm buildings. There are large barns directly to the north of the property and an area of recently felled commercial forestry beyond these. The main aspect of the property looks to the south and a small garden in set to the south of the property in front of this façade.</p> <p>The proposed development will not be visible from the property or the garden due to the aspect and screening provided by the barns. From the road adjacent to the property the proposed development will be clearly and openly visible across the landscape; however, due to the distance, the views will not be imposing or overbearing. This property is not considered further within this assessment.</p> | Medium | Major-Moderate | No |
| P31 | Upper Tomshielburn | T13: 1.78km, north-west | This property is a detached house set in a grassy field adjacent to the wooded Kerr and Glinger Burn. A driveway leads to the property from the north and there is an area of hardstanding on this side of the | Medium-Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------------|-------------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>property. There are a small number of medium-large trees around the edge of the field.</p> <p>The main elevation of the property looks to the south, across the field, towards the Burn. The northern aspect of the property, which faces the site, has a single access door and no windows.</p> <p>There will be no views of the proposed development from within the property due to the lack of windows within the northern façade. The land to the south of the property falls away quickly and there will be oblique, secondary views from the garden when looking north-west. The proposed wind turbines will be partially visible from the north of the property, semi-screened behind local vegetation.</p> <p>Due to the lack of direct views and the distance, which creates a sense of visual separation, the views will not be imposing or overbearing. This property is not considered further within this assessment.</p> | | | |
| P32 | 3 Saughtree Cottage | T13: 2.15km, north-west | Properties P32, P33 and P34 are considered together as a group. All three properties are small bungalows located adjacent to each other on a minor road. The properties share the same aspect and have similar views. | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-----------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>The properties are orientated north to south and the rear aspect of the properties face towards the proposed development. There is a small area of woodland along Glinger Burn behind the properties. Each property has a small rear garden, and two of the three properties have vegetation in the gardens that will provide a degree of screening. The existing view from the rear of the properties looks out over fields and forestry towards the elevated ground around the site. In oblique views outside the properties the existing Solwaybank Wind Farm is partly visible on the hills and woodland to the west.</p> <p>The proposed development will be clearly visible in views to north from both inside and around the properties, including aviation lighting at night. In general, the proposed wind turbines will appear evenly spaced and approximately half of the proposed wind turbines will be partly screened behind landform or areas of forestry. There is sufficient distance between the properties and the proposed development such that the views will not be imposing or overbearing. The proposed wind turbines will appear similar to the existing wind turbines at Solwaybank, albeit taller and closer. These properties are not considered further within this assessment.</p> | | | |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------------|-------------------------|---|---------------------|-------------------------|------------------------------|
| P33 | 2 Saughtree Cottage | T13: 2.11km, north-west | Refer to P32. | Medium | Major-Moderate | No |
| P34 | 1 Saughtree Cottage | T13: 2.10km, north-west | Refer to P32. | Medium | Major-Moderate | No |
| P35 | Tomshielburn | T13: 1.91km, north-west | <p>P35 is situated to the south of a local ridgeline and comprises an L-shaped two-storey detached house. The house sits on the western side of the property and a large garden lies to the east. There is a thick belt of trees to the north and east of the property which limits views looking into and out of the property. To the north-west of the property a line of trees lies near the top of the ridge and screens the majority of views towards Solwaybank Wind Farm.</p> <p>The main elevation of the house is orientated to the south-east, away from the site. Views of the proposed development will be limited to occasional glimpsed views of blade tips and the occasional blades above the landform, the majority of these will be screened by the vegetation immediately around the property, and that along field boundaries along the ridge line. Glimpsed views of two aviation lights on proposed wind turbines T10 and T13 may be visible just on the ridgeline, although these are likely to be screened by local vegetation.</p> | Negligible | Minimal | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|--|---------------------|-------------------------|------------------------------|
| | | | Due to limited visibility views will not be imposing or overbearing and this property is not considered further within this assessment. | | | |
| P36 | March Cottage | T13: 1.42km, north | <p>P36 is a small bungalow located on a minor road to the south-east of Outer Hill. The property consists of the bungalow with a large outbuilding directly to the north. An area of lawn lies directly to the east of the property and includes two mature trees. The primary aspect faces the road to the south-west and the north, east and west elevations all include multiple windows.</p> <p>The site lies to the north of the property and the proposed development will be clearly visible across the local hills to the north and north-west of the property. From inside the bungalow, views will be most prominent to the north-west. To the north the outbuilding will screen most views. From the garden and driveway, the proposed wind turbines will appear primarily to the north and north-west of the property, where they will be clearly visible, but partially screened behind the landform. Aviation lighting will be visible at night.</p> <p>There is sufficient screening of the proposed wind turbines, such that they will feel separated from the property and the view will not be imposing or</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|----------------|--------------------|---|---------------------|-------------------------|------------------------------|
| | | | overbearing. This property is not considered further within the assessment. | | | |
| P37 | Barnglies Farm | T13: 1.86km, north | <p>P37 is Banglies Farm, and the property comprises a residential building surrounded by a large number of farm buildings. The house lies on the eastern side of the property and barns lie to the north and west. There is a garden that extends to the south of the property. There is a dense area of mature trees directly north of the property, between the house and barns, and directly to the east. Intermittent trees and other vegetation surround the farm.</p> <p>The house is orientated east to west and does not face towards the site. The proposed development will be predominantly screened both from inside the property and from the garden by farm buildings and local vegetation. On the approach to the property along the access track, the proposed development will be clearly visible across the hillside. Aviation lights will be visible at night.</p> <p>Due to the lack of views from the house and garden, and the distance between the site and property, the proposed development will not be imposing or overbearing and this property is not considered further within this assessment.</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------------|--------------------|--|---------------------|-------------------------|------------------------------|
| P38 | 2 Barnglies Cottage | T13: 2.09km, north | <p>Propertyies P38 and P39 are considered together as a group. The properties are semi-detached and form two halves of a single building that share the same views and experience.</p> <p>The properties lie to the south of Barnglies Farm in a slight dip within the landscape. They are orientated north-west to south-east, they face north up a slight rise towards the western end of the site, and contain gardens at the rear of the properties that abut an area of trees along Hall Burn.</p> <p>From within the properties, the proposed development will be clearly visible, the site lies slightly oblique to the orientation of the property and the proposed wind turbines will occupy about 50% of the view. From outside the front of the properties there will be greater scope for wider, more open views, and the majority of the proposed development will be clearly visible above and behind local vegetation and buildings. Aviation lighting will be visible from both inside and in front of the property. The gardens, located to the south-east of the properties, are enclosed by the buildings and local vegetation and views of the proposed wind turbines are unlikely to occur.</p> <p>There is sufficient distance between the proposed development and the properties such that the</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------------|--------------------|--|---------------------|-------------------------|------------------------------|
| | | | proposed development will not be imposing or overbearing and these properties are not considered further within this assessment. | | | |
| P39 | 1 Barnglies Cottage | T13: 2.10km, north | Refer to P38. | Medium | Major-Moderate | No |
| P40 | Barnglieshead | T10: 1.05km, north | <p>This property lies on a local high point to the south of the site. It is comprised of a single detached property that abuts a minor road directly to the north. It has a small driveway to the east of the property and a garden on the east, south and west sides. There are large trees around the property, especially to the east, and large barns lie directly to the north of the property.</p> <p>Viewpoint 2 (Figure 5.15 of the main LVIA chapter) is located to the north of the property in an area of more open visibility towards the site than from the property itself. Solwaybank Wind Farm is visible to the west from areas around the property. The main elevation of the house is oriented to the south, away from the site. The proposed development is located to the north of the property and from the ground floor and external areas it will be predominantly screened by the barns and trees to the north of the house. The nacelles of four to five proposed wind turbines (T13, T12, T10, T9 and T8) will be visible and the blades tips of T11 are also likely to be seen. Three of the listed turbines will be lit</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|-----------------------|--------------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>and aviation lighting will be visible. From the upper floor, there will be a slight increase in visibility due to the elevated position. The trees to the north of the property are a mix of deciduous and evergreen and there will be a slight increase in partial, glimpsed views when some of trees lose their leaves.</p> <p>From outside the property most of the proposed wind turbines will be at least partly screened by the intervening trees and buildings, which will prevent the development from feeling imposing or overbearing. This property is not considered further within this assessment</p> | | | |
| P41 | Pingle Bridge Cottage | T10: 1.29km, north | <p>P41 is situated on a minor road to the south of the site, close to where Pingle Bridge crosses Pingle Sike. The property is comprised of a small bungalow that is surrounded by trees. The property is oriented north-west to south-east.</p> <p>There is a dense belt of trees along the northern side of the minor road, which will screen the majority of the proposed development from view. T13 may be visible in glimpsed views from small areas of the property, however it will be mostly screened by local vegetation. The very tips of T12's blades may be seen above the trees from the road to the north of the property.</p> | Negligible | Minimal | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|---|---------------------|-------------------------|------------------------------|
| | | | Due to the very limited visibility views of the proposed development will not be imposing or overbearing and this property is not considered further. | | | |
| P42 | Pingle Farm | T10: 1.28km, north | <p>This property is located off a minor road at the base of Leaheads Hill. It comprises a detached two-storey T-shaped house with a number of large barns and outbuildings to the north and north-west. Many of the barns behind the property and the rear arm of the property appear to be derelict. There is a dense area of trees to the west of the property and more sporadic tree cover to the north, east and south. The main elevation of the property faces south-east, away from the site and a small garden lies in front of this façade.</p> <p>The proposed development will be most visible when accessing the property, where it will be clearly visible across the hillside. T10 will be most prominent within the view and will be almost completely visible. T9, T8 and T11 will also be largely visible within the view, whilst proposed wind turbines to the west of T10 will be partially screened behind local hills. Due to the orientation of the property, there will be no views of the proposed development from the main elevation and the rear arm of the property will screen most views to the north. From around the property views</p> | Medium | Major-Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|--------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>will be similar to those from the access track, albeit there will be more foreground screening from the barns and trees and these views will be less open; from these areas there will be clear views of the proposed wind turbines to the east of T10. From within the property, views are likely to be more limited, and will primarily occur from the north-eastern aspect which has limited windows.</p> <p>Due to the buildings and trees within the foreground, and the local landform which screens the lower portion of the proposed wind turbines to the north, there is a sense of separation between the property and the proposed development. The view will not be imposing or overbearing, and this property is not considered further within this assessment.</p> | | | |
| P43 | Wattaman Farm | T10: 2.13km, north | <p>This property is located to the south of the site on a locally elevated area of ground. The property is comprised of a detached residential property in an open garden with large farm buildings to the north. The property is accessed along a tree lined drive.</p> <p>The main aspect of the property faces to the south, away from the proposed development. From around the house, the proposed development will be predominantly screened by the barns and other local features. Where visibility occurs, there will be</p> | Low-Negligible | Slight | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-------------------|--|---------------------|-------------------------|------------------------------|
| | | | sufficient distance between the property and the proposed development such that the view will not be imposing or overbearing, and this property is not considered further within this assessment. | | | |
| P44 | Solwaybank | T2: 1.86km, north | <p>This property is located to the south of the site on a private access track off a minor road. The property is comprised of a single storey dwelling with a wraparound garden and a garage to the north-east. There is a tree belt to the north and west of the property and the primary aspect looks to the south away from the proposed development. Solwaybank Wind Farm is visible in the view when driving towards the property.</p> <p>The proposed development will be most visible along the access track, where it will be seen clearly behind local vegetation in oblique views and in the context of the existing wind development at Solwaybank. Visibility is unlikely to occur from inside the property, due to the trees which screen views to the north, and the garage which screens views to the north-east. From the garden, the buildings and trees will screen the majority of views and if the proposed development is visible, it will be seen primarily in glimpsed views, partially screened by the noted features.</p> | Medium-Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|--------------------|-------------------|--|---------------------|-------------------------|------------------------------|
| | | | The views from this property will not be imposing or overbearing, and this property is not considered further within this assessment. | | | |
| P45 | Solwaybank Cottage | T2: 2.13km, north | <p>P45 is located below P46 at the base of a localised dip within the landform. The land rises to the north, to the rear of the property, and creates a sense of enclosure around the building, which is further enhanced by trees to the north and eastern sides. The property is comprised of a single storey dwelling and a small garden that is primarily to the south of the house.</p> <p>The main elevation of the house is orientated to the south, away from the site, and the trees and landform to the north will screen the majority of views towards the proposed development. Around the property, there may be partial, glimpsed views, especially to the north-east. However, these will be limited in nature and similar to views of Solwaybank Wind Farm, which can be seen when moving around the roads near the property.</p> <p>Due to the limited visibility from the property, views will not be imposing or overbearing, and this property is not considered further within this assessment.</p> | Negligible | Minimal | No |
| P46 | Solwaybank House | T2: 2.08km, north | P46 lies to the north-west of P45, on slightly higher ground at the base of Allfornought Hill. Woodside | Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>Burn lies to the north of the property, and the ground rises beyond this up the sides of the hill. The property is comprised of a relatively large, two-storey dwelling with a large garden to the south and a small garden to the north. Large barns occupy an area directly to the south-east of the house. There are large trees around the property, and these are denser to the south and west, and slightly thinner to the north.</p> <p>The main aspect of the property looks to the south, away from the proposed development. However, the northern aspect still forms an important secondary side to the property. Views from both within and around the property will be limited to partial glimpsed views behind garden trees and those along Woodside Burn. The existing Solwaybank Wind Farm lies to the north-west of the property and is closer than the proposed wind turbines.</p> <p>Views of the proposed development will be similar to those of the existing wind turbines at Solwaybank and visibility will be limited to filtered views from some areas of the property. Due to this, the views will not be imposing or overbearing and this property is not considered further within the assessment.</p> | | | |
| P47 | Barr Cottage | T2: 2.41km, north | P47 is located adjacent to a minor road, to the south of the site. The property lies on the southern side of the | None | None | No |

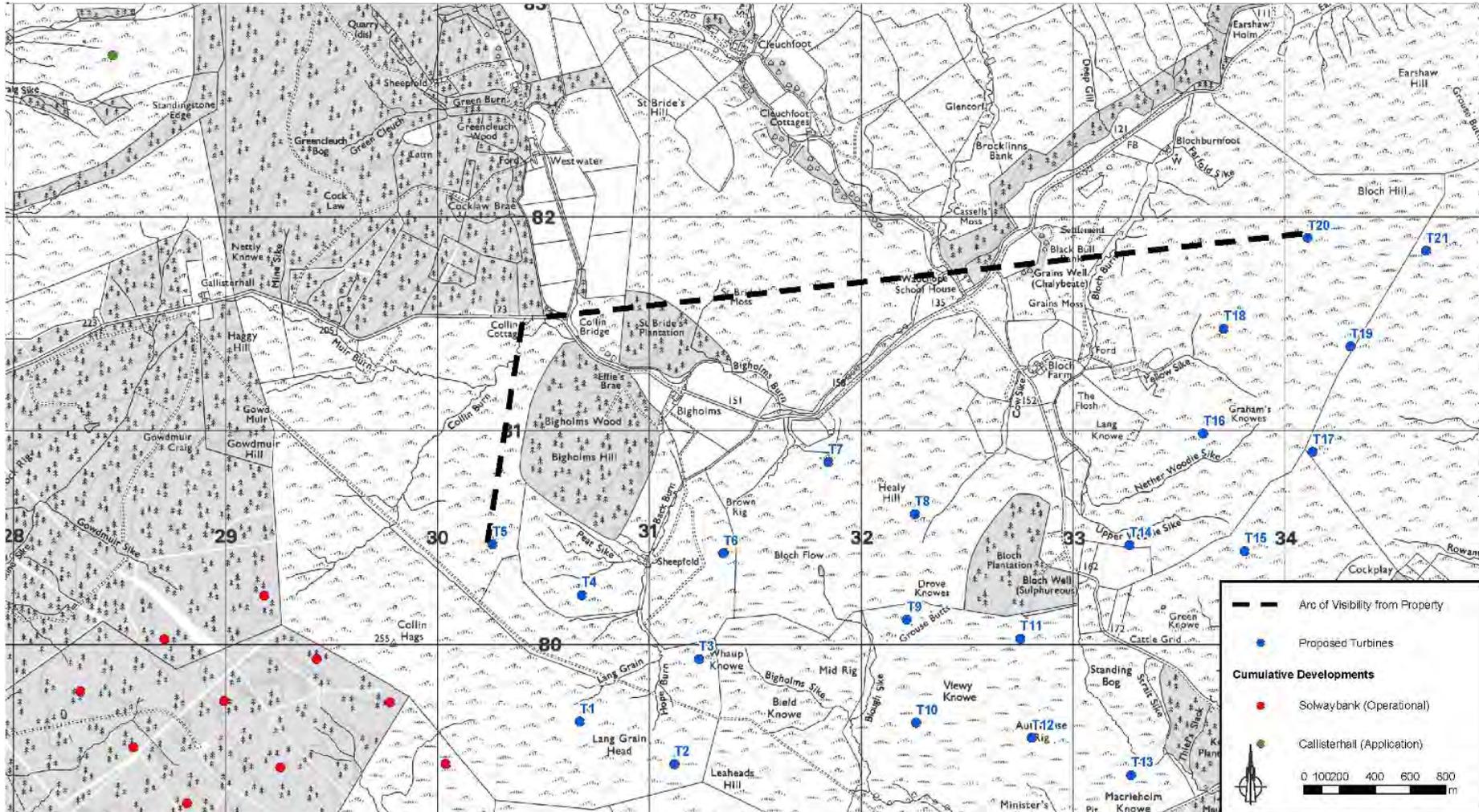
| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|------------------------|---|---------------------|-------------------------|------------------------------|
| | | | <p>road and is slightly set down from the level of the road. The property comprises a single storey dwelling with a garden to the south. The northern side of the road is densely lined with trees that limit all views to the north.</p> <p>Due to the sunken nature of the property and the trees to the north, the proposed development will not be visible from this property, and it is not considered further within the assessment.</p> | | | |
| P48 | Allfornought | T1: 2.26km, north-west | <p>P48 is located to the south-west of the site, along a private access track. It sits to the north of Woodside Burn and to the east of an area of forestry. The property is comprised of a single dwelling, orientated north-west to south-east, which is attached to a series of barns and farm buildings which lie to the north-east of the property. The primary aspect faces south-east, away from the site, and a small garden is located in front of this façade.</p> <p>Solwaybank Wind Farm lies directly to the north of the property and is clearly visible from the access drive and external areas. Solwaybank lies between the site and the property, and all views of the proposed development will be seen behind or in the context of the existing wind turbines at Solwaybank. Where the proposed development will be visible, the lower half</p> | Medium-Low | Moderate | No |

| Identifier | Property Name | Nearest Turbine | Description | Magnitude of Change | Significance of Effects | Requires Further Assessment? |
|------------|---------------|-----------------|--|---------------------|-------------------------|------------------------------|
| | | | <p>of the proposed wind turbines will be predominantly screened behind the landform and views will be limited to nacelles and blades.</p> <p>Due to the presence of Solwaybank Wind Farm within the foreground of this view and the screening of the proposed development behind the landform, views from this property will not be imposing or overbearing and this property is not considered further within the assessment.</p> | | | |

In summary, the properties that experience the highest magnitude of effect are P4 and P11. Both of these properties lie within the boundary of the site and are financially involved with the project therefore they require no further assessment. Of the remaining properties one requires further detailed assessment, which is P2 – Collin Cottage.

3.3. P2 – Collin Cottage





Bloch Wind Farm: Landscape & Visual Impact Assessment
 Technical Appendix 5.3 – Residential Visual Amenity Assessment

P2: Collin Cottage

| | |
|---|---|
| Distance and direction to nearest turbine | 1.05km, south (T5) |
| Approximate field of view | 105° |
| Number of turbines visible | 21 |
| Financial involvement? | No financial involvement |
| Survey details | Property viewed from adjacent public road |

3.3.1. Description of Baseline Visual Amenity

This property is located within the site boundary, adjacent to the B7068. The property itself sits within moorland and tussocky grassland. The primary aspect has glazing on both the lower and upper floor and looks south-west towards Bigholms Wood, behind which the proposed development will be clearly visible. On the other facades the windows are generally smaller and fewer in number. The main garden is primarily located to the north of the property between the house and the road. At present, approximately nine proposed wind turbines at Solwaybank Wind Farm are clearly visible to the south and south-west, with further blade tips visible on the horizon.



Image showing the primary aspect of Collin Cottage



Image showing the rear aspect of the property, with Solwaybank Wind Farm clearly visible

3.3.2. Likely Change to Visual Amenity

The proposed development will be openly visible from the garden and main aspect of the house. One proposed wind turbine (T5) will be fully visible on the hill to the south, T7 and T8 will be prominent in the primary view, visible on open hillside. These proposed wind turbines, along with T4 and T6 which will be partially screened behind Bigholms Wood, will be most prominent in the view due to the proportion of the turbines visible and their proximity to the property.

Around seven of the remaining proposed wind turbines will be half screened, with the nacelle seen above the trees (T9, T11, T14, T16, T17, T18, T20), and the remaining proposed wind turbines will be predominantly screened with views limited to blade tips above the trees (T1, T2, T3, T10, T12, T13, T15, T19, T21). The proposed wind turbines will appear to be spread across the view and will be a prominent feature within the view.

At night, eight of the visible nacelles will be lit (T5, T6, T7, T8, T14, T17, T18, T20), four of these proposed wind turbines are those noted as most prominent within the view.

The magnitude of change will be High-Medium.

3.3.3. RVA Threshold Judgement

Turbines are already present within views from around this property. However, the proposed development will be noticeably closer, and proposed wind turbines will extend throughout the view from the primary aspect of the property.

Many of the proposed wind turbines will be partially screened behind local woodland. Of the five proposed wind turbines listed as most prominent within the view, T7 and T8 are sufficiently far away that they will not appear imposing or overbearing. Whilst T4 and T5 are located on higher ground, they are clearly screened behind Bigholms Wood, which provides a sense of separation between the property and the proposed wind turbines. As noted above, T5 will be most visible within the view and is the closest proposed wind turbine to the development. Whilst T5 is clearly visible, it lies to the side of the property, outside of the main aspect and in an area where the existing wind turbines at Solwaybank Wind Farm can be clearly seen, albeit it is a much larger element within the view. Whilst the proposed wind turbines occupy a panoramic extent of the view from the primary aspect, many of the proposed wind turbines are screened and the wide extent of proposed wind turbines is not considered imposing or overbearing.

On balance, visual effects from this property will not be sufficient to exceed the Residential Visual Amenity threshold.

4.0 Summary

There are 48 residential properties within the study area of which 45 are located within areas showing theoretical visibility and are assessed within the RVAA.

The most notable construction phase effects will arise during the erection of the proposed wind turbines, when cranes and other equipment will be visible. Effects during construction will be temporary and Short term and will be of notably lower magnitude than those during the operational phase of the Proposed Development.

Operational effects will vary notably between residential properties due to the number and range of properties within the study area. The two properties with the highest magnitude of change are P4 and P11. Both properties lie within the site boundary and are financially involved with the proposed development. P4 and P11 will both experience clear views of the majority of the turbines due to their proximity to the proposed development and the aspect of the properties.

The property with the second highest magnitude of change, at High-medium, is P2 which was taken forward for further detailed assessment. Effects on P2 properties are deemed not to meet the Residential Visual Amenity Threshold.

The assessment concludes that for the properties that are not financially involved with the project the Residential Visual Amenity threshold will not be reached and the effects will not be sufficiently “oppressive” or “overbearing” that any property will be rendered an unattractive place in which to live.