



# Torfichen Wind Farm

## Technical Appendix 6.6

### Residential Visual Amenity Assessment

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# 1 Landscape and Visual Impact Assessment (LVIA) Assessment Criteria

## 1.1 Introduction

- 1.1.1 This Technical Appendix to Chapter 6 of the Environmental Impact Assessment (EIA) Report presents a detailed Residential Visual Amenity Assessment (RVAA) of the proposed Torfichen Wind Farm (hereafter referred to as the Proposed Development). It considers the potential visual effects of the Proposed Development experienced by residents of the nearest properties to the Proposed Development site.
- 1.1.2 A commonly adopted RVAA study area is 2 km from the proposed turbines, however, during the scoping process it was requested that a RVAA study area that extends to 2.5 km from the turbines was adopted. The 2.5 km study area is illustrated in **Appendix 6.6 Figure 1**.
- 1.1.3 To keep the RVAA to a level that is reasonable and proportionate and focusses upon identifying potential significant effects upon the visual amenity of residents, the RVAA adopts a more detailed assessment of dwellings within 2 km. Where dwellings are located between 2 km and 2.5 km these are, in some instances, grouped together where the location, orientation and landscape features and characteristics are similar. Whether assessed individually or within a group, the RVAA identifies if any of these residents would experience a significant effect on any view from their property (the dwelling or its curtilage) during the operational period of the Proposed Development, and specifically details which views would be affected.
- 1.1.4 It is important to stress that this appendix solely considers the visual component of residential amenity and that any consideration of residential amenity in the broader sense must also take account of any noise and shadow flicker effects, which are addressed elsewhere within the EIA Report . Therefore, this RVAA does not comment on the acceptability of the Proposed Development: it does however provide a reasoned professional opinion on the likely visual effect on living conditions of the nearest residents.

- 1.1.5 It should be noted that this study is limited to a consideration of the potential visual impacts that residents might experience within their property, i.e. their dwelling and its curtilage. It is acknowledged that the occupiers of most dwellings experience the wider landscape in passing on a regular basis as they go about their day-to-day activities and that the components of this wider landscape also influence their broader sense of amenity. Residents of certain properties considered within this RVAA would most likely have views of the Proposed Development on a regular basis as they leave and approach their properties through the wider landscape.
- 1.1.6 It was beyond the scope of this study to determine trends in the day-to-day activities of the residents in the study area, or to define the features and qualities of the surrounding landscape which influence residents' broader amenity. Whilst not discounting this issue, based on previous wind farm appeal decisions, it appears that greatest weight is usually given to impacts on views from the dwelling itself and its curtilage, as these impacts are likely to have the greatest influence on living conditions. Beyond their property, residents are considered to experience visual effects as users of local roads, footpaths etc. These effects are assessed as such within the main LVIA Chapter.

## 1.2 Discussion of Residential Amenity in Relation to Wind Farms

- 1.2.1 It has been established through several previous wind farm appeal decisions that in certain circumstances wind turbines can have an overbearing, overwhelming or oppressive effect on residential visual amenity such that a property would become widely regarded to be an unattractive place in which to live. In these circumstances wind turbines can have a detrimental effect on living conditions which may not be in the public interest.
- 1.2.2 While the "Lavender Test" is not enshrined in any planning guidance in England or Wales, it has become an approach incorporated by inspectors there. Similarly, there is no reference to such a test in Scottish policy. Equally, there is no general practice in Scotland of describing other Reporters' decisions in creating "tests". The approach in Scotland is to

- identify factors which are not described as a “test”, and these factors have to be applied based on the particular circumstances of the case.
- 1.2.3 In his report on the St John’s Hill wind farm in Aberdeenshire, the Reporter, Malcolm Mahony, noted that there were 106 properties located within 1 km of the nearest turbines, and concluded:
- 1.2.4 *“Because views from within the site and from outside it tends to be of a panoramic nature, the windfarm, even though it spreads over a length of some 3 km, would occupy only a restricted part of those views and not dominate them.”*
- 1.2.5 With regard to visual impacts from residential properties he stated:
- 1.2.6 *“I have looked carefully at the visual impact of the scheme from individual properties in the vicinity and I am not persuaded that it is unacceptable due to the factors which I have already outlined.”*  
(APP/2004/4666)
- 1.2.7 In the Achany decision in Highland, the Reporter, Janet McNair, stated that although a significant impact on the residential amenity of residential properties may be experienced *“Deciding whether these impacts are significantly detrimental is a matter of judgement”* and she went on to state that although the properties in question were located within 3 km of the Proposed Development *“the turbines would be far enough away from house not to be overbearing or dominant”* concluding that *“the appeal proposal would have a significant impact on some views from some properties. However, significant impacts are not necessarily unacceptable and I conclude that its impacts on residential amenity overall would not be significantly detrimental.”* (PPA/270/438).
- 1.2.8 The Scottish Ministers’ decision letter for Afton wind farm contains the following statement:
- 1.2.9 *“With regards to impacts on residential properties, Ministers agree with the assessment in the ES and subsequent SEI3 and consider that that the Development would not result in any overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live.”* (Dated 17 October 2014)

- 1.2.10 This decision letter of the Scottish Ministers has a higher status than an individual Reporter's decision and represents a position of government rather than an individual Reporter.
- 1.2.11 The application for the Harelaw Renewable Energy Park was another Section 36 application. Although it was refused, the Reporter at paragraph 8.51 made the following statement:
- 1.2.12 *"I have used 'locations' rather than 'properties' in the preceding paragraph because I note from the Residential Visual Assessment and also from information provided by Mr and Mrs McGeoch's landscape consultant that some locations contain more than one property. These are 42 East Hareshaw - three, 55 Pebblebank - two, 64 Corsehouse Farm - two and 36 not named - a terrace, number unknown. Furthermore, in the assessment of whether there would be a significant impact the Residential Visual Assessment includes as 'significant' properties that are lived in by people who are financially involved in the Proposed Development (16 Townhead of Floak, 18 Mid Floak, 66 Driffenbeg, 75 Gabroc Hill). I have disregarded properties which have a financial involvement, as I consider residents in those properties would be willing to suffer a diminution in their residential amenity because of the financial benefit they would gain."*
- 1.2.13 Again, this report was adopted by the Scottish Ministers.
- 1.2.14 In August 2018, in relation to the proposed Lurgiescleuch Wind Farm near Hawick, a reporter stated the following in allowing the appeal for 7 turbines up to 149.9 m to blade tip:
- 1.2.15 *"Whilst planning law is not intended to protect the view from individual properties, it is generally accepted that it would not be in the public interest for a development to create unacceptable living conditions at a dwelling. Various tests have been applied in these circumstances, but my attention has been drawn, in particular, to that accepted by the Scottish Ministers with regard to their decision on a section 36 application at Afton Wind Farm in East Ayrshire in 2014. Here the Ministers considered whether the development would result in "overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live." With this test in mind, I have looked at those dwellings within two kilometres of the appeal site, other than those which would have limited or no visibility of the turbines".*

- 1.2.16 *"I am satisfied that the appeal proposal would not result in a situation where the above test would be failed at any of those properties".*
- 1.2.17 In October 2018, a Reporter's decision to refuse the proposed Glenouther Renewable Energy Park in East Ayrshire, comprising 12 turbines up to 126.5 m to blade tip, considered residential visual amenity for 46 properties located within 2 km of the proposed turbines. The Reporter recognised that there were 11 properties located within 1.1 km of the proposed turbines, and that there was coniferous plantation located between some of the dwellings and the scheme proposals. In concluding the matter of residential visual amenity, the Reporter states:
- 1.2.18 *"I consider the number of properties that would be exposed to views of the proposed turbines and in so doing, experience a 'high' magnitude of change, is substantial. For some properties, I consider that the visual effects of the proposed turbines would be significant and unacceptable, as they would adversely affect the living conditions of occupiers... This situation would be exacerbated for properties lying to the south of the appeal site with the partial felling of the coniferous woodland. I acknowledge the financial involvement of Gree Law and that from some properties views of the proposed turbines would be oblique and and/or filtered by vegetation. For some residents, however, the turbines would form a dominant and defining feature in views from which there would be no respite. For these reasons, I do not accept the appellant's assertion that the impact of the Proposed Development on residential amenity would be acceptable".*
- 1.2.19 There are occasional areas of coniferous plantation woodland within the RVAA study area, and which may therefore be subject to future felling, opening up views presently unavailable. This, therefore, is something that is considered within this assessment, where appropriate.

## 2 Assessment Methodology

- 2.1.1 In 2019 the Landscape Institute published Technical Guidance Note 2/19 'Residential Visual Amenity Assessment (RVAA)' (March 2019). This confirmed that '*Residential Visual Amenity Assessment (RVAA) is a stage beyond LVIA and focusses exclusively on private views and private visual amenity*'. The Note goes on to state that the guidance it contains 'is not prescriptive but aims to improve standards'.
- 2.1.2 This analysis has therefore been informed by a methodology developed by Pegasus Group under the overarching guidelines for LVIA, namely The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (2013), Landscape Institute and the Institute for Environmental Management and Assessment and latterly, the principles set out in Technical Guidance Note 2/19.
- 2.1.3 In accordance with the above guidelines, the level of visual effect experienced in any given view is ascertained by considering in tandem the sensitivity of the baseline visual receptor and magnitude of change in the view as a result of the development. Professional judgement is then employed to determine whether the effect is significant or not, although this is still based within a recognised framework in line with existing LVIA guidance.
- 2.1.4 The LVIA assessment criteria used by Pegasus Group acknowledges that different receptor groups (e.g. residents, users of public rights of way, people at their place of work) have varying degrees of sensitivity to change in the view. It is generally accepted that residents are of high sensitivity to change in their view, and in all cases in this assessment, residents at each property have been considered to be of high sensitivity. It is acknowledged, however, that this is a simplified approach which arrives at a worst-case assessment. Sensitivity may, in fact, vary dependent upon the more complex factors such as the functions within the dwelling, for instance residents are generally considered to be more sensitive to changes in the views from certain rooms such as the primary day time living rooms (e.g. lounge, dining room, kitchen or conservatory) than rooms such as bedrooms, bathrooms or utility rooms, notwithstanding the overall high sensitivity for the property as a whole. Similarly, residents



are usually more sensitive to changes in the view from certain parts of their garden or curtilage than others.

- 2.1.5 Visual impacts are caused by the introduction of new elements into the views of a landscape or the removal of elements in the existing view. Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance:

**Very Low Magnitude of Change**

- No change or negligible change in views;

**Low Magnitude of Change**

- Some change in the view that is not prominent but visible to some visual receptors;

**Medium Magnitude of Change**

- Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;

**High Magnitude of Change**

- A major change in the view that is highly prominent and has a strong influence on the overall view;

**Very High Magnitude of Change**

- A change in the view that has a dominating or overbearing influence on the overall view.

- 2.1.6 In general, the magnitude of visual impact on residential properties is likely to increase with proximity to the turbines. However, distance from the nearest proposed turbine is only one of the factors that needs to be considered when determining the magnitude of visual impacts on any given view from a residential property. Other modifying factors include:
- Whether the view of the turbines is in a direct or oblique angle from the primary orientation of the view (as explained illustratively at **Technical Appendix 6.6 Figure 2**);
  - The extent to which the view is obstructed or filtered by vegetation, landform or built structures;
  - The extent to which the current view is influenced by existing built structures (e.g. buildings, roads, pylons);

- The difference in elevation between the property and the base of the nearest turbine;
  - The horizontal and vertical field of view which is occupied by turbines;
  - The spacing or relative clustering of the turbines in the view;
  - The scale and openness of the receiving landscape; and
  - The availability of other features in the view, which provide a comparison of scale and perspective.
- 2.1.7 As previously indicated, the level of the visual effect experienced in any given view is determined by considering in tandem the sensitivity of the view with the magnitude of change. The level of effect is described as either 'Major', 'Major/moderate', 'Moderate', 'Moderate/minor', 'Minor', 'Minor/No effect' or 'No effect'. Professional judgement is then used to inform whether the level of effect identified is significant or not.
- 2.1.8 In this analysis, those effects described as **Major**, **Major/moderate** and in some cases **Moderate**, are identified as 'significant effects' in line with the Electricity Works (Environmental Impact Assessment) (Scotland) 2017 Regulations as amended.
- 2.1.9 It is acknowledged that there may be visibility of other operational, consented or in planning wind development from some of the RVAA properties. It is considered that none of these other schemes are in sufficient proximity to the residential properties to have the potential to bring about a significant cumulative visual effect when considered with the Proposed Development. Therefore, these schemes are not considered in the RVAA.
- 2.1.10 In the case of each property, once the potential for significant visual effects to arise has been considered, an overall judgement is reached about whether the residents of the property would experience such an overbearing effect on visual amenity that the property would become an unattractive place in which to live. When considering this overall effect of the development on the visual amenity of residents of any given property 'in the round' it is also necessary to take into account the availability of other views from the property which would not be affected by the development.
- 2.1.11 It is also important to note that these judgements have been made based on the availability of views of the Proposed Development during daylight

hours only. It is considered that during the hours of darkness, views of the Proposed Development would, in many cases, be limited and that any views of the proposed aviation lights would not contribute to the level of effects on the available views to the same extent as views of the Proposed Development during daylight hours.

### 3 Properties Within the RVAA Study Area

- 3.1.1 At Scoping, an initial 2 km RVAA Study Area (referred to as the Study Area) was proposed. It was requested, however, that this was increased to include residential properties within 2.5 km. This was agreed, however, to keep the study proportionate and to focus on the identification of significant effects, dwellings which lie between 2 km and 2.5 km have been grouped, as set out within Table 6.6.4.
- 3.1.2 64 residential properties were initially identified from a combination of Ordnance Survey (OS) Address base data, OS 25,000 raster data and aerial photography as being located within the Study Area. These are illustrated by Appendix 6.6 Figure 1.
- 3.1.3 Information provided by the Applicant indicated that of these properties, six are involved with the Proposed Development. These are listed in Table 6.6.1 (within 1 km), in Table 6.6.2 (within 2 km) below:

Table 6.6.1 - Individual Properties within the 1 km RVAA Study Area

Property ID	Property Name
1	Outerston Hill

Table 6.6.2 - Individual Properties within the 2 km RVAA Study Area

Property ID	Property Name
2	Whitelaw
3	Blackhope Cottages*
4	Blackhope Farmhouse*
5	Maudslie Hill Cottage
6	Maudslie West Cottage
7	Maudslie Farm
8	Esperston Farm
9	1 and 2 Esperston Farm Cottages
10	3 and 4 Esperston Farm Cottages
11	1 - 4 Esperston Quarry Cottages / Kiln Cottage (4no.)
12	Howburn Cottage

\*Properties are not within the Zone of Theoretical Visibility (ZTV)

Properties shaded blue are those which we have been advised to be financially involved with the Proposed Development.

3.1.4 Within 2 km there are four privately-owned residential properties identified above which have been taken forward into the detailed assessment, as listed at **Table 6.6.3**.

3.1.5 Between 2 km and 2.5 km there are no involved properties and all dwellings within **Table 6.6.4** are considered within the detailed assessment, except for Heriot Clough which is not within the ZTV.

**Table 6.6.3 - Properties within 2 km taken forward into detailed assessment**

Property ID	Property Name
1	Whitelaw
2	3 and 4 Esperston Farm Cottages
3	1 - 4 Esperston Quarry Cottages / Kiln Cottage
4	Howburn Cottage

**Table 6.6.4 - Individual Properties and Property Groups between 2 km and 2.5 km RVAA Study Area**

Property ID	Group ID	Property Name
5	Group A	Huntly Cot
6		Huntly Cot Cottage
7		Huntly Cot Lodge
8	Group B	Gladhouse Reservoir House
9		Stone Cottage
10		White Cottage
11		Small Cottage
12	Group C	Gladhouse Mains Cottage (no.1)
13		Gladhouse Mains Cottage (no.2)
14	Group D	Yorkston Cottages (No.5)
15		Yorkston Cottages (1-4 and North Cottage)
16		Yorkston Farm Cottages
17		Shepherds Cottage

18		Yorkston Farm
19	Group E	Outerston Cottages (2no.)
20		Thimble Cottage
21		Outerston Farm
22	Group F	Halkerston Farm
23		Halkerston Farm Cottages (3no.)
24	Group G	South Middleton Cottages
25		Wester Middleton Cottages
26		Wester Middleton Farm
27		Wester Middleton (Cartshed and Granary)
28		Grace View
29	Group H	The Old Smithy
30		Easter Middleton
31		Easter Middleton Cottages
32		Kenilworth
33		Heriot Cleugh*

\*Properties are not within the ZTV

- 3.1.6 Each of the properties within 2 km which are assessed within this report were contacted by letter dated 16<sup>th</sup> August 2023 in order to seek to arrange access to the property and/or its curtilage, in order to better understand the effects on visual amenity.
- 3.1.7 In advance of undertaking the field work for the study one property (Whitelaw) allowed access into their property, or to their garden/curtilage. For those properties within 2 km where no access was agreed, the assessment has been carried out from the closest publicly accessible vantage points, or the nearest neighbouring property where access was allowed.
- 3.1.8 Properties between 2 km and 2.5 km were visited and an assessment has been carried out from the closest publicly accessible vantage points and available online information (such as Google maps).
- 3.1.9 After fieldwork was undertaken, correspondence was received from a further property owner (Howburn Cottage) confirming their willingness to allow a property visit to be undertaken but that this may not be possible

to arrange until late October. At the time of completing this RVAA a property visit had not been undertaken.

3.1.10 For each of the properties taken forward, information was gathered through a combination of desk study and site visits, including:

- Name of property;
- Approximate grid reference of property;
- General direction of views from the property to the nearest turbine;
- Distance from the property to the nearest turbine;
- Approximate elevation of property (Above Ordnance Datum (AOD));
- Number of floors within the property;
- Orientation of the main elevations of the property;
- Angle of the turbines in the view from a representative point on the façade facing the Proposed Development or part of the curtilage with a view of the Proposed Development;
- A record of any intervening obstructions (e.g. screening from vegetation, landform or built structures);
- A record of any built structures which influence the outlook;
- A record of any other features in the foreground view which provide a comparison of scale; and
- The availability of other views from the property that are not affected by the Proposed Development.

3.1.11 Where a distance between a residential property and a turbine is provided, the figure given is an approximate measurement between the centre point of the turbine tower and the corner of the nearest façade to the Proposed Development.

3.1.12 Defining the limits of private gardens can be subjective and considering the view from all corners of any individual garden is not possible. Therefore, this assessment has appraised what is considered to be the worst-case scenario from gardens. Where a property is set back from the public road along an access track that extends beyond the curtilage of the

property, views on approach and departure from the property are also assessed.

- 3.1.13 For each of the privately-owned properties a wireframe model was generated to help identify the scale, arrangement and visibility of the Proposed Development. These wireline images were reviewed to factor in how natural and built screening would affect visibility of the turbines. In many cases this screening would be such that the wireline images illustrate a far greater potential visibility that would be seen in reality.
- 3.1.14 A bare earth wireframe showing a 90-degree angle of view towards the Proposed Development, from the corner of the nearest façade of each property is provided for each property or property group. The wireframe does not take account of any vegetation screening.
- 3.1.15 A summary of the level of effect experienced from each property is provided at **Table 6.6.2**.

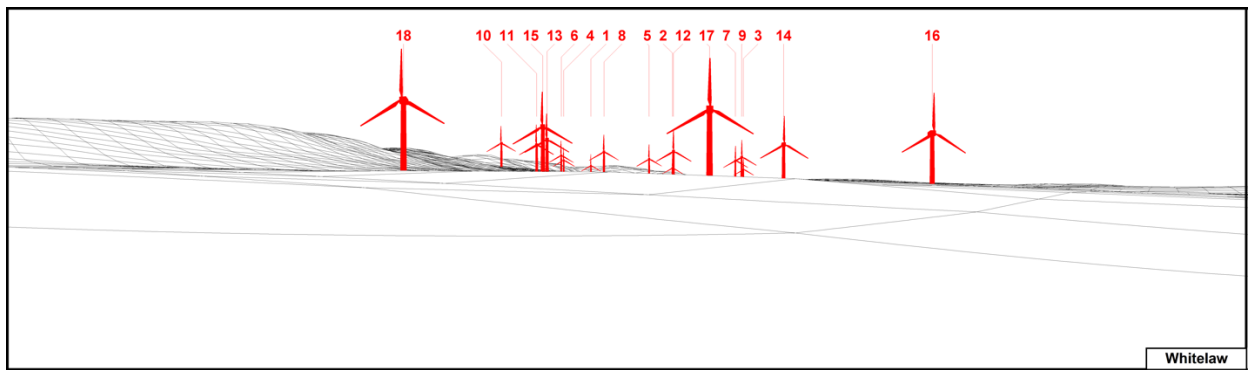


## 4 Assessment of Effects

- 4.1.1 The following section presents the information gathered through field and desktop study and provides detailed analysis and discussion of the effects on visual amenity likely to be experienced during the operational phase of the wind farm, for each property within the 2.5 km RVAA Study Area.
- 4.1.2 While the area was visited during summer months entailing increased screening from vegetation, the assessment of effects states the worst-case scenario (winter views) unless otherwise stated.

PROPERTIES WITHIN 2 KM

Property 1 - Whitelaw



Photoview Drawing

Note: The proposed turbines would be located behind the trees which are located to the south west of the property of Whitelaw.

Location Plan

Viewpoint Information  
TORFICHEN WIND FARM

OS Reference: E336346; N656423  
Ground level: 275m (AOD)

Distance to nearest turbine: 119.4m (T18)  
Bearing to centre of photograph: 238.9°



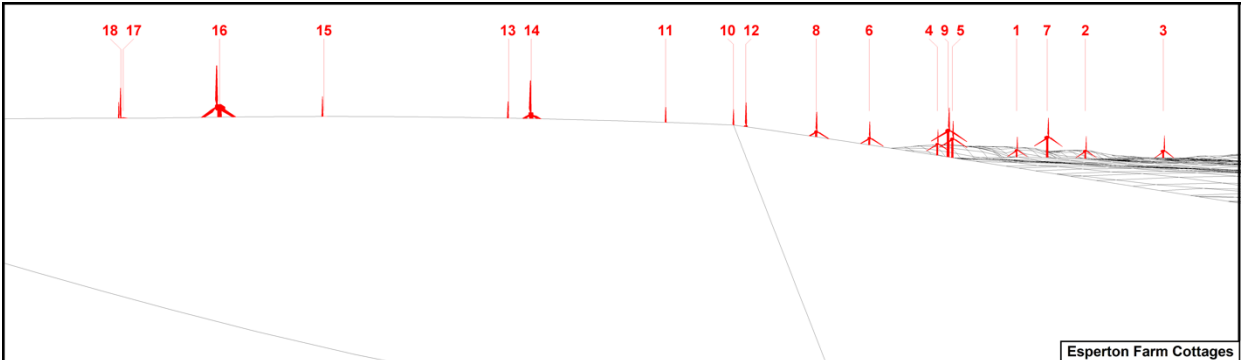
Angle of view: 90° (Elyindrical)  
Principal distance: 600mm  
Paper size: 841 x 297 mm (A0)  
Correct printed image size: 821 x 230mm



View looking south west from the property of Whitelaw  
(Sheet A)  
Drawing number P22-2236\_300

Property Type:	2 storey detached house	Visible Wind Farm Extent:	38.33°
Grid Reference:	E336346; N656423	No. of Blade Tips Visible:	18
Elevation (AOD):	275 m AOD	No. of Hubs Visible:	18


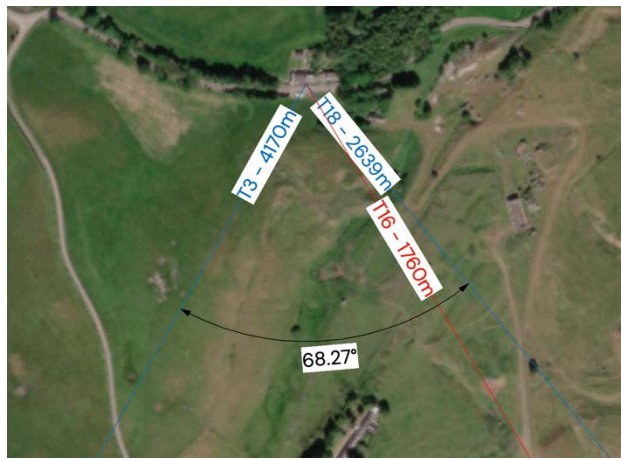
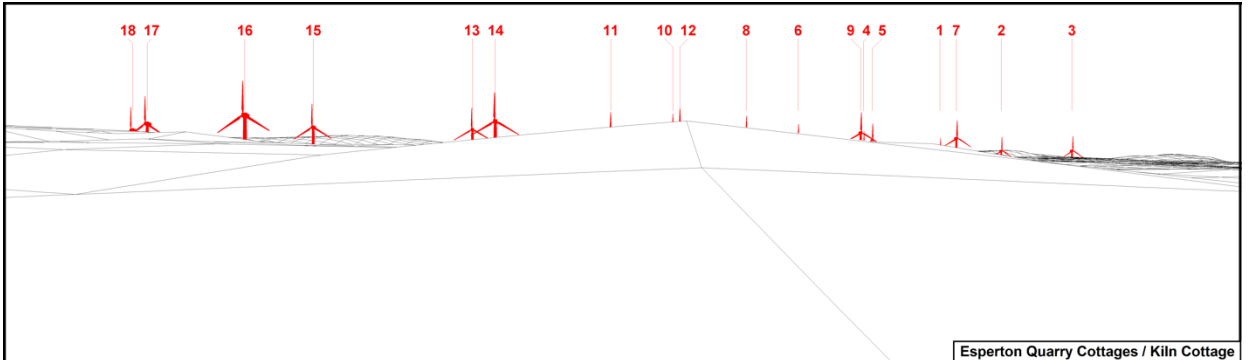
Orientation of facades towards Proposed Development:	Rear elevation faces SSW	Distance to Nearest Turbine:	1184 m (T18)
<b>Existing Residential Visual Amenity</b>			
<p>The property is a two-storey house, set within grounds that are enclosed by woodland. Its rear elevation faces towards the south-southwest and the Proposed Development is located broadly to the south-west. The property is accessed via a track that extends approximately 670 m from the minor road to the north-east which terminates to the N of the dwelling, facilitating access to the house by an external porch with a south-southwest-facing window.</p> <p>The grounds immediately surrounding the house are largely laid to lawn with occasional shrubs and small trees to the east and south-east.</p> <p>The ground floor of the house is set above the existing ground level and access is via a short flight of steps. The level of the ground floor and that of the surrounding garden areas is such that the aspect from the principal living areas that have windows to the south-southwest elevation, are set above the adjacent garden level and from where an external platform, which has a stepped access from the garden, mirrors the large bay window on this elevation. There is a balcony to the first floor (as seen within the above image).</p> <p>Views from all sides of the house are relatively enclosed, although a more open aspect is available to the south-southwest. Existing trees at the property boundaries (a mix of both coniferous and deciduous) filter and enclose views although the Moorfoot Hills to the south are glimpsed but do not form a prominent element of views.</p>			
Views from within property:	Any views towards the Proposed Development from the house would be at a slightly oblique angle of view from windows which are located on the southern façade of the dwelling, albeit beyond a dense belt of trees located at the northern boundary.		
Views from curtilage:	Views from the property curtilages would experience similar views in the direction towards the site. Filtering would occur and therefore limit visual effects through the introduction of the Proposed Development.		
Views from along access:	For approximately 670 m, the property access track is orientated with direct views towards the development. Within these direct views the Proposed Development would be filtered by tree coverage located at the property boundaries, however at more distant parts of the access upper parts of the turbines will appear above the boundary vegetation.		
Magnitude of change:	From Property	Low-medium	
	Curtilage	Low-medium	
	Access	Medium	
Level of effect:	From Property	Moderate, significant	
	Curtilage	Moderate, significant	
	Access	Moderate, significant	
Overbearing:	No, due to intervening vegetation filtering views of the Proposed Development.		

Property 2 - 3 and 4 Esperston Farm Cottages			
			
			
Property Type:	2.5 storey	Visible Wind Farm Extent:	75.76°
Grid Reference:	E334051; N657156	No. of Blade Tips Visible:	18
Elevation (AOD):	251 m	No. of Hubs Visible:	11
Orientation of facades towards Proposed Development:	Oblique view from rear to the south.	Distance to Nearest Turbine:	1445 m (T16)
Existing Residential Visual Amenity			
<p>3 and 4 Esperston Farm Cottages are the northerly dwellings of four which are located to the north-east of Esperston Farm, with which they partially share an access route. The cottages have a primary orientation towards the south-east and are situated at a slightly higher elevation than the surrounding agricultural landscape. It is noted, however, that aerial imagery indicates that No.4 has an extension to the south-east with first floor windows oriented towards the north-east (away from the Proposed Development).</p> <p>The cottages are accessed from the south and the curtilage of the properties lie to the south-east (rear) and north-west (front) and consists of hardstanding (to the front), and small garden areas to the rear, which appear to be well-enclosed by garden hedgerows/vegetation.</p> <p>Views from the property are primarily orientated to the south-east where views are deflected by the landform which rises slightly beyond the properties in this direction. The landform therefore provides</p>			


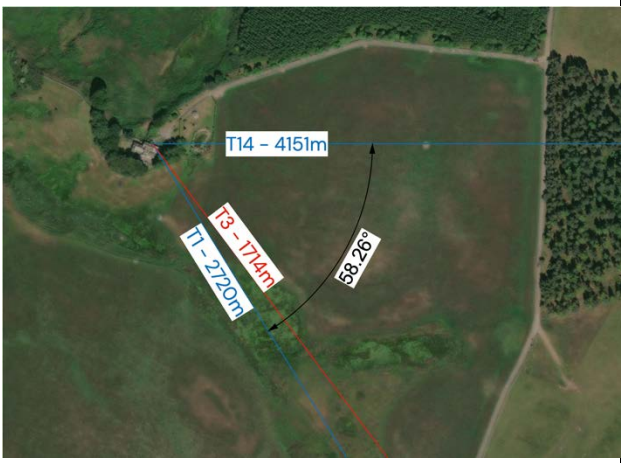
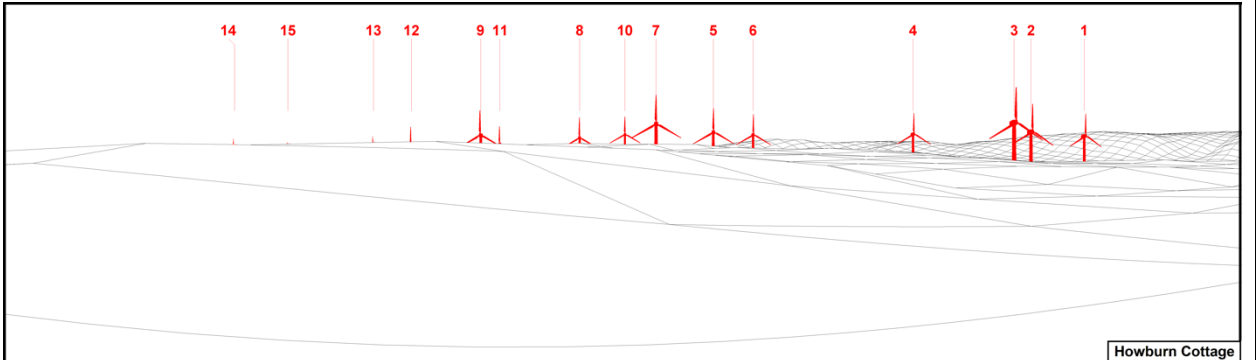
screening of the lower parts of the turbines in closer proximity to these properties, as can be seen within the above wireline.

Whilst travelling south along the access track from the properties, views towards the Proposed Development would be available. The more distant turbines would appear within the direct line of sight from an, approximately 160 m, initial part of the track upon leaving the properties as it drops in elevation. The wider array would appear within slightly oblique to very oblique views across the landscape to the east.

<b>Views from within property:</b>	First floor views, although potentially filtered by garden boundary vegetation.	
<b>Views from curtilage:</b>	Effective filtering of views by garden boundary vegetation.	
<b>Views from along access:</b>	Open views for approximately 160 m upon leaving the properties.	
<b>Magnitude of change:</b>	<b>From Property</b>	Low
	<b>Curtilage</b>	Low
	<b>Access</b>	Medium-High
<b>Level of effect:</b>	<b>From Property</b>	Minor, not significant
	<b>Curtilage</b>	Minor, not significant
	<b>Access</b>	<b>Major, significant</b>
<b>Overbearing:</b>	No due to the greatest effects being for a section of the access where residents are leaving properties and whereby effects from other parts of the dwellings are not significant.	

Property 3 - 1-4 Esperston Quarry Cottages / Kiln Cottage			
			
			
<b>Esperston Quarry Cottages / Kiln Cottage</b>			
Property Type:	Single and 1.5 storey	Visible Wind Farm Extent:	68.27°
Grid Reference:	E334002; N334002	No. of Blade Tips Visible:	18
Elevation (AOD):	226 m	No. of Hubs Visible:	11
Orientation of facades towards Proposed Development:	Front elevations to the south.	Distance to Nearest Turbine:	1760 m (T16)
Existing Residential Visual Amenity			
<p>These are two pairs of semi-detached properties. Some (No.s 1, 3 and 4) have attic conversions with Velux-style windows to the frontage to the south (towards the Proposed Development). Distant views are generally curtailed by the locally rising landform close to the dwellings and which deflects views to either side and where some existing vegetation to the south-east filters views. Principal rooms are likely to be south-facing and where views extend across the lane towards the raised landform and above which upper parts of some turbines may appear. Views from the curtilages to the frontage have a southerly aspect and where some narrow views can extend to either side of the local landform. Main garden areas are located to the north and for No.1 to the west.</p>			
Views from within property:	Views from ground floor rooms with a southerly aspect are presently enclosed by landform and filtering of local vegetation. Slightly oblique		

	views to the south-east and south-west would be likely to include turbines. These would be more visible from the upper storey windows.	
Views from curtilage:	Small garden areas to the south may also have slightly oblique views to the south-east and south-west where turbines may appear visible.	
Views from along access:	Given the short frontages and proximity to the lane which provides access and parking, the views would be reflective of those described for the curtilages to the south of the dwellings.	
Magnitude of change:	From Property	Low to Very Low
	Curtilage	Low
	Access	Low
Level of effect:	From Property	Minor, not significant
	Curtilage	Moderate/minor, not significant
	Access	Moderate/minor, not significant
Overbearing:	No	

Property 4 - Howburn Cottage			
			
			
Property Type:	Two storey	Visible Wind Farm Extent:	58.26°
Grid Reference:	E330942; N655231	No. of Blade Tips Visible:	15
Elevation (AOD):	273 m	No. of Hubs Visible:	10
Orientation of facades towards Proposed Development:	South-east elevation.	Distance to Nearest Turbine:	1714 m (T3)
Existing Residential Visual Amenity			
<p>This detached dwelling is set within lawned grounds with mature shrubs and trees to the garden boundaries. The rear aspect of the dwelling is to the south-south-west. A conservatory is located to the eastern elevation.</p> <p>The driveway extends from the lane for approximately 400 m. Oblique to highly oblique views to the south-east are likely to be available for part of the access driveway upon approaching and leaving the property. Existing plantation forestry to the east of the property is anticipated to provide screening of the more northerly turbines within the array. However, at a future point if these plantations are felled, open views may be available from the driveway where the hubs and blades of the central turbines in the array could appear above the slightly higher landform.</p>			
Views from within property:	Slightly oblique to oblique views to the south-east from within the dwelling could extend towards the more southerly turbines in the array		

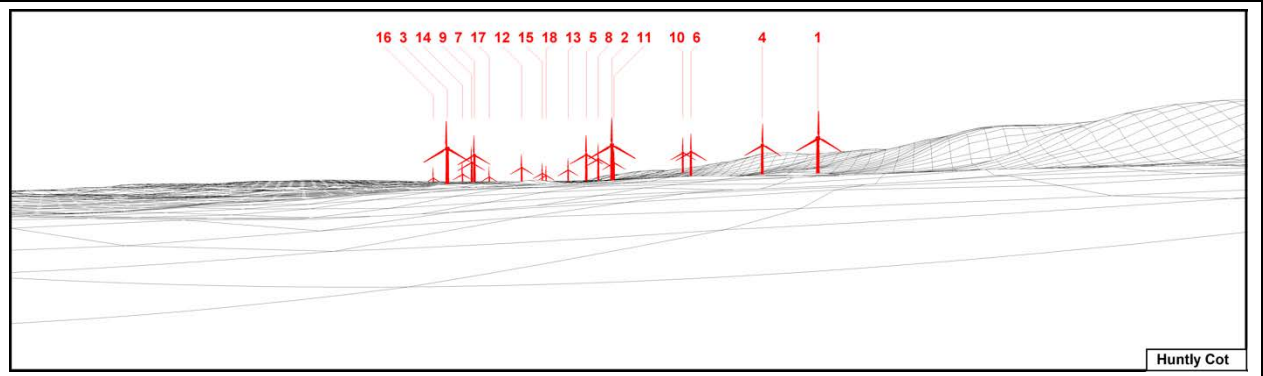


	and these would be more available during winter months, although there appears to be some evergreen tree species surrounding the property.	
Views from curtilage:	Filtered views could be available, particularly during winter months, from areas to the south and east of the dwelling. It is noted that beyond these areas there is a further part of the property which incorporates a pool and summerhouse and from where a more open aspect towards the south and east is anticipated. The worst-case magnitude of change is most applicable to this part of the property grounds.	
Views from along access:	There will be oblique to very oblique views to the Proposed Development when leaving the property, however, a mature plantation woodland would presently provide screening of the central and more easterly turbines within the array, albeit that the felling of the plantation could afford open, more direct views in the future and where these turbines would appear partially screened by the locally rising landform.	
Magnitude of change:	From Property	Low
	Curtilage	Medium-High
	Access	Medium-High
Level of effect:	From Property	Moderate/minor, not significant
	Curtilage	Moderate/major, significant
	Access	Moderate/major, significant
Overbearing:	No due to the greatest effects being for parts of the access and curtilage and where parts of the Proposed Development are screened by topography and existing vegetation.	

PROPERTIES BETWEEN 2 KM AND 2.5 KM

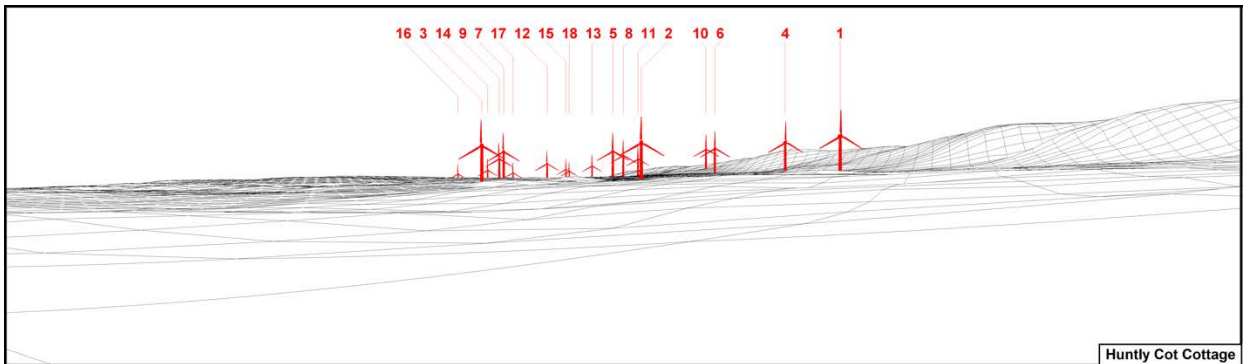
GROUP A: Property 5 - Huntly Cot

No Image



Property Type:	Unknown	Visible Wind Farm Extent:	27.95°
Grid Reference:	E330175; N652631	No. of Blade Tips Visible:	18
Elevation (AOD):	288 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Rear elevation to the ESE	Distance to Nearest Turbine:	2175 m (T3)

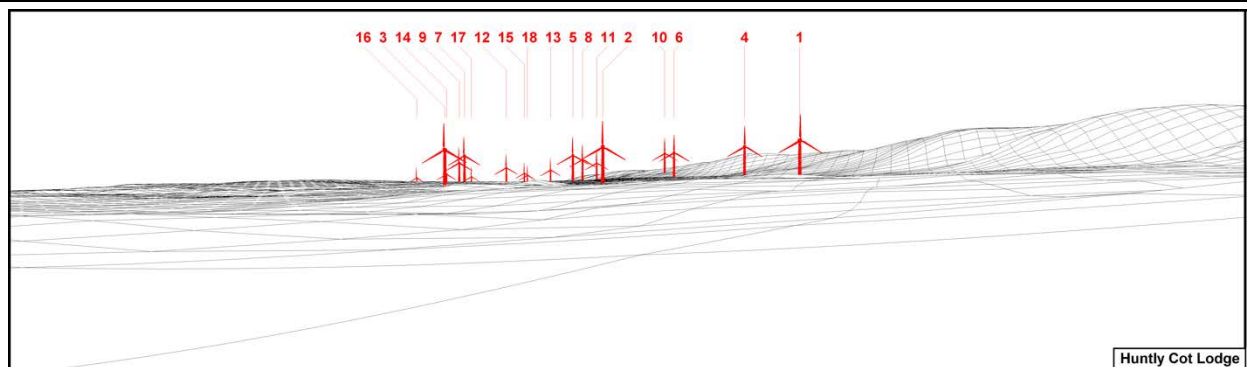
GROUP A: Property 6 - Huntly Cot Cottage



Huntly Cot Cottage

Property Type:	Two storey	Visible Wind Farm Extent:	27.77°
Grid Reference:	E330095; N3652632	No. of Blade Tips Visible:	18
Elevation (AOD):	288 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	NE façade, assumed to be frontage looking into courtyard.	Distance to Nearest Turbine:	2241 m (T3)

GROUP A: Property 7 - Huntly Cot Lodge



Property Type:	Two storey	Visible Wind Farm Extent:	27.84°
Grid Reference:	E652632; N652640	No. of Blade Tips Visible:	18
Elevation (AOD):	287 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Side elevation to the NE.	Distance to Nearest Turbine:	2257 m (T3)

GROUP A: ASSESSMENT

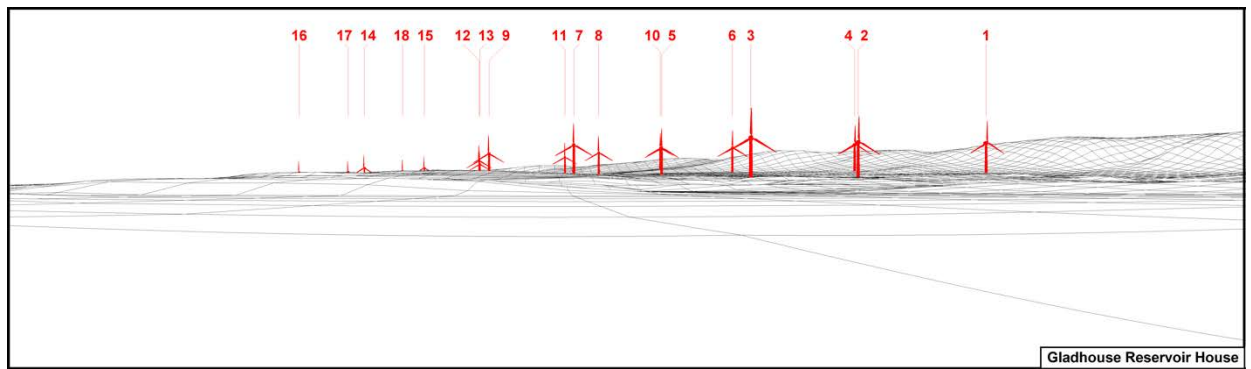
Existing Residential Visual Amenity

Central to these buildings, which are understood to be dwellings, are those which include Huntly Cot Cottage, part of an enclave of buildings set around a surfaced courtyard to the east of Huntly Cot Lodge and west of the smaller Huntly Cot. The aspect of the three dwellings appears to be such that principal facades are orientated away from the Proposed Development.

Huntly Cot Lodge and Huntly Cot Cottage appear to share an aspect across gardens which lie to their south whereas Huntly Cot is set within a lawned area, flanked to its east by an area of trees. The dwellings share a common driveway and curtilages which, to their north, appear to have a degree of openness from where views may extend to the north-east, towards the Proposed Development.

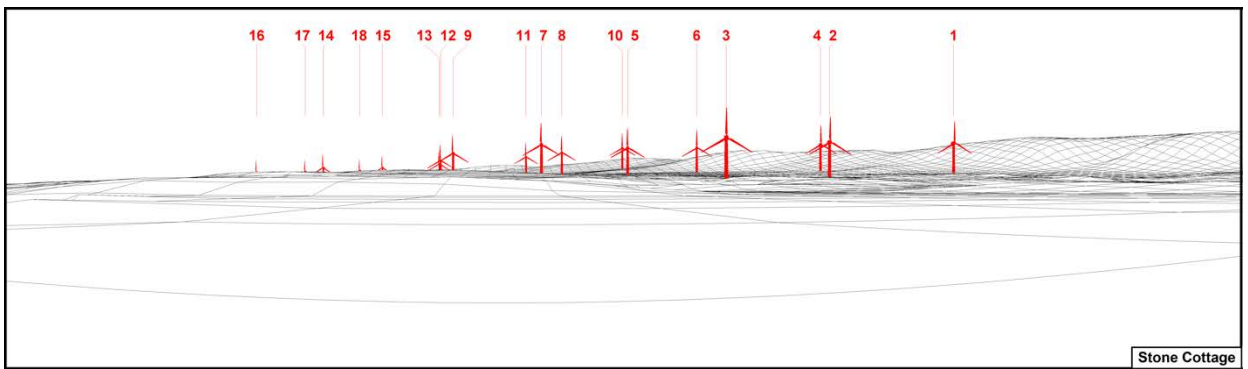
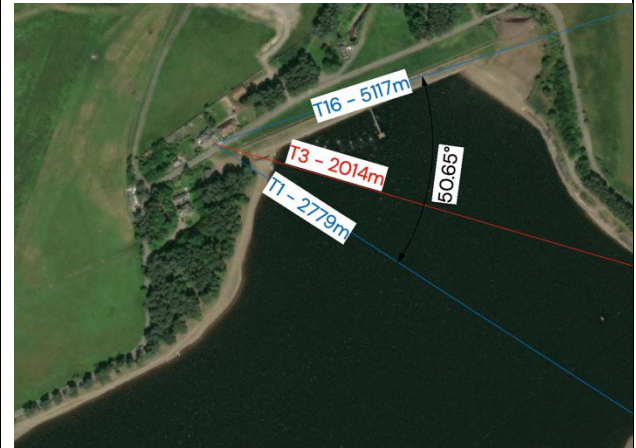
The private driveway connects from Moorfoot Farm (further south-west) and where it passes between areas of both mixed plantation woodland and deciduous woodland. Huntly Cot Lodge appears more enclosed by surrounding trees, whereas Huntly Cot Cottage is enclosed, at least at ground level, by buildings which surround it.		
<b>Views from within properties:</b>	It is not known whether there is a window on the north-northeast facing gable elevation of Huntly Cot which could provide oblique to highly oblique views towards the Proposed Development. Rear views from the building are likely to extend into existing vegetation at close proximity which will considerably enclose views to the wider landscape.	
<b>Views from curtilages:</b>	Areas which surround all of these properties, particularly to their north, would be likely to include views towards the Proposed Development.	
<b>Views from along access:</b>	Upon approach to the properties there would be views which extend towards the Proposed Development. Although screening or filtering of views may be interrupted by vegetation, in combination with the varied direction of the route, upon approach to the properties, a slightly oblique to oblique view toward the array is likely to be available.	
<b>Magnitude of change:</b>	<b>From Properties</b>	Property 5: Low. Property 6: Low. Property 7: Low.
	<b>Curtilages</b>	Property 5: High. Property 6: High. Property 7: High.
	<b>Access</b>	Property 5: Medium-high. Property 6: Medium-high. Property 7: Medium-high.
<b>Level of effect:</b>	<b>From Properties</b>	Property 5: Minor, not significant. Property 6: Minor, not significant. Property 7: Minor, not significant.
	<b>Curtilages</b>	Property 5: Moderate/Major, significant. Property 6: Moderate/Major, significant. Property 7: Moderate/Major, significant.
	<b>Access</b>	Property 5: Moderate/Major, significant. Property 6: Moderate/Major, significant. Property 7: Moderate/Major, significant.
<b>Overbearing:</b>	No due to the significant effects relating to parts of the access and curtilage.	

GROUP B: Property 8 - Gladhouse Reservoir House



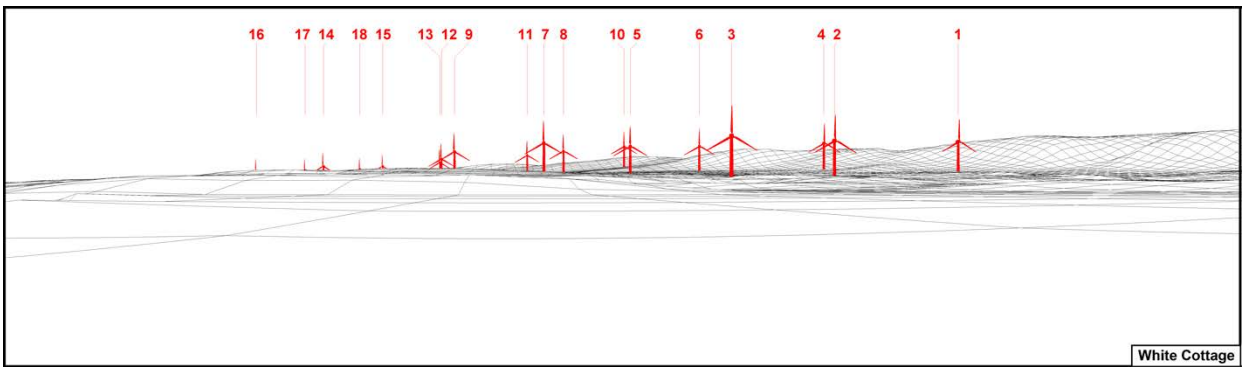
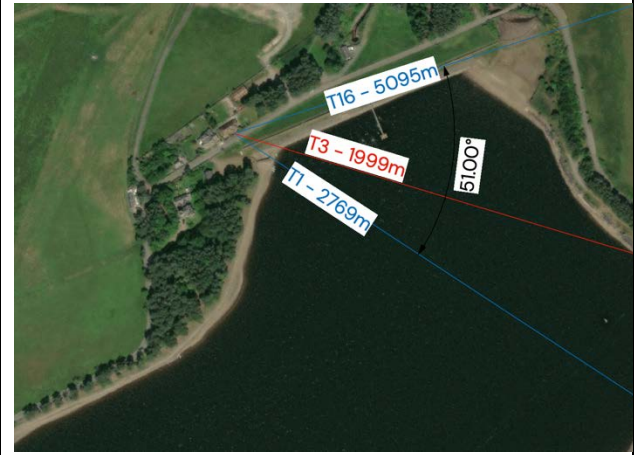
Property Type:	Two storey	Visible Wind Farm Extent:	49.91°
Grid Reference:	E652640; N654358	No. of Blade Tips Visible:	18
Elevation (AOD):	279 m	No. of Hubs Visible:	15
Orientation of facades towards Proposed Development:	Side elevation to the east.	Distance to Nearest Turbine:	2016 m (T3)

GROUP B: Property 9 - Stone Cottage



Property Type:	Two storey	Visible Wind Farm Extent:	50.65°
Grid Reference:	E330037; N330037	No. of Blade Tips Visible:	18
Elevation (AOD):	276 m	No. of Hubs Visible:	15
Orientation of facades towards Proposed Development:	Front elevation to the south-east.	Distance to Nearest Turbine:	2014 m (T3)

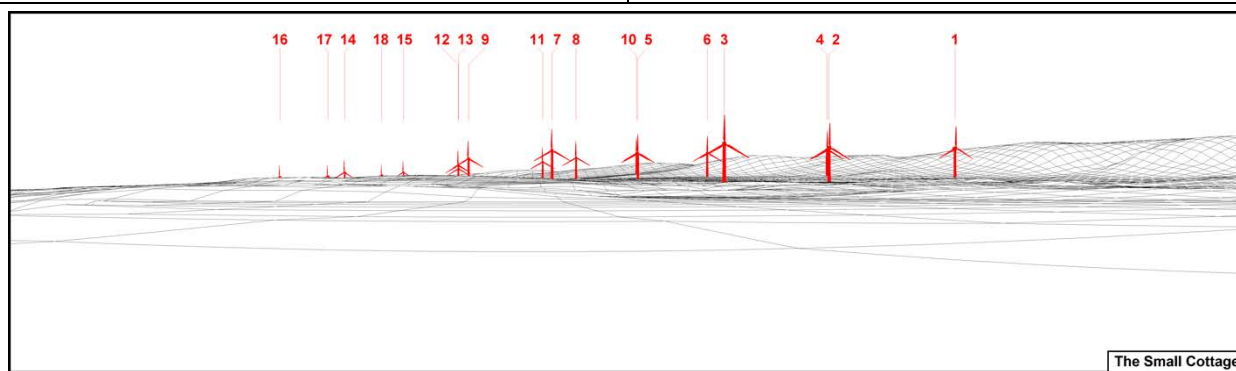
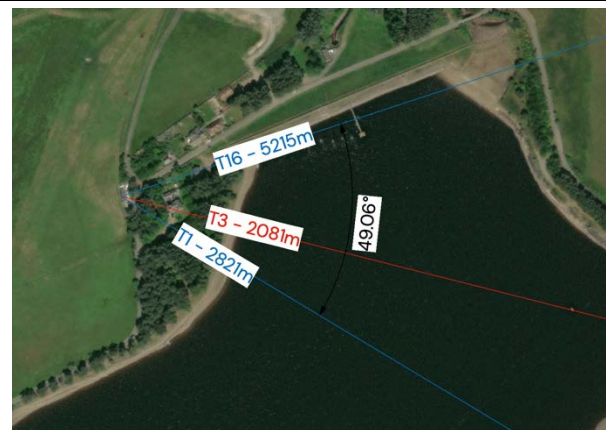
GROUP B: Property 10 - White Cottage



Property Type:	Single storey	Visible Wind Farm Extent:	51.00°
Grid Reference:	E330056; N 654434	No. of Blade Tips Visible:	18
Elevation (AOD):	275 m	No. of Hubs Visible:	15
Orientation of facades towards Proposed Development:	Front elevation to SSE.	Distance to Nearest Turbine:	1999 m (T3)



GROUP B: Property 11 - Small Cottage



Property Type:	Single storey	Visible Wind Farm Extent:	49.06°
Grid Reference:	E330056; N 654434	No. of Blade Tips Visible:	18
Elevation (AOD):	279 m	No. of Hubs Visible:	16
Orientation of facades towards Proposed Development:	Frontage to the east.	Distance to Nearest Turbine:	2081 m (T3)

GROUP B: ASSESSMENT

Existing Residential Visual Amenity

This group of properties flank the northern bank of the Gladhouse Reservoir. Gladhouse Reservoir House is set within mature grounds and where trees and vegetation enclose the property. Small Cottage is located behind and to the north-west and is provided additional screening of views form established vegetation at its boundaries.

Stone Cottage is located further eastwards with a southerly aspect across the lane into a parking area serving a local jetty. It has a small parking area in front of an extension which has a large window. Gardens extent to its north and west.

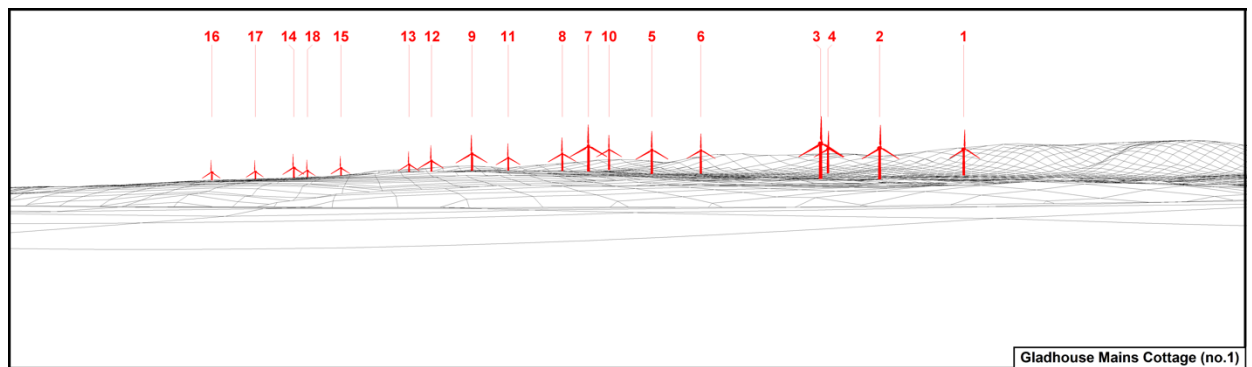
White Cottage lies east of Stone Cottage at a point where the local topography is falling to below the height of the dam. Notwithstanding the hedgerow which curtails views from the southern elevation of White Cottage, direct views would otherwise extend towards the grassy banks of the dam. Gardens

extend to the north and east on land continuing to fall in elevation and with some additional filtering of wider views provided by trees to the east.		
Views from within properties:	Wider views are not anticipated from Small Cottage. Gladhouse Reservoir House may have filtered views during winter months (despite a high proportion of evergreen species). Views from White Cottage are likely to extend to boundary hedging or the reservoir dam. Direct views towards the Proposed Development are anticipated through the large window of Stone Cottage and slightly oblique views from other windows on this elevation.	
Views from curtilages:	Wider views from the grounds of Small Cottage are not anticipated, nor are those within the curtilage of Gladhouse Reservoir House. Views towards the Proposed Development from the grounds of White Cottage are likely to be screened by a combination of existing vegetation and the dam located to its south-east. Other views extend to the north. Narrow views from eastern parts of the gardens of Stone Cottage may allow views towards the Proposed Development between the dwelling itself, across the lane, parking area and reservoir. Views also extend in a northerly direction.	
Views from along access:	Access to Small Cottage and Gladhouse Reservoir House are highly enclosed. The parking area of Stone Cottage is set down slightly from the level of the dwelling and its gardens. White Cottage does not appear to have a dedicated vehicular access.	
Magnitude of change:	From Properties	Property 8: Low. Property 9: Medium. Property 10: Low. Property 11: Very Low.
	Curtilages	Property 8: Low. Property 9: Medium. Property 10: Low Property 11: Very Low-Low
	Access	Property 8: Very Low. Property 9: Medium. Property 10: Low Property 11: Very Low.
Level of effect:	From Properties	Property 8: Minor, not significant. Property 9: Moderate, significant. Property 10: Minor, not significant. Property 11: No effect.
	Curtilages	Property 8: Minor, not significant. Property 9: Moderate, significant. Property 10: Minor, not significant. Property 11: No effect.
	Access	Property 8: No effect, not significant. Property 9: Moderate, significant. Property 10: Minor, not significant.

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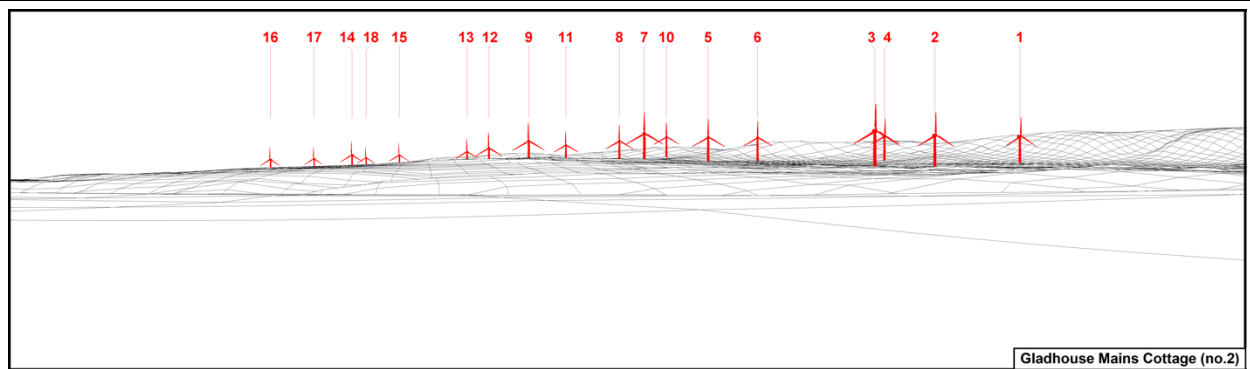
	Property 11: No effect.
Overbearing:	No due to screening of parts of the Proposed Development by woodland which surrounds the reservoir in combination with other elements within the foreground view (road, car park, building and trees) and the availability of views which also extend to the north.

GROUP C: Property 12 - Gladhouse Mains Cottage (No.1)



Property Type:	1.5 storey	Visible Wind Farm Extent:	54.64°
Grid Reference:	E330123; N655078	No. of Blade Tips Visible:	18
Elevation (AOD):	278 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Side elevation to the south-east.	Distance to Nearest Turbine:	2213 m (T3)

GROUP C: Property 13 - Gladhouse Mains Cottage (No.2)



Property Type:	Single storey	Visible Wind Farm Extent:	54.46°
Grid Reference:	E330112; N655064	No. of Blade Tips Visible:	18
Elevation (AOD):	278 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	South-eastern façade.	Distance to Nearest Turbine:	2215 m (T3)

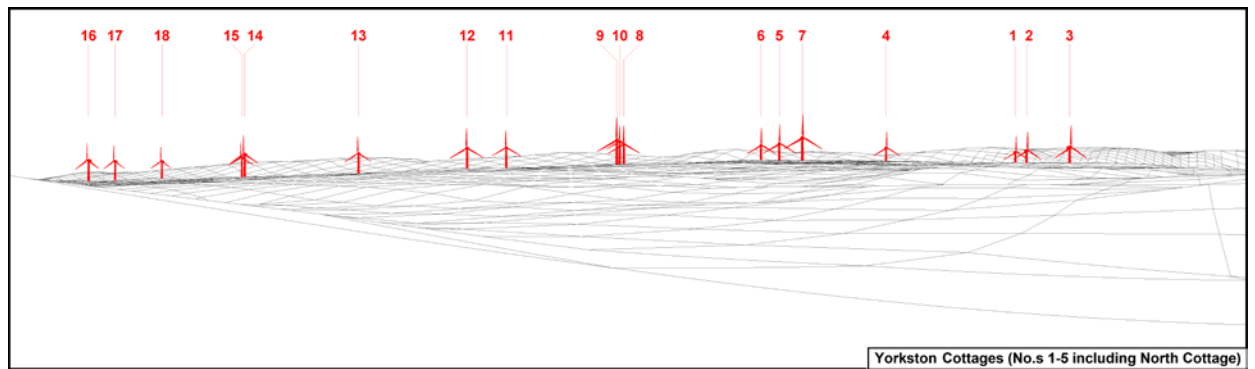
GROUP C: ASSESSMENT

Existing Residential Visual Amenity

These properties are located at a relatively elevated position within the farm complex which includes a number of associated buildings which provide some visual enclosure. No.1 is located at the most north-easterly location within the farm complex and is accessed via a driveway which passes to the south-east within an area of gardens. This access also serves No.2 which is located slightly further to the southwest. It is not known whether No.2 is presently inhabited: it appears to be enclosed by vegetation that appears unmanaged and which will presently filter views to the wider landscape. There are three windows and one rooflight on the south-easterly elevation of No.1 and from where open views towards the Proposed Development are anticipated.

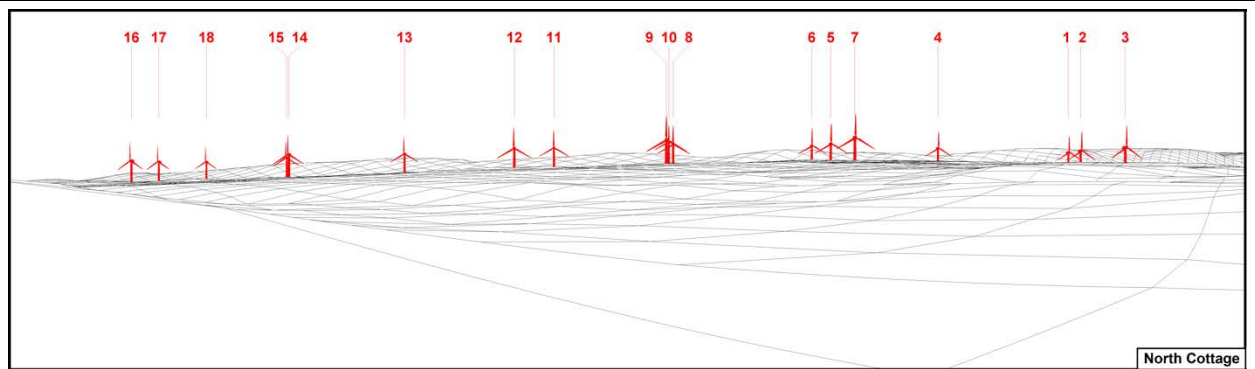
The driveway terminates to the north-west of No.1 and it is anticipated that the access into the dwelling is on this elevation. As visible within the accompanying image above, the property is likely to have views which extend to the distant higher ground of the Pentland Hills to the north-west.		
<b>Views from within properties:</b>	Views from No.1 will be available and extend from several windows on the south-eastern elevation and where the Proposed Development will be visible in front of the Moorfoot Hills.	
<b>Views from curtilages:</b>	No.2 appears highly enclosed by vegetation and only filtered, winter views from this local area to the dwelling would be anticipated. Both properties site within the wider farm complex, however, and open views will be available from eastern locations, including from the area of gardens which appears to extend to the east of No.1.	
<b>Views from along access:</b>	The length of the private drive extends to approximately 220 m (to No.1) and from where oblique to highly oblique views towards the Proposed Development would be available upon approaching or departing the properties. A direct view would be available for a short section of the driveway when leaving No.1 when passing to the north of the dwelling (approximately 17 m).	
<b>Magnitude of change:</b>	<b>From Properties</b>	Property 12: High. Property 13: Medium-high.
	<b>Curtilages</b>	Property 12: High. Property 13: High.
	<b>Access</b>	Property 12: High. Property 13: High.
<b>Level of effect:</b>	<b>From Properties</b>	Property 12: Major, significant Property 13: Moderate/major, significant
	<b>Curtilages</b>	Property 12: Major, significant Property 13: Major, significant
	<b>Access</b>	Property 12: Major, significant Property 13: Major, significant
<b>Overbearing:</b>	No due to the portion of the Proposed Developments extents being limited in the wider, expansive views available views and relatively elevated position of the properties in relation to the wider landscape, including that within which the Proposed Development is located.	

GROUP D: Property 14 - Yorkston Cottages (No.5)



Property Type:	Two storey	Visible Wind Farm Extent:	72.26°
Grid Reference:	E331558; N656597	No. of Blade Tips Visible:	18
Elevation (AOD):	261 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Side elevation to the SSE.	Distance to Nearest Turbine:	2573 m (T7)

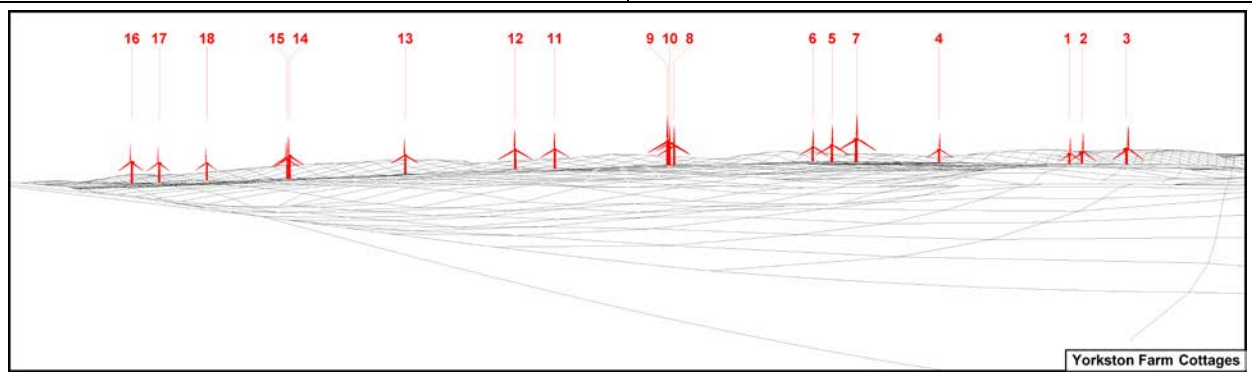
GROUP D: Property 15 - Yorkston Cottages (No.s 1-4 and North Cottage)



Property Type:	Single storey	Visible Wind Farm Extent:	72.23°
Grid Reference:	E331593; N656567	No. of Blade Tips Visible:	18
Elevation (AOD):	261 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Front elevation to the east	Distance to Nearest Turbine:	2573 m (T7)

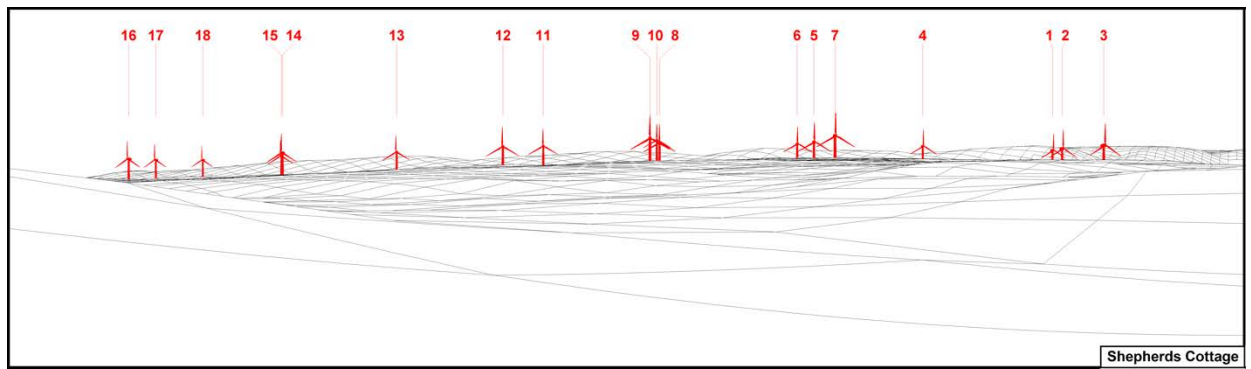


GROUP D: Property 16 - Yorkston Farm Cottages



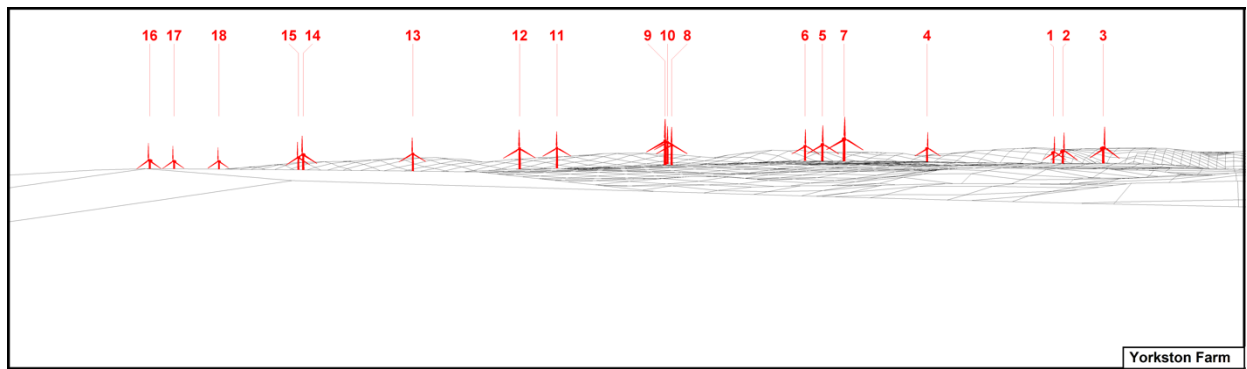
Property Type:	Single storey	Visible Wind Farm Extent:	71.20°
Grid Reference:	E331596; N656569	No. of Blade Tips Visible:	18
Elevation (AOD):	260 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Rear elevation to the south	Distance to Nearest Turbine:	2615 m (T7)

GROUP D: Property 17 - Shepherd's Cottage



Property Type:	Single storey	Visible Wind Farm Extent:	70.86°
Grid Reference:	E331520; N656572	No. of Blade Tips Visible:	18
Elevation (AOD):	258 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Rear elevation to the SSE	Distance to Nearest Turbine:	2611 m (T7)

GROUP D: Property 18 - Yorkston Farm



Yorkston Farm

Property Type:	Two storey detached	Visible Wind Farm Extent:	69.30°
Grid Reference:	E331502; N656669	No. of Blade Tips Visible:	18
Elevation (AOD):	258 m	No. of Hubs Visible:	18
Orientation of facades towards Proposed Development:	Front elevations to the ESE	Distance to Nearest Turbine:	2705 m (T7)

GROUP D: ASSESSMENT

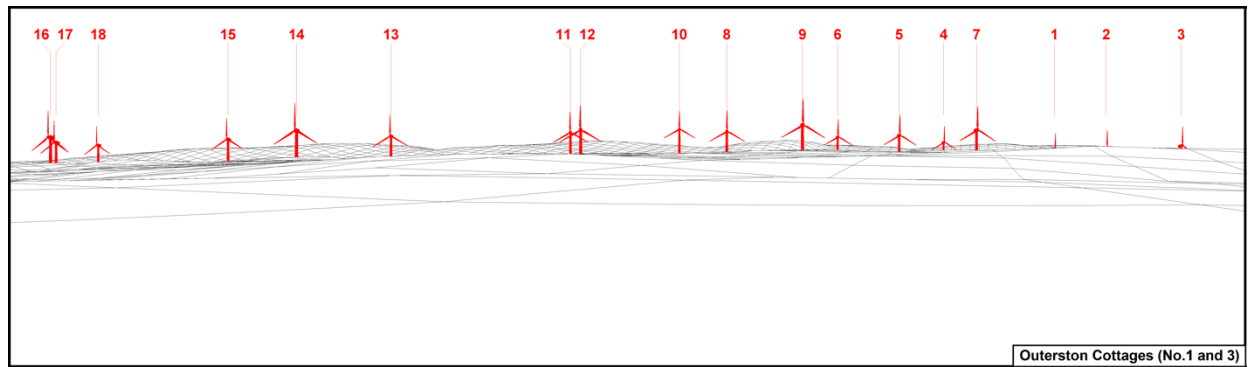
Existing Residential Visual Amenity

These properties are from a small group located at an elevation of circa 259m AOD with the undulating land falling sharply to the west towards Roseberry Reservoir, and to the south. Yorkston Farmhouse is set slightly away from the other dwellings to their north-west and to the north of its associated farm buildings. Other dwellings within the group are located at the cusp of the south-facing slope. Yorkston Cottages comprise a terrace of five dwellings. These have shallow frontages to the east, directly accessed from the minor road which follows a route north and south. The lane is set down slightly and flanked to the east by a mature, dense hedgerow, beyond which land rises eastwards to a local high point of 265 m AOD. With the exception of No.5 (the most southerly cottage) small rear gardens are located to the west. Gardens of No.5 wrap around the cottage to the south and west and it is noted that double-doors on the southern elevation provide direct views towards the western turbines within

<p>the array. Views of the wider array to the east become more oblique and may also be afforded some filtering by trees located within the gardens of the property. Due to the local topography which falls to the south, the gardens of No.5 are at a lower elevation than the cottage, although still with an open aspect to the south.</p> <p>Yorkston Farm Cottages and Shepherd's Cottage are set within grounds which have a degree of existing screening form hedgerows and hedgerow trees. However, it is possible that views to the wider landscape to the south are available where there are gaps or where filtered views beyond the curtilage are available during winter months, particularly where the floor level of the dwelling may be higher than its adjoining garden.</p>		
Views from within properties:	<p>Direct and open views are available towards the westerly proposed turbines within the array from No.5 Yorkston Cottages. Filtered views or views of the Proposed Development through gaps in boundary vegetation are anticipated from Shepherd's Cottage and Yorkston Farm Cottages as a worst-case, and where some of the turbines could be visible.</p> <p>Easterly views from roof windows of Yorkston Cottages may facilitate views to the east across the land to the rising land beyond. It is possible upper parts of some turbines may be visible, although wider vegetation may also provide additional screening. Screening provided by other buildings, vegetation and topography is considered to limit potential visibility from within other properties.</p>	
Views from curtilages:	<p>Where southerly views from front gardens of Yorkston Cottages and North Cottage these would extend to the westerly turbines within the array.</p>	
Views from along access:	<p>Access to all of the properties is via the lane to the east of Yorkston Cottages. Yorkston Farm Cottages and Shepherd's Cottage are accessed via a lane to their north and from where views would be screened by the dwellings and garden vegetation. This route is also shared with Yorkston Farm from where it is also anticipated views of the Proposed Development would be effectively screened.</p>	
Magnitude of change:	From Properties	<p>Property 14: High. Property 15: Low. Property 16: Medium-high Property 17: Medium-high Property 18: Low</p>
	Curtilages	<p>Property 14: High. Property 15: Medium. Property 16: Medium. Property 17: Medium. Property 18: Low.</p>
	Access	<p>Property 14: Medium. Property 15: Medium. Property 16: Low. Property 17: Low. Property 18: Low.</p>
Level of effect:	From Properties	<p>Property 14: Major, significant. Property 15: Moderate/minor, not significant. Property 16: Moderate/major, significant.</p>

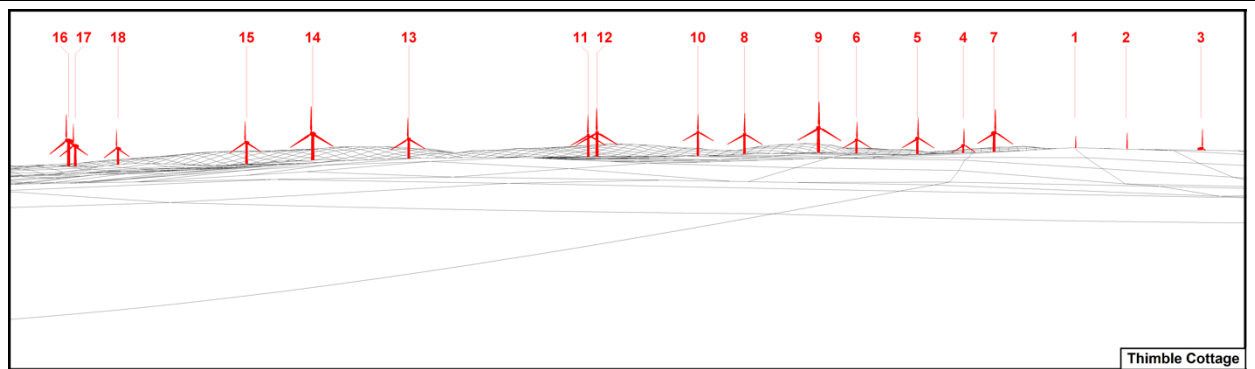
		Property 17: Moderate/major, significant. Property 18: Minor, not significant.
	<b>Curtilages</b>	Property 14: Major, significant. Property 15: Moderate, not significant. Property 16: Moderate, significant. Property 17: Moderate, significant. Property 18: Minor/No effect, not significant.
	<b>Access</b>	Property 14: Moderate, significant. Property 15: Moderate, not significant. Property 16: Minor, not significant. Property 17: Minor, not significant. Property 18: Minor/No effect, not significant.
<b>Overbearing:</b>	No	

GROUP E: Property 19 -Outerston Cottages (No. 1 and 3)



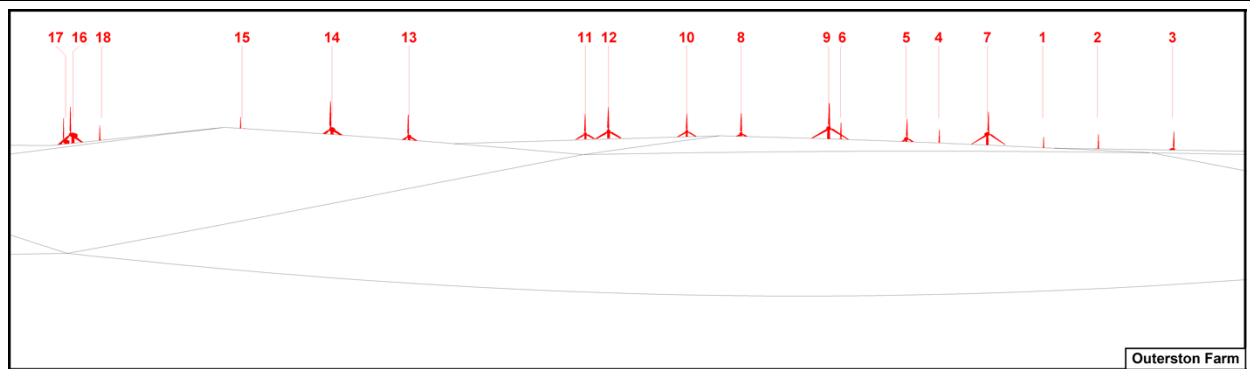
Property Type:	Two storey	Visible Wind Farm Extent:	82.17°
Grid Reference:	E332814; N656896	No. of Blade Tips Visible:	18
Elevation (AOD):	238 m	No. of Hubs Visible:	16
Orientation of facades towards Proposed Development:	Front elevations to SSE	Distance to Nearest Turbine:	2280 m (T16)

GROUP E: Property 20 -Thimble Cottage



Property Type:	Single storey	Visible Wind Farm Extent:	82.29°
Grid Reference:	E332790; N656885	No. of Blade Tips Visible:	18
Elevation (AOD):	238 m	No. of Hubs Visible:	16
Orientation of facades towards Proposed Development:	Front elevation to SSE	Distance to Nearest Turbine:	2298 m (T16)

GROUP E: Property 21 -Outerston Farm



Property Type:	Two storey detached	Visible Wind Farm Extent:	80.44°
Grid Reference:	E333020; N657016	No. of Blade Tips Visible:	18
Elevation (AOD):	234 m	No. of Hubs Visible:	12
Orientation of facades towards Proposed Development:	Front elevation south	Distance to Nearest Turbine:	2147 m (T16)

GROUP E: ASSESSMENT

Existing Residential Visual Amenity

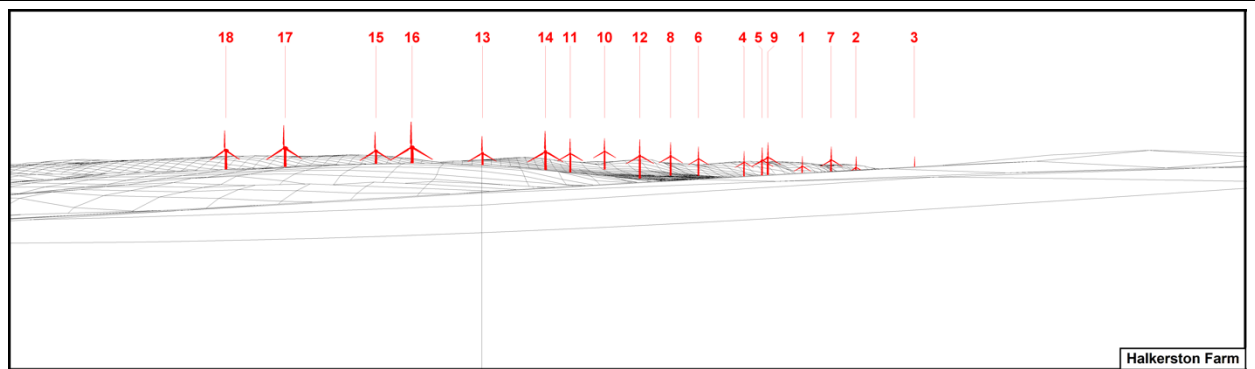
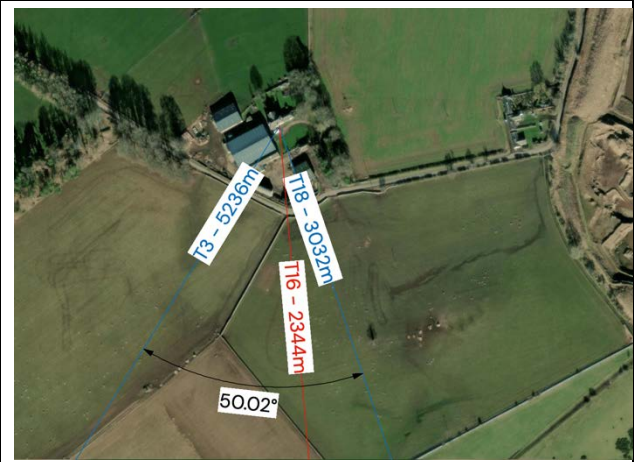
These properties are all set back from the closest road with established garden vegetation and mature trees which offer some enclosure of views. It is noted that Outerston Cottages are two-storey and may have a more open aspect towards the site from SSE facing first floor windows. Albeit that these may be filtered by garden trees and also those within the wider landscape: tall hedgerows which flank the lane and belts of plantation forestry further to the south.

Outerston Cottages and Thimble Cottage share an access track (approximately 85 m), the eastern parts of which are more open and from where, upon leaving the properties, direct views towards the Proposed Development site could be available. However, actual visibility of the Proposed Development from both the garden areas and access track would be restricted by intervening vegetation. The



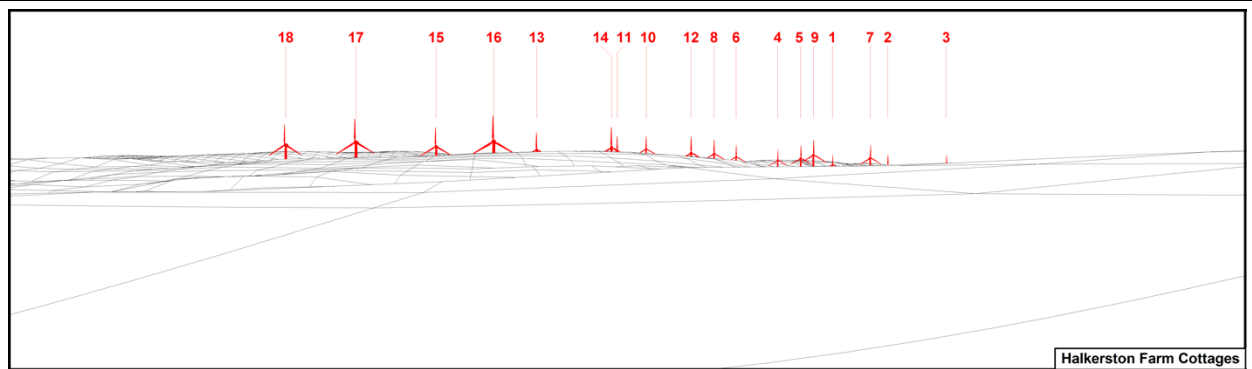
access drive leading from Outerston Farm is set within mature trees. These, coupled with tall hedgerows along the lane restrict wider views and which would be filtered during winter months.		
<b>Views from within properties:</b>	The proximity of dense garden vegetation and single-storey nature of Thimble Cottage and enclosure surrounding Outerston Farm indicated that the magnitude of change would be Very Low. More open first floor views may be available for Outerston Farm.	
<b>Views from curtilages:</b>	Excepting from the access driveway it is anticipated that existing garden vegetation and trees encloses wider views.	
<b>Views from along access:</b>	When leaving Outerston Cottage and Thimble Cottage the southerly view may extend towards turbines within the array, although screening and filtering (during winter) is likely to be provided by intervening vegetation.	
<b>Magnitude of change:</b>	<b>From Properties</b>	For Outerston Cottages the magnitude of change is assessed as Medium-Low. For Thimble Cottage and Outerston Farm the magnitude of change is Very Low.
	<b>Curtilages</b>	For Outerston Cottages the magnitude of change is assessed as Low. For Thimble Cottage and Outerston Farm the magnitude of change is Very Low.
	<b>Access</b>	For all properties the magnitude of change is assessed as Low.
<b>Level of effect:</b>	<b>From Properties</b>	Property 19: Moderate/minor, not significant. Property 20: Minor, not significant. Property 21: Minor, not significant.
	<b>Curtilages</b>	Property 19: Minor, not significant. Property 20: Minor, not significant. Property 21: Minor, not significant.
	<b>Access</b>	Property 19: Minor, not significant. Property 20: Minor, not significant. Property 21: Minor, not significant.
<b>Overbearing:</b>	No	

GROUP F: Property 22 -Halkerston Farm



Property Type:	Two storey detached	Visible Wind Farm Extent:	50.02°
Grid Reference:	E334700; N658327	No. of Blade Tips Visible:	18
Elevation (AOD):	256 m	No. of Hubs Visible:	17
Orientation of facades towards Proposed Development:	Front faces SSE	Distance to Nearest Turbine:	2344 m (T16)

GROUP F: Property 23 -Halkerston Farm Cottages



Property Type:	Single storey	Visible Wind Farm Extent:	47.99°
Grid Reference:	E334942; N658308	No. of Blade Tips Visible:	18
Elevation (AOD):	240 m	No. of Hubs Visible:	15
Orientation of facades towards Proposed Development:	Most southerly cottage side elevation SSE (pictured above)	Distance to Nearest Turbine:	2316 m (T16)

GROUP F: ASSESSMENT

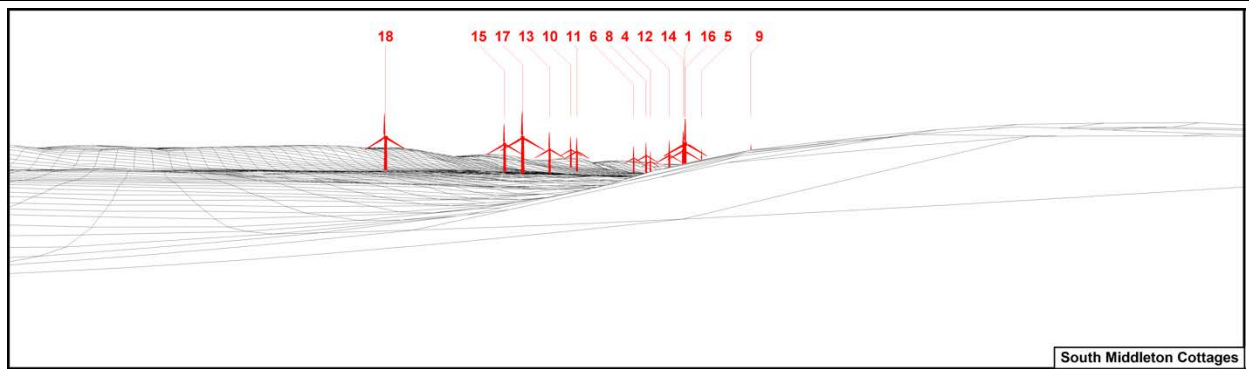
Existing Residential Visual Amenity

Halkerston Farm is a detached two storey farmhouse and is set back from the lane behind farm buildings which are partially open-sided, and which may, therefore, enable narrow views to the wider landscape beyond. The dwelling is further enclosed to its east, by mature trees which flank the driveway.

Halkerston Cottages located 200 m east of the farm at a slightly lower elevation. Principal elevations are orientated ENE-WSW, although two of the dwellings extend eastwards into the gardens (seen in above image). Westerly views are slightly curtailed by localised level change whereby the cottages are set down from the adjacent agricultural field from which they are separated by a narrow grassy track. Gardens extend to the east, the boundaries of which are afforded some filtering of views, although reduced during winter.

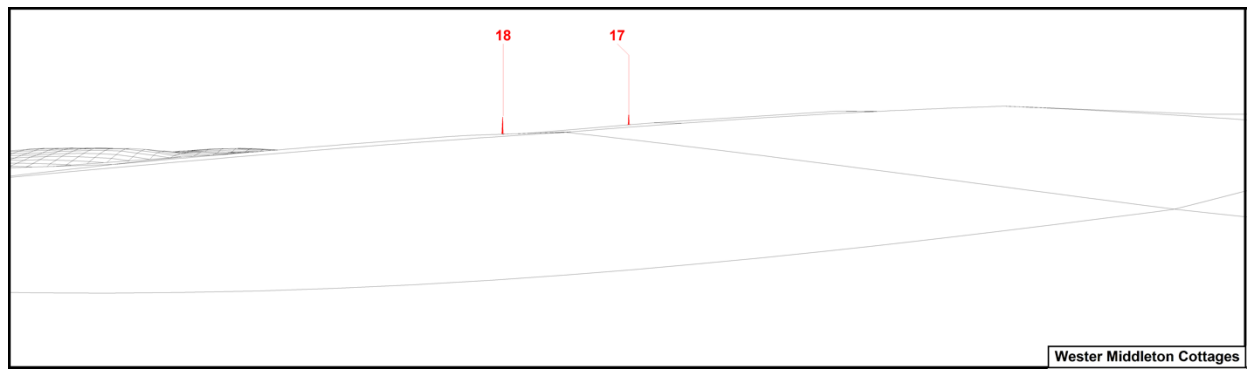
Views from within properties:	<p>Narrow views towards the Proposed Development from Halkerston Farm may be available. Turbines may be visible within narrow views beyond intervening farm buildings.</p> <p>Views from rooms with south-facing aspect of No.1 Halkerston Cottages (pictured above) may extend across the adjoining lane and where gaps in field hedgerows allow. Where visible, turbines would appear largely set behind the intervening landform.</p>	
Views from curtilages:	<p>The curtilages of both Halkerston Farm and Halkerton Cottages are moderately enclosed, and their position and aspect does not emphasise a particularly strong visual relationship with the landscape within which the Proposed Development is located.</p> <p>No.3 Halkerston Cottages is more enclosed by garden vegetation and outwards views are anticipated to be considerably screened.</p>	
Views from along access:	<p>When leaving Halkerston Farm there may be direct views of some of the turbines available above the existing field boundary walls. This view would be framed by the enclosure provided by the mature trees which flank the driveway.</p>	
Magnitude of change:	From Properties	<p>Property 22: Low. Property 23: Low.</p> <p>For Halkerston Farm and No.1 Halkerston Cottages the magnitude of change is assessed as low as a worst-case. For No.s 2 and 3 Halkerston Cottages the magnitude of change is Very Low.</p>
	Curtilages	<p>Property 22: Low. Property 23: Low.</p> <p>For Halkerston Farm and No.1 and 2 Halkerston Cottages the magnitude of change is assessed as Low as a worst-case. For No. 3 Halkerston Cottages the magnitude of change is Very Low.</p>
	Access	<p>Property 22: Medium. Property 23: Low.</p> <p>For Halkerston Farm the magnitude of change is assessed as Medium-high as a worst case. For No.1 and 2 Halkerston Cottages the magnitude of change is assessed as low as a worst-case. For No. 3 Halkerston Cottages the magnitude of change is Very Low.</p>
Level of effect:	From Properties	<p>Property 22: Minor, not significant. Property 23: Minor, not significant.</p>
	Curtilages	<p>Property 22: Minor, not significant. Property 23: Minor, not significant.</p>
	Access	<p>Property 22: Moderate, not significant. Property 23: Minor, not significant.</p>
Overbearing:	No	

GROUP G: Property 24 - South Middleton Cottages



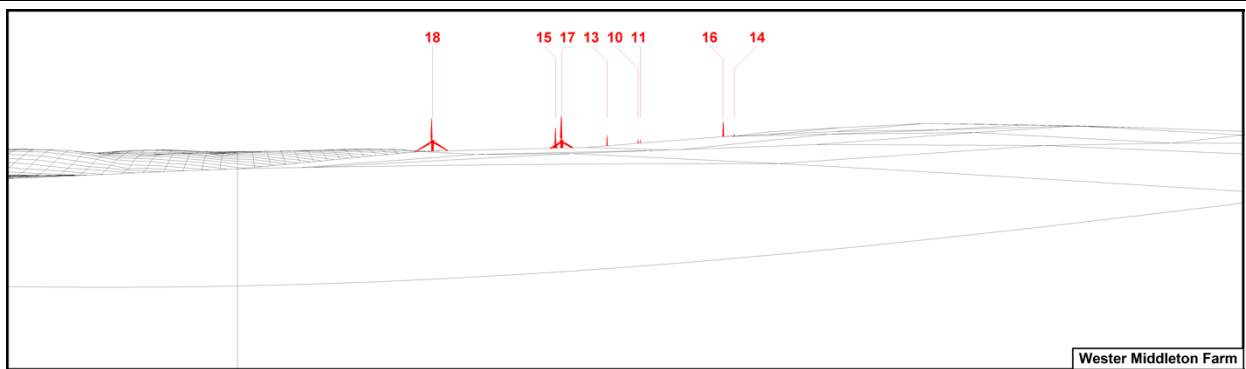
Property Type:	Single storey	Visible Wind Farm Extent:	26.54°
Grid Reference:	E336432; N657839	No. of Blade Tips Visible:	15
Elevation (AOD):	246 m	No. of Hubs Visible:	13
Orientation of facades towards Proposed Development:	Rear elevations to the south-west.	Distance to Nearest Turbine:	2326 m (T17)

GROUP G: Property 25 - Wester Middleton Cottages



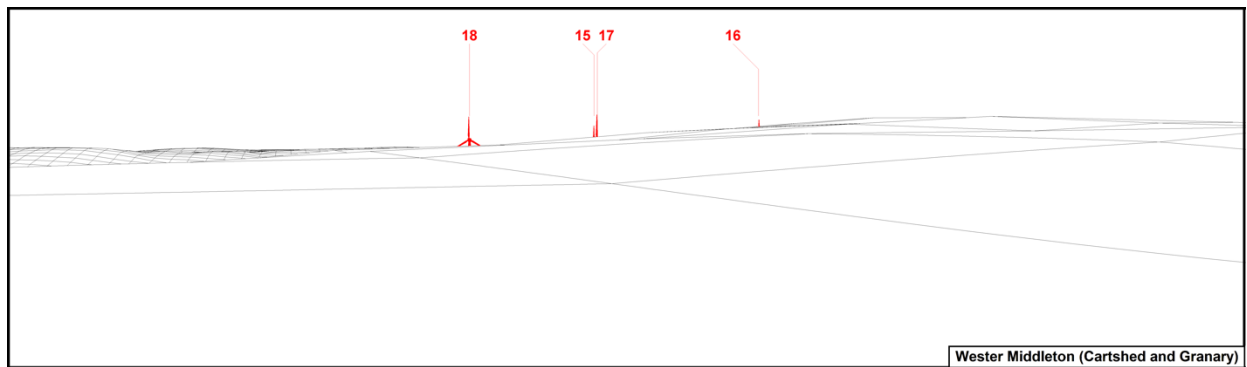
Property Type:	Two storey detached	Visible Wind Farm Extent:	9.13°
Grid Reference:	E336218; N658010	No. of Blade Tips Visible:	2
Elevation (AOD):	247 m	No. of Hubs Visible:	0
Orientation of facades towards Proposed Development:	Rear elevations to the south-west.	Distance to Nearest Turbine:	2406 m (T16)

GROUP G: Property 26 - Wester Middleton Farm



Property Type:	Two storey detached	Visible Wind Farm Extent:	14.34°
Grid Reference:	E336300; N657961	No. of Blade Tips Visible:	8
Elevation (AOD):	250 m	No. of Hubs Visible:	3
Orientation of facades towards Proposed Development:	Rear elevations to the south-west.	Distance to Nearest Turbine:	2379 m (T17)

GROUP G: Property 27 - Wester Middleton (Cartshed and Granary)



Wester Middleton (Cartshed and Granary)

Property Type:	Unknown	Visible Wind Farm Extent:	21.28°
Grid Reference:	E336264; N657982	No. of Blade Tips Visible:	4
Elevation (AOD):	249 m	No. of Hubs Visible:	1
Orientation of facades towards Proposed Development:	Rear elevations are likely to be the south-west.	Distance to Nearest Turbine:	2385 m



GROUP G: Property 28 - Grace View



Property Type:	Single storey detached	Visible Wind Farm Extent:	9.23°
Grid Reference:	E336230; N657989	No. of Blade Tips Visible:	2
Elevation (AOD):	248 m	No. of Hubs Visible:	0
Orientation of facades towards Proposed Development:	Rear elevations to the south-west.	Distance to Nearest Turbine:	2378 m (T17)

GROUP G: ASSESSMENT

Existing Residential Visual Amenity

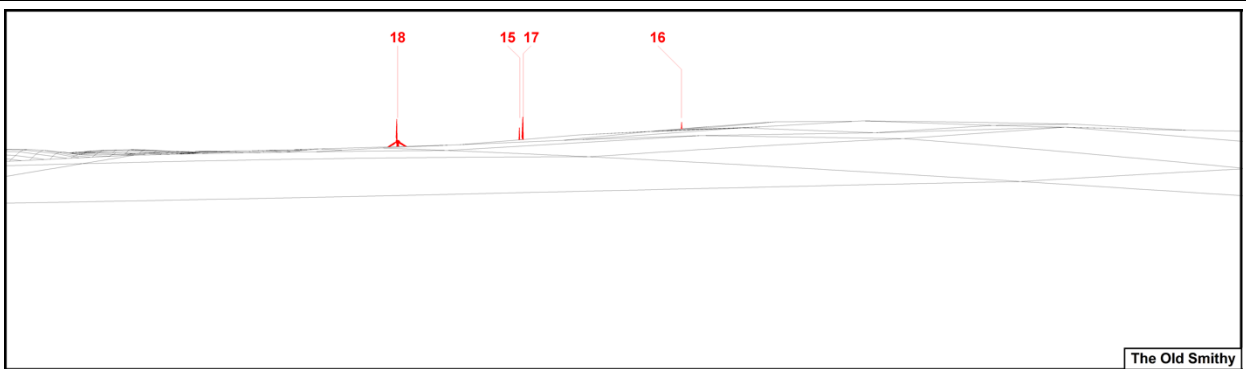
The properties within this group are located to the west of an unnamed lane. The closest dwelling, the most southerly of South Middleton Cottages (Property 24) lies approximately 2326 m from the nearest turbine (T17).

Beyond the grounds of these dwellings the landform generally is raised and of a landcover which comprises young mix deciduous/coniferous tree planting (seen, for example, within the image of Property 36). Dwellings which are further north within this group are afforded increased screening from the raised landform to their west. This can be seen by comparing the wireline for Property 24 with that of Property 25.

<p>The greatest potential visibility of the Proposed Development is indicated as being from Property 24, South Middleton Cottages, a terrace of 8 single storey cottages with small rear gardens. The wireline for Property 24 is from the most southerly point of these cottages and indicates 15 turbine hubs and blades as being potentially visible.</p> <p>The existing amenity for Properties 26 and 27 is such that their south-westerly aspects look into a number of farm buildings associated with Wester Middleton Farm. Distant views from properties to their north (Property 25 and 28) and 29 have south-westerly views screened by raised landform or intervening buildings and vegetation.</p>		
Views from within properties:	<p>As a worst-case views from South Middleton Cottages have potential for visibility of up to 15 turbines, and where the blade sweep may extend periodically above the horizon. There appears to be a moderate amount of garden vegetation and outbuildings within gardens of properties at South Middleton Cottages and which may enclose and filter wider views.</p> <p>Potential views from within the dwellings further north within the terrace will reduce as the screening of the local topography becomes more effective.</p> <p>Views of turbines from within Properties 25-29 within this group are unlikely, given screening of landform, farm buildings and vegetation.</p>	
Views from curtilages:	<p>For the southern properties at South Middleton Cottages there may be views which extend from the rear gardens and visibility reducing the further north within the row. For the most southerly cottage views would also be available to the south of the building, although it is noted that several outbuildings lie to the south of this property.</p>	
Views from along access:	<p>Direct to slightly oblique, open views from the southern side of the most southerly cottage within the terrace of South Middleton Cottages (Property 24), however access to the property frontages from the adjacent lane would be screened by the cottages.</p>	
Magnitude of change:	From Properties	<p>Property 24: Medium. Property 25: Very Low. Property 26: Very Low. Property 27: Very Low. Property 28: Very Low. Property 29: Very Low.</p>
	Curtilages	<p>Property 24: Medium. Property 25: Very Low. Property 26: Very Low. Property 27: Very Low. Property 28: Very Low. Property 29: Very Low.</p>
	Access	<p>Property 24: Low. Property 25: Very Low. Property 26: Very Low. Property 27: Very Low. Property 28: Very Low. Property 29: Very Low.</p>

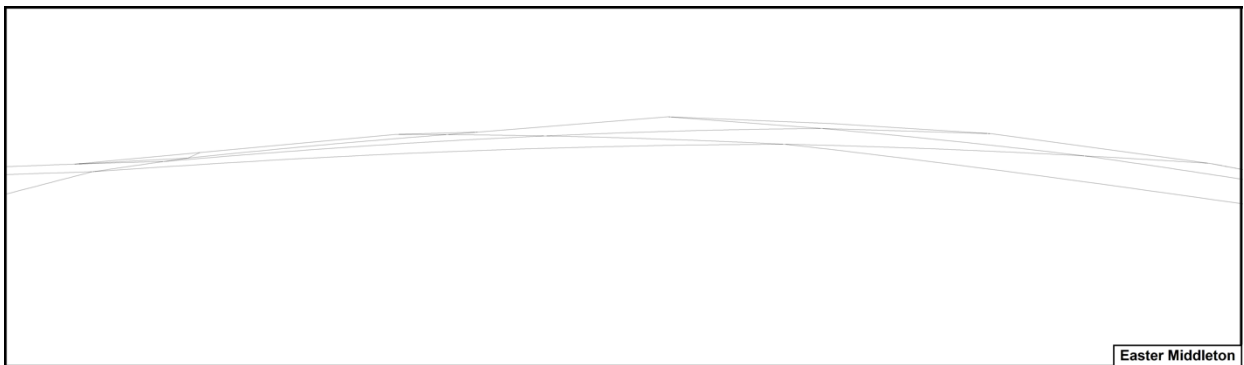
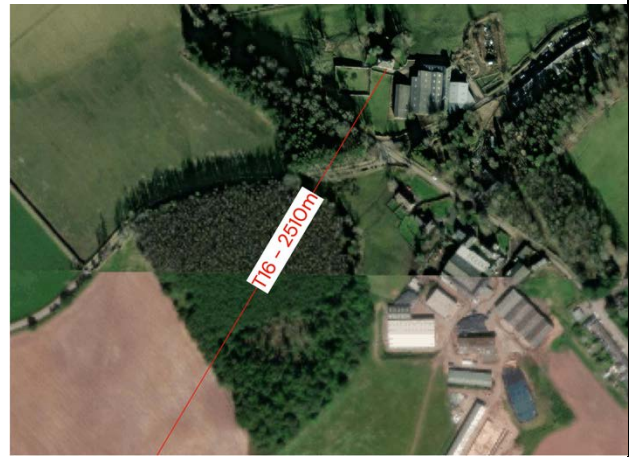
Level of effect:	From Properties	Property 24: Moderate, not significant. Property 25: Very Low. Property 26: Very Low. Property 27: Very Low. Property 28: Very Low. Property 29: Very Low.
	Curtilages	Property 24: Moderate, not significant. Property 25: Very Low. Property 26: Very Low. Property 27: Very Low. Property 28: Very Low. Property 29: Very Low.
	Access	Property 24: Minor, not significant. Property 25: Very Low. Property 26: Very Low. Property 27: Very Low. Property 28: Very Low. Property 29: Very Low.
Overbearing:	No, due to turbines at an oblique angle in views at a distance of more than 2 km and where turbines are set at a lower elevation than the dwellings. Intervening vegetation, topography and outbuildings also restrict potential visibility to the wider landscape.	

GROUP H: Property 29 - The Old Smithy



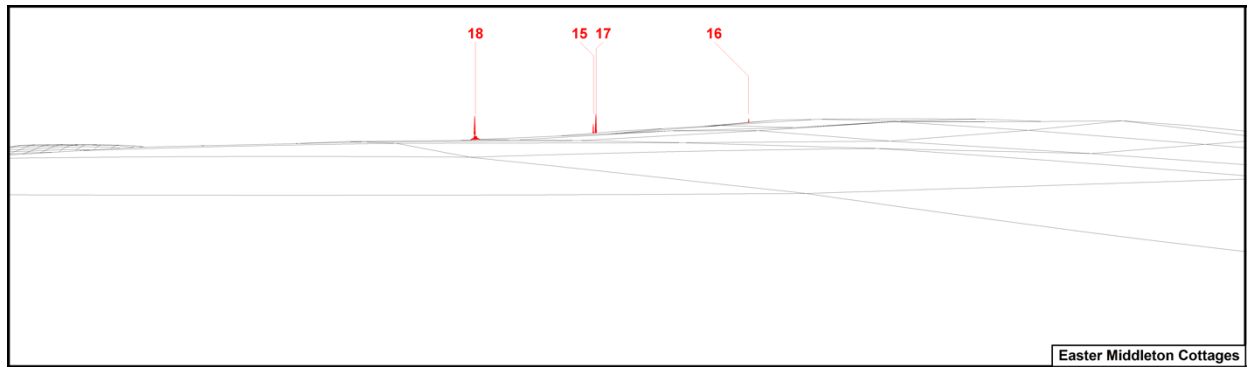
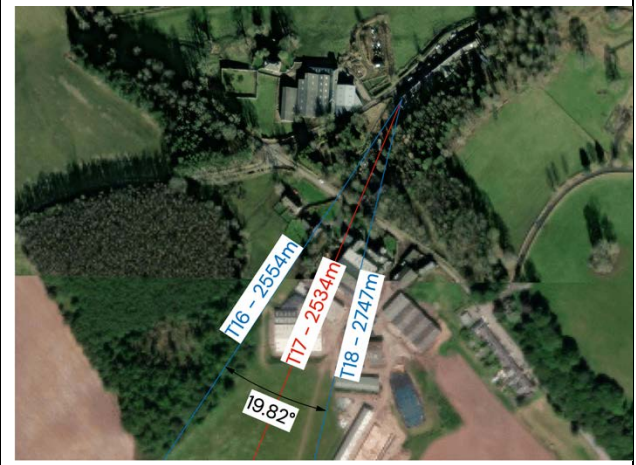
Property Type:	Single storey detached	Visible Wind Farm Extent:	20.63°
Grid Reference:	E336288; N658023	No. of Blade Tips Visible:	4
Elevation (AOD):	246 m	No. of Hubs Visible:	1
Orientation of facades towards Proposed Development:		Distance to Nearest Turbine:	2432 m (T17)

GROUP H: Property 30 - Easter Middleton



Property Type:	2.5 storey detached	Visible Wind Farm Extent:	N/A
Grid Reference:	E336191; N658149	No. of Blade Tips Visible:	0
Elevation (AOD):	238 m	No. of Hubs Visible:	0
Orientation of facades towards Proposed Development:	Front elevation to the SSW	Distance to Nearest Turbine:	2510 m (T16)

GROUP H: Property 31 - Easter Middleton Cottages



Easter Middleton Cottages

Property Type:	Single storey	Visible Wind Farm Extent:	19.82°
Grid Reference:	E336317; N658122	No. of Blade Tips Visible:	4
Elevation (AOD):	239 m	No. of Hubs Visible:	1
Orientation of facades towards Proposed Development:	SW gable elevation.	Distance to Nearest Turbine:	2534 m (T17)

GROUP H: ASSESSMENT

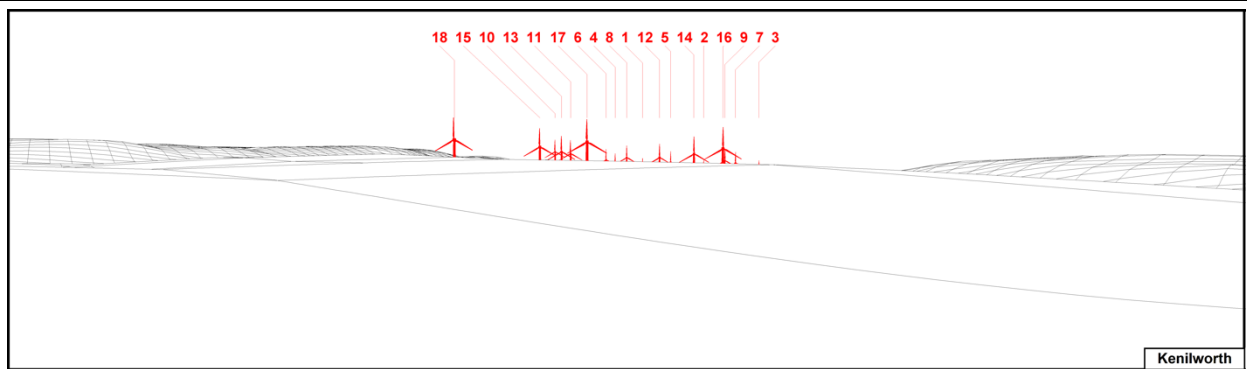
Existing Residential Visual Amenity

The properties within this group are located to the east and south minor roads. Easter Middleton house sits slightly down in the landscape, to the north-east of Property Group G. Topography and intervening trees and other buildings (Property Group G) prohibit views from these properties.

Views from within properties:	Views of turbines from within these properties are unlikely, given screening of landform, farm buildings and vegetation.
Views from curtilages:	Views of turbines from within these properties are unlikely, given screening of landform, farm buildings and vegetation.

Views from along access:	Views of turbines from within these properties are unlikely, given screening of landform, farm buildings and vegetation.	
Magnitude of change:	From Properties	Property 30: Very low. Property 31: Very low.
	Curtilages	Property 30: Very low. Property 31: Very low.
	Access	Property 30: Very low. Property 31: Very low.
Level of effect:	From Properties	Property 30: No effect. Property 31: No effect.
	Curtilages	Property 30: No effect. Property 31: No effect.
	Access	Property 30: No effect. Property 31: No effect.
Overbearing:	No	

Property 32 - Kenilworth



Property Type:	Two storey detached house	Visible Wind Farm Extent:	22.13°
Grid Reference:	E337015; N657799	No. of Blade Tips Visible:	18
Elevation (AOD):	236 m	No. of Hubs Visible:	13
Orientation of facades towards Proposed Development:	Rear elevation and gardens to the SW	Distance to Nearest Turbine:	2618 m (T17)

Existing Residential Visual Amenity

The property is a two-storey dwelling set back from the B7007 and enclosed by established trees. The dwelling is set within a small valley formed by a small burn. The view towards the property from the south-west is illustrated in the photo above. The house was not visible above the trees, suggesting that the views from the dwelling are effectively enclosed by its surrounding vegetation. The dwelling is of a south-western aspect, with the rear elevation facing towards the Proposed Development site. It's possible that during winter months there may be filtered views from the first floor to the wider landscape beyond the property curtilage.

Views from within property:	Filtered, slightly oblique to oblique views of the Proposed Development are available from windows on the south-western elevation of the Property and likely to be more available from the first floor during winter.
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Views from curtilage:	Filtered views may be available from the garden areas to the south-west of the dwelling.	
Views from along access:	Direct to slightly oblique, open views from the access track when approaching the property.	
Magnitude of change:	From Property	Actual visibility from south-western façade would be reduced due to the filtering provided by intervening row of trees in the foreground of the view, resulting in a low magnitude of change.
	Curtilage	Due to the location of the property set within a localised valley and the density of trees at the property boundaries, it is unlikely that the turbines would be a readily apparent new element within these well-screened views. The magnitude of change is Very Low.
	Access	The ground level falls from the access off the B7007. Trees which flank the western side of the Bleakley Burn are likely to offer some filtering of views towards the Proposed Development site. As a worst case, the magnitude of change is assessed as Low.
Level of effect:	From Property	Minor/no effect, not significant
	Curtilage	No effect, not significant
	Access	Minor, not significant
Overbearing:	No	

## 5 Summary and Conclusions

- 5.1.1 Tables 6.6.5 and 6.6.6 below summarise the predicted worst-case level of effect on visual amenity from properties within 2 km and between 2 km and 2.5 km respectively resulting from the Proposed Development, from any view from the house, curtilage or access from each privately-owned property that are understood to be in residential use.
- 5.1.2 Having undertaken an appraisal of the relationship between the Proposed Development and the privately-owned (not financially involved) residential properties within the 2 km RVAA study area, it is assessed that residents at three of the properties would experience a significant visual effect.
- 5.1.3 Of the properties located between 2 km and 2.5 km, nine would experience a significant visual effect from either the house, curtilage or access.
- 5.1.4 Although it is acknowledged that some properties within the RVAA study area would experience significant visual effects, it is not the case that any of the effects would be of such a scale so as to become dominant or overbearing.

Table 6.6.5 - Summary of the RVAA Effects on Properties within 2 km

No	Property Name	Sensitivity	Worst case Magnitude of Change	Worst case Level of Effect	Significant	Overbearing
1	Whitelaw	High	Medium	Moderate	Yes	No
2	3 and 4 Esperston Farm Cottages	High	Medium-high	Major	Yes	No
3	1 - 4 Esperston Quarry Cottages / Kiln Cottage	High	Low	Moderate/minor	No	No
4	Howburn Cottage	High	Medium-high	Moderate/major	Yes	No

Table 6.6.6 - Summary of the RVAA Effects on Properties between 2 km and 2.5 km

No	Property Name	Sensitivity	Worst case Magnitude of Change	Worst case Level of Effect	Significant	Overbearing
5	Huntly Cot	High	Medium/High	Moderate/major	Yes	No
6	Huntly Cot Cottage	High	Medium/High	Moderate/major	Yes	No
7	Huntly Cot Lodge	High	Medium/High	Moderate/major	Yes	No
8	Gladhouse Reservoir House	High	Very Low-Low	Minor	No	No
9	Stone Cottage	High	Medium	Moderate	Yes	No
10	White Cottage	High	Low	Minor	No	No
11	Small Cottage	High	Very Low	No Effect	No	No
12	Gladhouse Mains Cottage (no.1)	High	High	Major	Yes	No
13	Gladhouse Mains Cottage (no.2)	High	High	Major	Yes	No

14	Yorkston Cottages (No.5)	High	High	Major	Yes	No
15	North Cottage and Yorkston Cottages (No.s 1-4)	High	Medium	Moderate	No	No
16	Yorkston Farm Cottages	High	Medium-High	Moderate/Major	Yes	No
17	Shepherds Cottage	High	Medium-High	Moderate/Major	Yes	No
18	Yorkston Farm	High	Low	Minor	No	No
19	Outerston Cottages (No.1 and 3)	High	Medium-Low	Moderate/Minor	No	No
20	Thimble Cottage	High	Low	Minor	No	No
21	Outerston Farm	High	Low	Minor	No	No
22	Halkerston Farm	High	Medium	Moderate	No	No
23	Halkerston Farm Cottages	High	Low	Minor	No	No
24	South Middleton Cottages	High	Medium	Moderate	No	No
25	Wester Middleton Cottages	High	Very Low	No Effect	No	No
26	Wester Middleton Farm	High	Very Low	No Effect	No	No
27	Wester Middleton (Cartshed and Granary)	High	Very Low	No Effect	No	No
28	Grace View	High	Very Low	Minor	No	No
29	The Old Smithy	High	Very Low	No Effect	No	No
30	Easter Middleton	High	Very Low	No Effect	No	No
31	Easter Middleton Cottages	High	Very Low	No Effect	No	No
32	Kenilworth	High	Low	Minor	No	No

**Bold text indicates a significant effect**

**TORFICHEN WIND FARM  
EIA REPORT**

**APPENDIX 6.6 FIGURE 1**

**RESIDENTIAL  
PROPERTIES PLAN**

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**KEY**

- SITE BOUNDARY
- PROPOSED TURBINES
- STUDY AREA 2.5 KM
- DISTRICT BOUNDARY
- RESIDENTIAL PROPERTIES

BLADE TIP ZONE OF THEORETICAL  
VISIBILITY (180M)

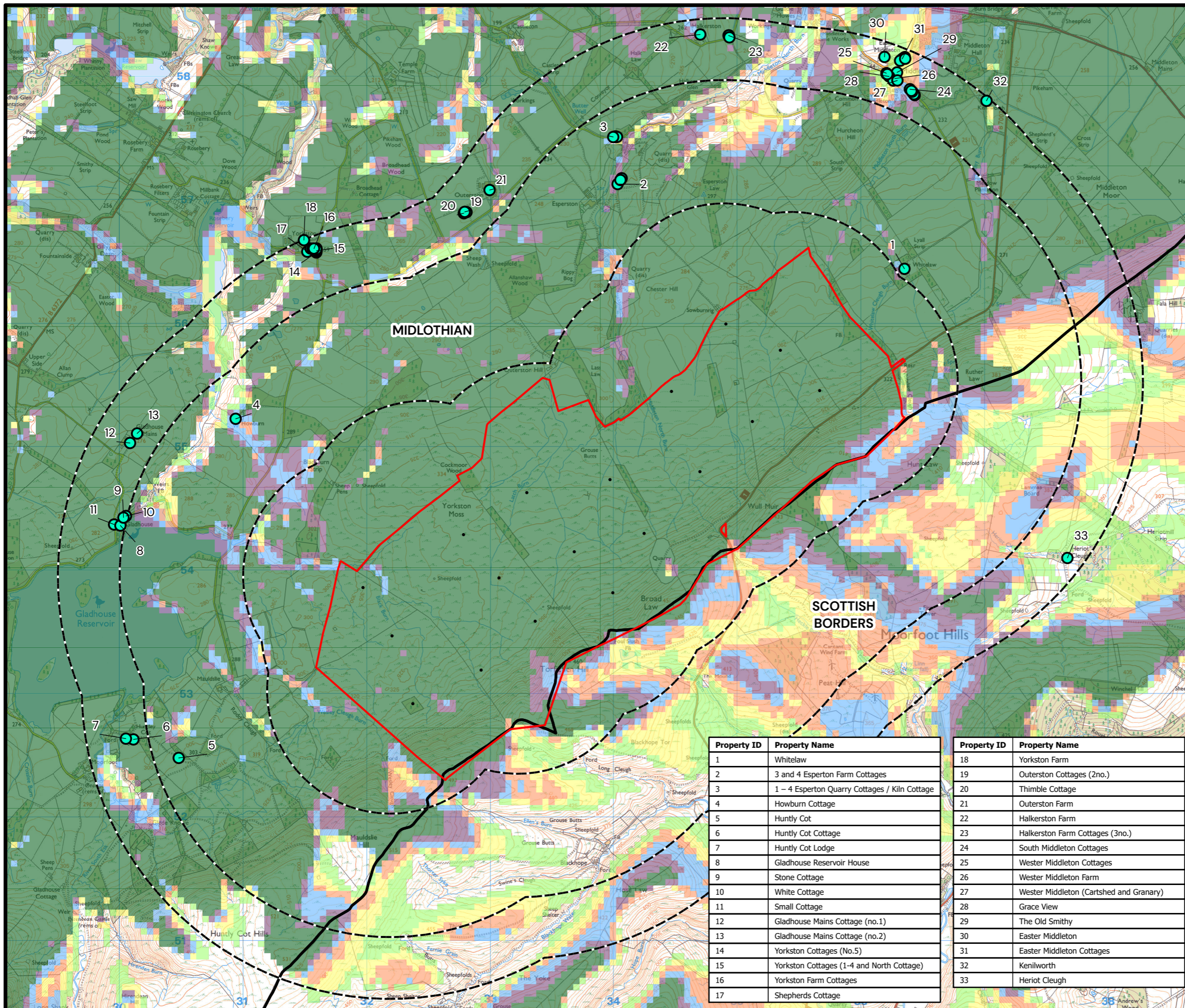
- 1 TO 3 TURBINES VISIBLE
- 4 TO 6 TURBINES VISIBLE
- 7 TO 9 TURBINES VISIBLE
- 10 TO 12 TURBINES VISIBLE
- 13 TO 15 TURBINES VISIBLE
- 16 TO 18 TURBINES VISIBLE



SCALE - 1:30,000 @ A3

**ENVIRONMENTAL IMPACT ASSESSMENT  
REPORT 2023**

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Property ID	Property Name
1	Whitelaw
2	3 and 4 Esperton Farm Cottages
3	1 - 4 Esperton Quarry Cottages / Kiln Cottage
4	Howburn Cottage
5	Huntly Cot
6	Huntly Cot Cottage
7	Huntly Cot Lodge
8	Gladhouse Reservoir House
9	Stone Cottage
10	White Cottage
11	Small Cottage
12	Gladhouse Mains Cottage (no.1)
13	Gladhouse Mains Cottage (no.2)
14	Yorkston Cottages (No.5)
15	Yorkston Cottages (1-4 and North Cottage)
16	Yorkston Farm Cottages
17	Shepherds Cottage

Property ID	Property Name
18	Yorkston Farm
19	Outerston Cottages (2no.)
20	Thimble Cottage
21	Outerston Farm
22	Halkerston Farm
23	Halkerston Farm Cottages (3no.)
24	South Middleton Cottages
25	Wester Middleton Cottages
26	Wester Middleton Farm
27	Wester Middleton (Cartshed and Granary)
28	Grace View
29	The Old Smithy
30	Easter Middleton
31	Easter Middleton Cottages
32	Kenilworth
33	Heriot Cleugh