

LD&DESIGN

Longcroft Wind Farm

Technical Appendix 6.3

Residential Visual Amenity Assessment

Contents

1.1. Introduction and Purpose	3
2.0 Methodology	4
2.1. Study Area and Scope of the Assessment.....	4
2.2. Evaluation of Baseline Amenity.....	5
2.3. Assessment of Likely Change to Visual Amenity	5
2.4. Further Assessment including RVAA Threshold.....	6
2.5. Approach to Cumulative Schemes	6
2.6. Distance and Direction	7
3.0 Assessment	8
3.1. Introduction.....	8
3.2. Initial Assessment	9
3.2.1. Construction Effects	9
3.2.2. Night-Time Effects	9
3.3. P1 – The Howe.....	22
3.3.1. Description of Baseline Visual Amenity.....	24
3.3.2. Likely Change to Visual Amenity	25
3.3.3. RVA Threshold Judgement.....	25
3.4. P2 – Tollishill Farmhouse.....	27
3.4.1. Description of Baseline Visual Amenity.....	29
3.4.2. Likely Change to Visual Amenity	30
3.4.3. RVA Threshold Judgement.....	31
3.5. P4 – Soonhope House.....	32
3.5.1. Description of Baseline Visual Amenity.....	34
3.5.2. Likely Change to Visual Amenity	35
3.5.3. RVA Threshold Judgement.....	35
4.0 Summary	37

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 and agreed as appropriate with the local planning authority and key stakeholders. This study area responds to the height of the proposed wind turbines which have maximum tip heights of 220m 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 6 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).

Ditcher Law Wind Farm is currently at the application stage and is located approximately 1.2-1.4km from two residential properties (P2 and P3). Should Ditcher Law Wind Farm and the proposed development be consented the properties would be located in close proximity to both wind farms, one to the east and one to west. As such cumulative effects with Ditcher Law Wind Farm are considered on properties P2 and P3 where relevant.

Several Rig, Addinston Hill and Hog Hill lie between Ditcher Law Wind Farm and the remaining properties, and would create sufficient separation, such that cumulative effects are unlikely to occur. Cumulative effects on these properties (P1, P4-P17) are not considered within this RVAA.

Cumulative effects with Dunside Wind Farm (Application) are not considered as it would be located on the opposite side of the proposed development to the residential properties, to the east of Fallago Rig (operational). Due to the distance and visual separation Dunside Wind Farm would not give rise to cumulative RVA effects.

No further cumulative developments have been identified as requiring additional consideration as part of this RVAA.

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 17 residential properties within the 2.5km study area. These properties are listed in Table TA5-3.1 and mapped on Technical Appendix 6.3 Figure 1 included within this report.

The assessment is supported by ZTV studies carried out as part of the main LVIA chapter (Figures 6.5 – 6.6), and an additional ZTV included as part of the RVAA (Technical Appendix 6.3 Figure 2) which is a reproduction of the information on Figure 6.6 with the residential context.

Analysis of the ZTV studies has shown that the majority of properties within the study area will experience theoretical views of the proposed development and are therefore included within this assessment.

Properties P3, P6, P15, P16 and P17 are shown to experience no theoretical visibility of the proposed development. These five properties are closely surrounded by mature vegetation, with P3 and P6 also located at the base of large hills; both factors would screen the proposed development in views from the properties, and they are not considered further within this assessment.

Table TA5-3.1: Properties located within the study area.

Identifier	Property Name	Included?
P1	The Howe	Yes
P2	Tollishill Farmhouse	Yes
P3	Dodcleugh	No
P4	Soonhope House	Yes
P5	Soonhope Cottage	Yes
P6	Longcroft Farm	No
P7	1 Longcroft Farm Cottages	Yes
P8	2 Longcroft Farm Cottages	Yes
P9	3 Longcroft Farm Cottages	Yes
P10	4 Longcroft Farm Cottages	Yes
P11	4 Addinston Farm Cottage	Yes
P12	3 Addinston Farm Cottage	Yes
P13	2 Addinston Farm Cottage	Yes
P14	1 Addinston Farm Cottage	Yes
P15	Addinston Lodge	No

P16	Addinston Farm	No
P17	Addinston Cottage	No

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.

Properties 7-10 are located on the site access route and will experience site traffic and equipment being transported directly in front of the properties. It is noted that construction effects comprise more than just visual matters (e.g. they also relate to noise and vibration) and these effects are covered in the appropriate chapters. These properties are owned by the proposed development’s landowner; however the tenants are not financially involved.

Other components typical of construction activity, including the site access, borrow pits, laydown areas and construction compounds will be located away from other 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.

Commented [CS1]: @jim. Do you want to delete this all-together? Will check if used in assessment.

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.



LONGCROFT WIND FARM

TECHNICAL APPENDIX 6.3 FIGURE 1

RESIDENTIAL PROPERTIES WITHIN 2.5KM

© CROWN COPYRIGHT, ALL RIGHTS RESERVED.
2023 LICENCE NUMBER 0100031673.

- Turbine Layout (135m hub, 220m)
- Proposed Tracks
- Proposed Substation Compound
- Proposed Battery Storage Compound
- Site Boundary
- Distance from Proposed Turbines (0.5, 1, and 2.5km)
- Cumulative Developments**
 - Fallago Rig (Operational)
 - Ditcher Law (Application)
 - Dunside (Application)
 - Southern Upland Way
- Scottish Borders Public Rights of Way**
 - Aspirational Core Path
 - Core Path
 - Permissive/Customary Path
 - Promoted Path
 - Right of Way
- Residential Properties**
 - Properties

0 0.5 1 1.5 km

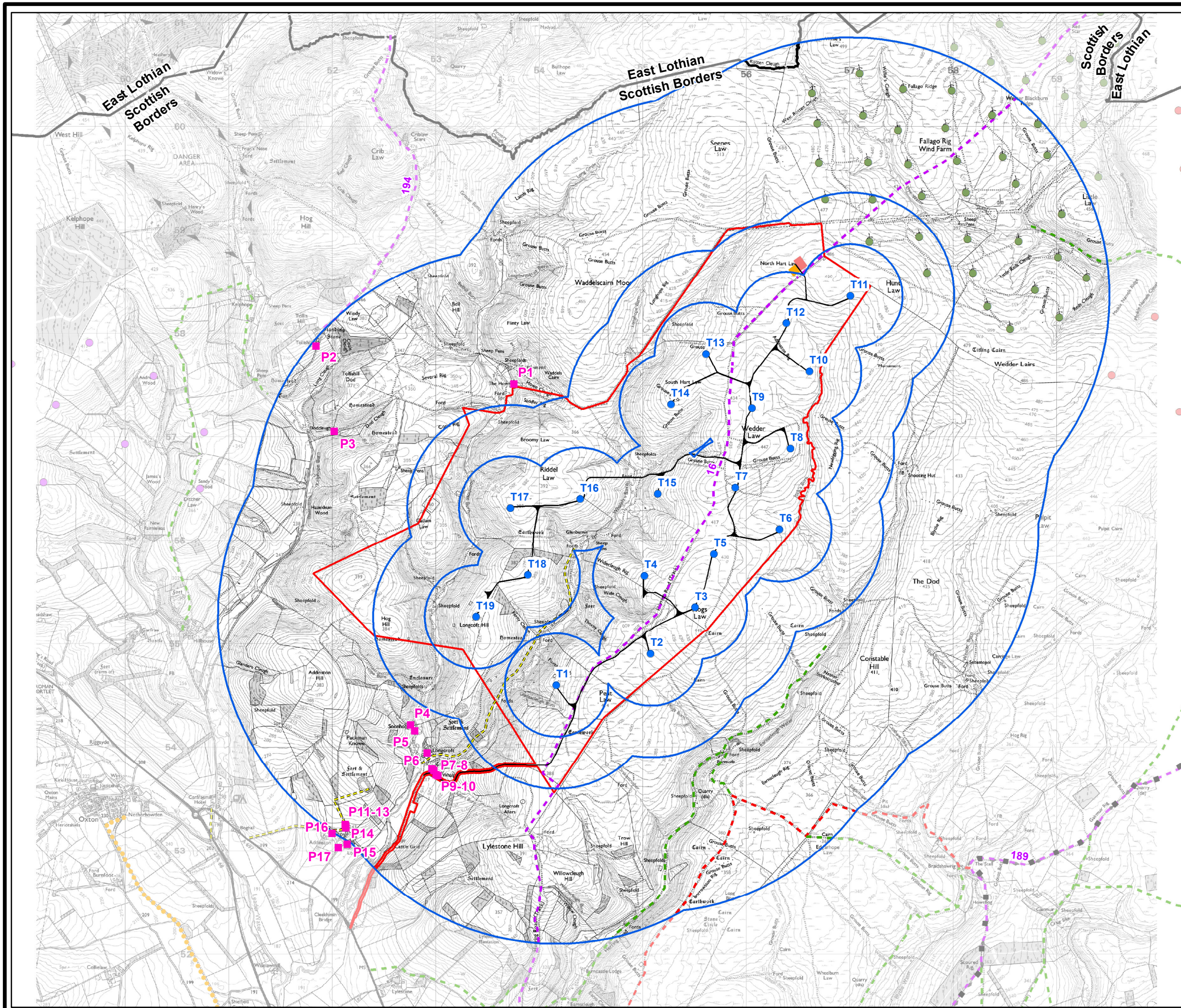
LAYOUT DWG: 04728-RES-LAY-DR-TE-002 T-LAYOUT NO: PSCOLCF009

DRAWING NUMBER: 8866_TA6-3_001

SCALE - 1:36,000 @ A3

ENVIRONMENTAL IMPACT
ASSESSMENT REPORT 2023

THIS DRAWING IS THE PROPERTY OF RENEWABLE ENERGY SYSTEMS LTD. AND NO REPRODUCTION MAY BE MADE IN WHOLE OR IN PART WITHOUT PERMISSION





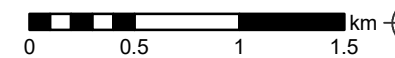
LONGCROFT WIND FARM

TECHNICAL APPENDIX 6.3 FIGURE 2

COMBINED RESIDENTIAL PROPERTIES & WOODLAND AND SETTLEMENTS ZTV STUDY

© CROWN COPYRIGHT, ALL RIGHTS RESERVED.
2023 LICENCE NUMBER 0100031673.

- Turbine Layout (135m hub, 220m)
- Site Boundary
- Distance from Proposed Turbines (0.5, 1, and 2.5km)
- Cumulative Developments**
 - Fallago Rig (Operational)
 - Ditcher Law (Application)
 - Dunside (Application)
- Residential Properties**
 - Properties
- Zone of Theoretical Visibility (ZTV)**
 - Hub
 - Blade Tip



LAYOUT DWG: 04728-RES-LAY-DR-TE-002 | T-LAYOUT NO.: PSCOLCF009

DRAWING NUMBER: **8866_TA6-3_002**

SCALE - 1:36,000 @ A3

**ENVIRONMENTAL IMPACT
ASSESSMENT REPORT 2023**

THIS DRAWING IS THE PROPERTY OF RENEWABLE ENERGY SYSTEMS LTD. AND NO REPRODUCTION MAY BE MADE IN WHOLE OR IN PART WITHOUT PERMISSION

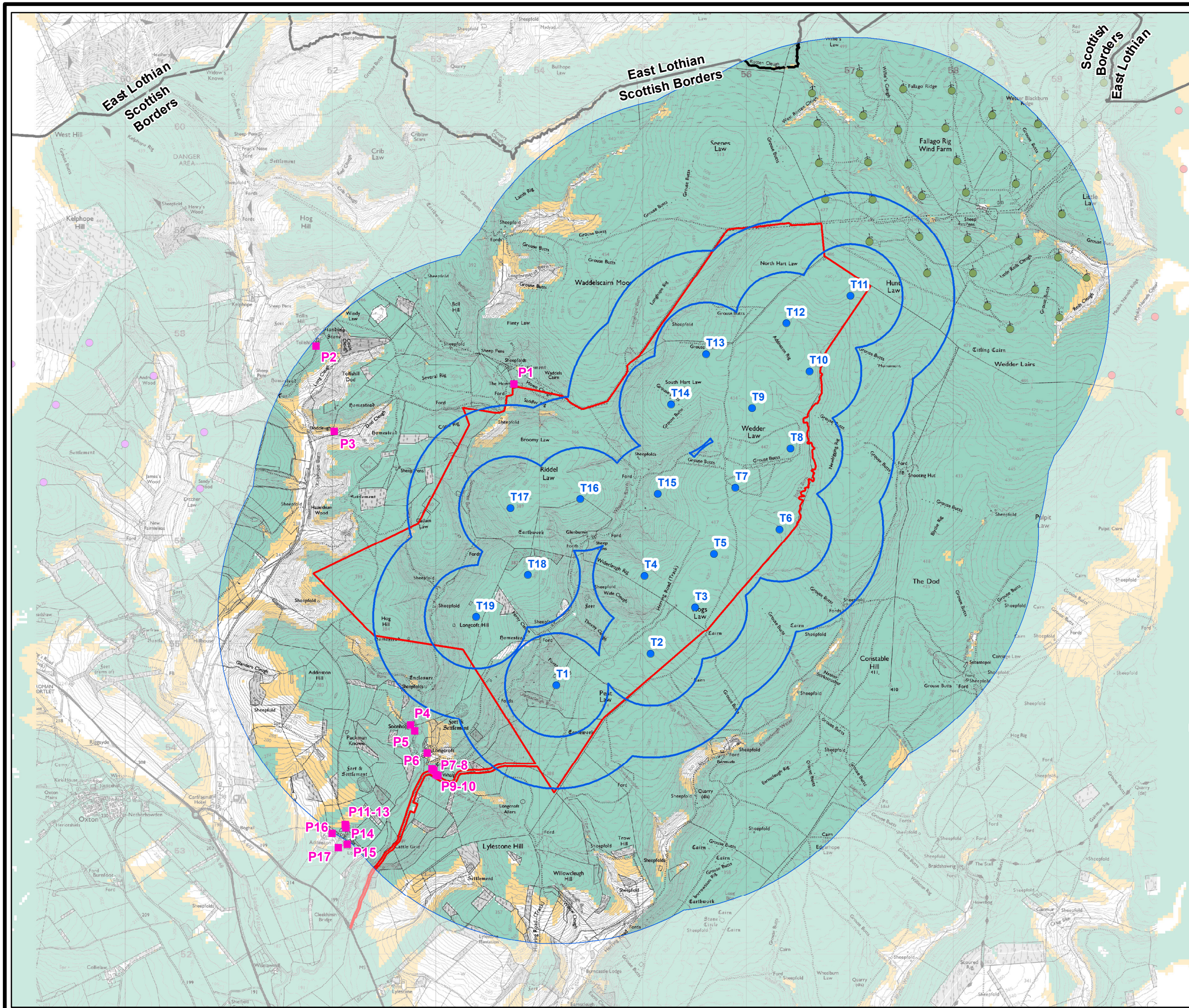


Table TA5-3.2: Initial Assessment

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
P1	The Howe	T17: 1.18km, south	<p>The Howe is a single storey property located within the U-shaped valley of Soonhope Burn. The steep sides of the valley rise around the property in all directions. The main aspect of the property looks south-south-west towards Several Rig and away from the proposed development. A fenced area of lawn is located to the south and west of the property. Existing electricity pylons are visible across the hilltops to the north of the property. Access is gained via a minor track to the west of the property.</p> <p>Visibility of the proposed development is unlikely to occur from the interior of the property due to the building’s orientation and the steep hills around the building. From the exterior of the property the proposed development will be clearly visible, with views primarily of T14, T16 and T17 seen partially screened behind the hills. The blade tips of T7 will also be visible. When approaching the property there will be increased visibility of the proposed development and all the turbines will be partially visible, except for T8, T10, T11, T12 and T13.</p> <p>At night, lighting on four turbines will be visible when approaching the property (T3, T15, T17, T19). From the garden, visibility of the lit turbines would reduce, such that only lighting on T17 is visible. Turbine lighting is not anticipated to occur from inside the property.</p>	High	Major	Yes

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			Further detailed assessment is required for this property and is provided on an individual property assessment sheet.			
P2	Tollishill Farmhouse	T17: 2.44km, south-east	<p>Tollishill Farmhouse is a single storey property located towards the top of Tollis Hill, on a minor road approximately 4.6km north of the A697. The property looks out across Cozie and Long Cleughs, steep sided V-shaped valleys, towards Tollishill Dod (hill) in the foreground. An area of coniferous woodland is visible at the head of the valley and the tops of distant hills are visible in the background behind Tollishill Dod.</p> <p>The primary façade faces south-south-east towards the southern end of the proposed development; there are windows on all aspects of the property and an extension to the front of the house with panoramic windows provides views to the east-north-east, south-south-east and west-south-west. The main garden is located to the front of the primary façade (south side). Access is gained via the main road and there is a small drive with sheds and kennels located on the eastern side of the property; this area is generally more screened with fencing and boundary vegetation.</p> <p>The full extent of the proposed development will be clearly visible from the eastern and southern sides of the property, including the drive, garden and from the extension with panoramic windows. From this property the turbines of the proposed development will be seen to be evenly spaced across the hillside and will form a balanced layout within the view. The proposed development will</p>	High	Major	Yes

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>be seen in the context of the existing Fallago Rig Wind Farm whose blades, and occasional nacelles and towers, are visible rising from behind the local hills.</p> <p>At night the full extent of turbine lighting will be visible.</p> <p>Cumulative effects will arise with Ditcher Law Wind Farm should this be consented. These turbines will be particularly visible along the access road and from areas to the south of the property. In combination effects will result in Large scale changes to the view from this property, changing the view from that of open hill tops to open hill tops with wind turbines. Turbines would occupy the majority of the primary view from this property, giving the impression of the property being surrounded by wind turbines.</p> <p>Further detailed assessment is required for this property and is provided on an individual property assessment sheet.</p>			
P4	Soonhope House	T19: 1.17km, north-east	<p>Soonhope House is located at the base of a steep sided U-shaped valley, adjacent to Soonhope Burn. The property has two storeys with a garden to the east and south. There are outbuildings to north and east of the property alongside a large, grassed bund to the north-east. The main aspect of the property faces south along the valley and away from the proposed development, however there are windows on all aspects of the property. The property is reached along a minor road that follows the route of Cleekhimin Burn along the valley floor; the road faces the proposed</p>	High	Major	Yes

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>development for the majority of its route when approaching the property.</p> <p>Visibility of the proposed development will be limited to turbines on Longcroft Hill and Riddel Law. Turbines on the eastern hills will be screened by the local topography. T19 will be wholly visible when looking north from this property, with T18 visible from the nacelle upwards and the blades and approximately half of the tower of T17 partially visible behind Longcroft Hill.</p> <p>Both T17 and T19 will have turbine lighting and at night this will be clearly visible on both turbines.</p> <p>Further detailed assessment is required for this property and is provided on an individual property assessment sheet.</p>			
P5	Soonhope Cottage	T19: 1.21km, north-east	<p>Soonhope is located directly to the south of P4. The property is a single storey building with a glazed conservatory attached to the south-west corner. There is an area of hardstanding to the south and a garden, composed mainly of large mature trees, to the north. The primary aspect of the property faces south along the valley and away from the Proposed development, internal and external views to the north are screened by the mature trees within the garden. Access to the property is gained along the same minor road as P4.</p> <p>Users of the property are likely to only experience views of the proposed development when driving towards the property down</p>	Medium-Low	Moderate	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>the minor access road. The mature trees within the garden will screen the majority of views of the proposed development from both internal and external areas of the property. Views when driving towards the property will be largely the same as those for P4, with T17, T18 and T19 visible to varying degrees on the local hills.</p> <p>At night lighting on T17 and T19 will be visible on approach to the property but will be screened from external and internal areas of the property.</p> <p>Due to the limited visibility of the proposed development from the house and grounds of this property it is considered that effects will not be so imposing as to be considered overbearing. The property is not considered further within this assessment.</p>			
P7	1 Longcroft Farm Cottages	T1: 1.39km, north-east	<p>Properties P7, P8, P9 and P10 are considered as a group, as the four properties experience a similar view and are a pair of adjacent semi-detached, single storey, cottages.</p> <p>These properties are located at the base of Whalp Law, a low hill in a valley at the base of Longcroft Hill. The properties have two main aspects, the front aspect which faces south-west along the valley, and the rear aspect which faces north-east towards the foot of Longcroft Hill. Fenestration on the other façades is limited to small windows on extensions to the rear of the buildings. Views from the rear of the properties are partially screened by Whalp</p>	High-Medium	Major-Moderate	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>Law, which rises sharply behind the properties. This is particularly apparent behind P8 and P9, however, the local hills are openly visible from both interior and exterior areas of the properties.</p> <p>The proposed development will be visible from the rear of the properties, both from internal rooms and the garden spaces, and from the drives and access road at the south of the properties. From these locations T1 will be fully visible on Peat Law approximately 1.39km behind the properties. The blades and nacelle of T2, alongside the blades of T3 will be visible behind the hillside.</p> <p>At night turbine lighting will be visible on T1 and may be partially visible on T3, dependant on the micro siting of the turbine.</p> <p>The access track passes in front of these properties and during the construction phase the properties will experience views of construction vehicles passing directly in front of the properties. Large scale, Short-term visual impacts will occur across a wide extent of the properties, giving rise to Medium magnitude, Major-Moderate and Adverse visual effects. Effects arising during the construction phase encompass wider matters (e.g. noise and dust) pertinent to Residential Amenity (i.e. not Residential <u>Visual</u> Amenity); this is noted within TGN 02/19 as being a planning matter to be considered by qualified planners and not within the</p>			

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>RVAA. Further details of construction stage effects on these properties can be found within the relevant chapters of the EIAR.</p> <p>Whilst the turbines are prominent within the view their numbers are limited and they form a discrete component within the wider view. There is sufficient separation between the turbines and the properties such that the effects will not be so imposing as to be considered overbearing. These properties are not considered further within this assessment.</p>			
P8	2 Longcroft Farm Cottages	T1: 1.44km, north-east	Refer to P7.	High-Medium	Major-Moderate	No
P9	3 Longcroft Farm Cottages	T1: 1.43km, north-east	Refer to P7.	High-Medium	Major-Moderate	No
P10	4 Longcroft Farm Cottages	T1: 1.43km, north-east	Refer to P7.	High-Medium	Major-Moderate	No
P11	4 Addinston Farm Cottage	T1: 2.44km, north-east	<p>Properties P11-P13 are part of the same building and form a continuous row of cottages to the south-west of the Site. The properties experience similar views and are therefore considered as a group.</p> <p>The properties are located on the edge of a small cluster of properties and farm buildings off the A697. The primary aspect of the properties faces west-south-west away from the proposed development. Each property has a garden in front of this primary</p>	Low-Negligible	Slight	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>aspect and P11 has an additional garden to the north; this garden has a belt of vegetation along the eastern boundary which would effectively screen views towards the proposed development. There is an unmetalled single-track farm road to the rear of the properties which runs between the houses and a belt of trees. These trees would effectively reduce visibility of the proposed development from the rear of the properties to partial, glimpsed views. When driving to the properties from the A697 the access track faces towards the Site, albeit at a greater distance, and there is visibility of the foreground hills until the settlement of Addinston is reached. Within this area mature trees screen the majority of views; close to the properties, there is a break in the trees where Lylestone Hill is visible.</p> <p>The proposed development is unlikely to be visible from the interior or exterior of the properties due to the belt of trees to the rear of the properties. From the unmetalled road behind the properties there may be glimpsed views of the proposed development between the trees; this will be limited to the blade tips of T1 and T2 seen above the block of woodland in the field to the east. A field gate to the south of the properties may afford more open views of T1-T3 and the blades of T19 which would also be visible behind the landform and local vegetation. There would be more open visibility of the proposed development from the access road, visibility will vary along the length of this track with the proposed development being increasingly screened as users</p>			

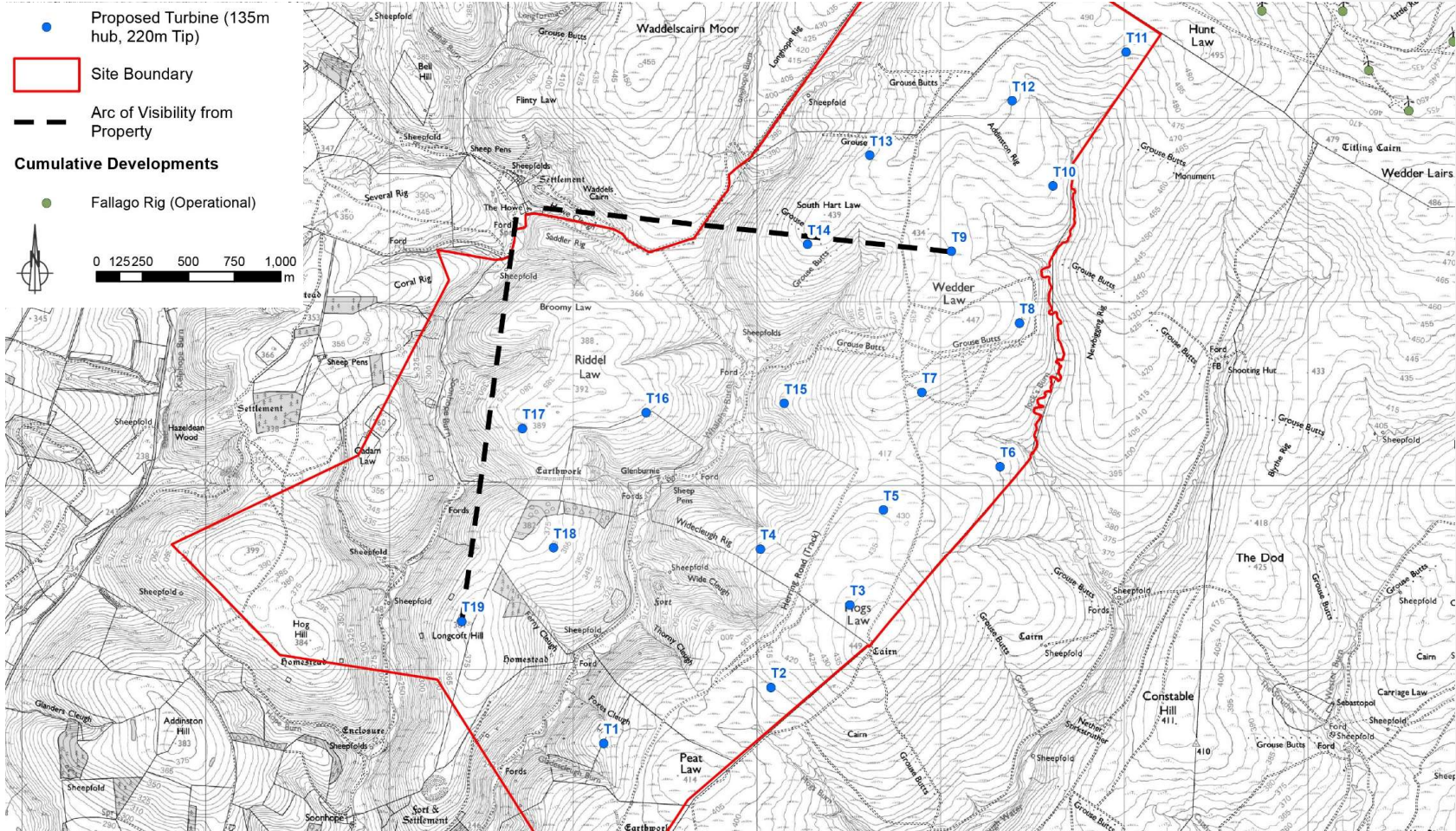
Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>approach the settlement of Addinston. At most 8 of the proposed turbines will be clearly visible and the further blade tips of approximately 6 turbines will be visible above the landform and vegetation. These views would not be present once the settlement of Addinston is reached.</p> <p>At night turbine lighting will be visible when approaching the properties along the access road and on T1 and T3 at the field gate to the south of the properties. Visibility will not be present from the properties. Lighting on T1 and T3 may also be visible in glimpsed views behind the trees from the unmetalled road behind the properties.</p> <p>Due to the limited visibility of the proposed development from the properties themselves it is considered that effects will not be so imposing as to be considered overbearing. These properties are not considered further within this assessment.</p>			
P12	3 Addinston Farm Cottage	T1: 2.44km, north-east	Refer to P10.	Low-Negligible	Slight	No
P13	2 Addinston Farm Cottage	T1: 2.44km, north-east	Refer to P10.	Low-Negligible	Slight	No
P14	1 Addinston Farm Cottage	T1: 2.45km, north-east	The property is a single storey bungalow located perpendicular to P11-13. The main aspect of the property faces south-south-east, with a secondary aspect facing north-north-west towards P11-13. These aspects face away from the proposed development. There	Low	Moderate	No

Identifier	Property Name	Nearest Turbine	Description	Magnitude of Change	Significance of Effects	Requires Further Assessment?
			<p>are minimal windows on the other aspects of the property. The property has an open garden to the south which affords views to east towards Lylestone Hill. The property is accessed along the same drive as P11-P13.</p> <p>Visibility of the proposed development, both during the day and night, will be largely the same as that from P11-P13 albeit more open views may be present around the south of the property in areas of the garden near the field gate. These views would be the same as described for P11-P13.</p> <p>Due to the limited visibility of the proposed development, and the sense of separation provided by both the landform and vegetation it is considered that effects on this property will not be so imposing as to be considered overbearing. This property is not considered further within this assessment.</p>			

In summary, the properties that experience the highest magnitude of effect are P1, P2 and P4 and are therefore assessed further as follows. .

3.3. P1 – The Howe





Longcroft Wind Farm: Landscape & Visual Impact Assessment
 Technical Appendix 6.3 – Residential Visual Amenity Assessment

P1: The Howe

Distance and direction to nearest turbine	1.18km, south (T17)
Approximate field of view	92°
Number of turbines visible	15
<hr/>	
Survey details	Property viewed from adjacent land

3.3.1. Description of Baseline Visual Amenity

The Howe is a single storey property located within the U-shaped valley of Soonhope Burn. The steep sides of the valley rise around the property in all directions. The main aspect of the property looks south-south-west towards Several Rig and away from the proposed development. A fenced area of lawn is located to the south and west of the property. Existing electricity pylons are visible across the hilltops to the north of the property. Access is gained via a minor track to the west of the property.



Image showing the primary aspect of The Howe in a view looking north-north-east

- Commented [CS2]: Helpful to say if this looks N/E/S/W?
- Commented [SH3R2]: added in



Image showing the side aspect of the property in a view similar to that from the approach road, from this view T14 and the blades of T7 will be visible above the hill behind the property

3.3.2. Likely Change to Visual Amenity

Visibility of the proposed development is unlikely to occur from the interior of the property due to the building's orientation and the steep hills around the building.

From the exterior of the property the proposed development will be clearly visible. Approximately half of T14 and the blades of T7 will be seen in views looking east. T16 and T17 will be seen partially screened behind the hills when looking to the south.

When approaching the property along the access track, there will be increased visibility of the proposed development and all the turbines will be partially visible, except for T8, T10, T11, T12 and T13. This view will vary dependant on how close the user is to the property.

At night, lighting on four turbines will be visible when approaching the property (T3, T15, T17, T19). From the garden visibility of the lit turbines would reduce, such that only lighting on T17 is visible. Turbine lighting is not anticipated to be visible from inside the property.

The magnitude of change will be High.

3.3.3. RVA Threshold Judgement

The existing pylons form a dominant vertical feature within the landscape around The Howe and on the more distant approach to the property the turbines at Fallago Rig are also visible.

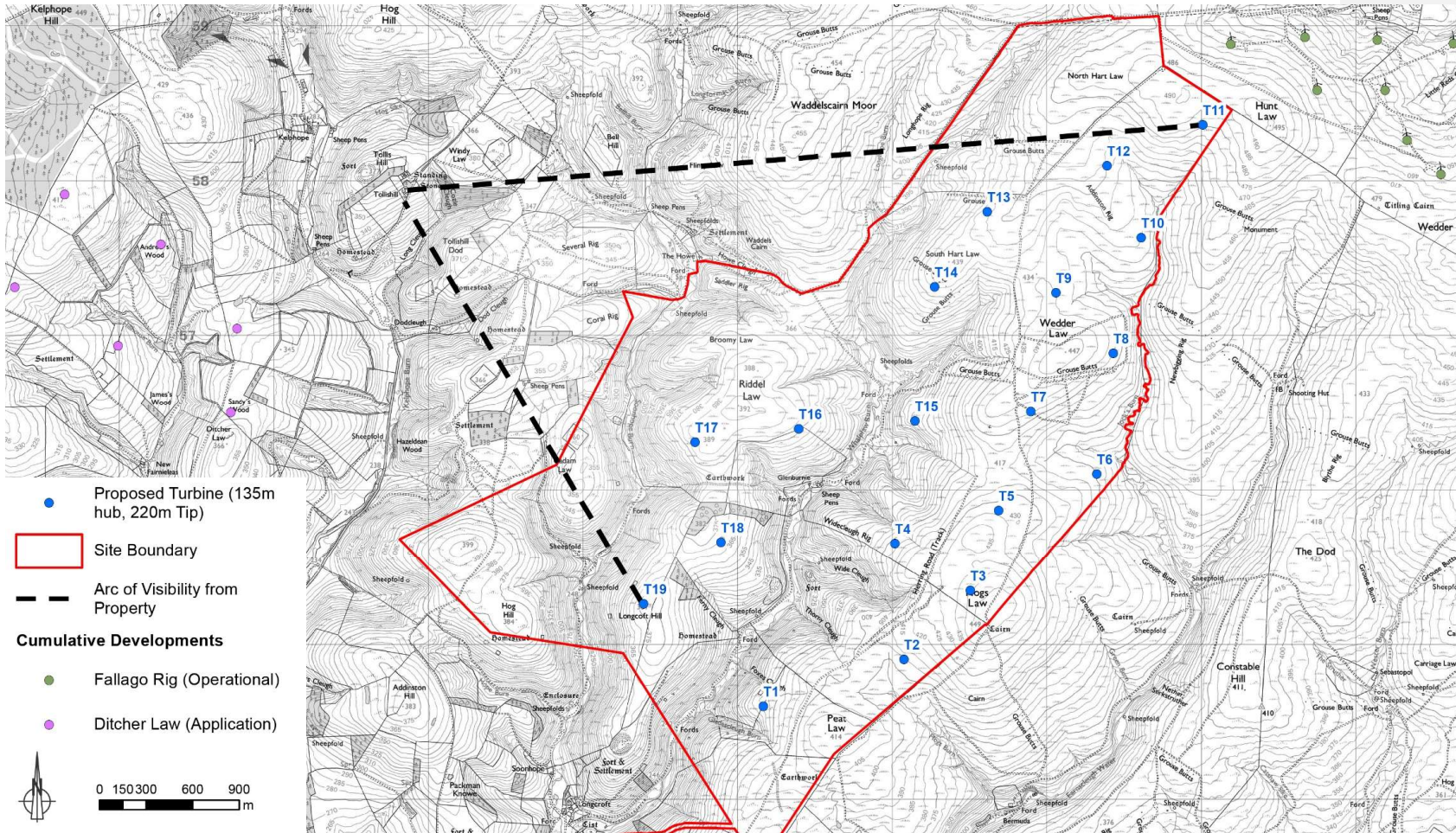
Views of the proposed development will not occur from the interior of the property and views from the immediate garden will be limited to a small number of turbines. From these areas the view will not appear imposing or overbearing and the turbines will be in keeping with the vertical scale of the existing electricity pylons. From the property the arc of visibility will be limited to approximately 92° and the wider view will remain open and uninterrupted. In views to the south the turbines will appear from behind the hillside and will not appear imposing or overbearing.

Wider visibility of the proposed development will be possible on the approach to the property. However, the proposed turbines will not form a wholly new feature within the landscape, as existing turbines at Fallago Rig are already present within the wider views.

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

3.4. P2 – Tollishill Farmhouse





P2: Tollishill Farmhouse

Distance and direction to nearest turbine	2.44km, south-east (T17)
Approximate field of view	64°
Number of turbines visible	19
Survey details	Property viewed from adjacent land

3.4.1. Description of Baseline Visual Amenity

Tollishill Farmhouse is a single storey property located towards the top of Tollis Hill, on a minor road approximately 4.6km north of the A697. The property looks out across Cozie and Long Cleughs, steep sided V-shaped valleys, towards Tollishill Dod (hill) in the foreground. An area of coniferous woodland is visible at the head of the valley and the tops of distant hills are visible in the background behind Tollishill Dod. Small scale overhead lines cross the view in on the opposite side of the road to the property and larger overhead electricity pylons are visible when looking up the road to the north-east.

The primary façade faces south-south-east towards the southern end of the proposed development; there are windows on all aspects of the property and an extension to the front of the house with panoramic windows provides views to the east-north-east, south-south-east and west-south-west. The main garden is located to the front of the primary façade (south side) and includes a tarmac drive on the southern side. Access is gained via the main road and there is a small drive with sheds and kennels located on the eastern side of the property which forms the primary entry point; this area is generally more screened with timber fencing and boundary vegetation above a low dry stone wall.



Image showing the primary aspect of Tollishill Farmhouse showing panoramic windows on the front extension and part of the formal gardens



Stitched imagery showing the side aspect of the property with the main drive and outbuildings

3.4.2. Likely Change to Visual Amenity

The full extent of the proposed development will be clearly visible from the eastern and southern sides of the property, including the drive, garden and from the extension with panoramic windows (see images). From this property the turbines of the proposed development will be seen to be evenly spaced across the hillside and will form a balanced layout within the view. Most of the turbines will appear partly behind the hillside and whilst the full rotor diameter will be visible for most turbines (T1, T2 and T18 are exceptions) the lower part of the tower will be screened on most turbines. The proposed development will be seen in the context of the existing Fallago Rig Wind Farm whose blades, and occasional nacelles and towers, are visible rising from behind the local hills.

The existing night time environment at this property is predominantly dark. Lighting at night will be very limited but may include that from isolated properties and vehicles moving within the landscape to the south. At night the full extent of turbine lighting will be visible.

The magnitude of change will be High.

Cumulative effects will arise with Ditcher Law Wind Farm should this be consented. These turbines will be visible to the south-west three of the turbines within the scheme will be clearly visible on the open fields below the property, the remaining turbines will be semi-screened behind the landform and plantation woodland directly west of the property. These turbines will be particularly visible along the access road, where visibility is likely to increase, and from areas to the south of the property. In combination effects will result in Large scale changes to the view from this property, changing the view from that of open hill tops to open hill tops with wind turbines. Turbines would occupy the majority of the primary view from this property, giving the impression of the property being surrounded by wind turbines. These turbines will also be lit and will increase the amount of lighting visible at night.

3.4.3. RVA Threshold Judgement

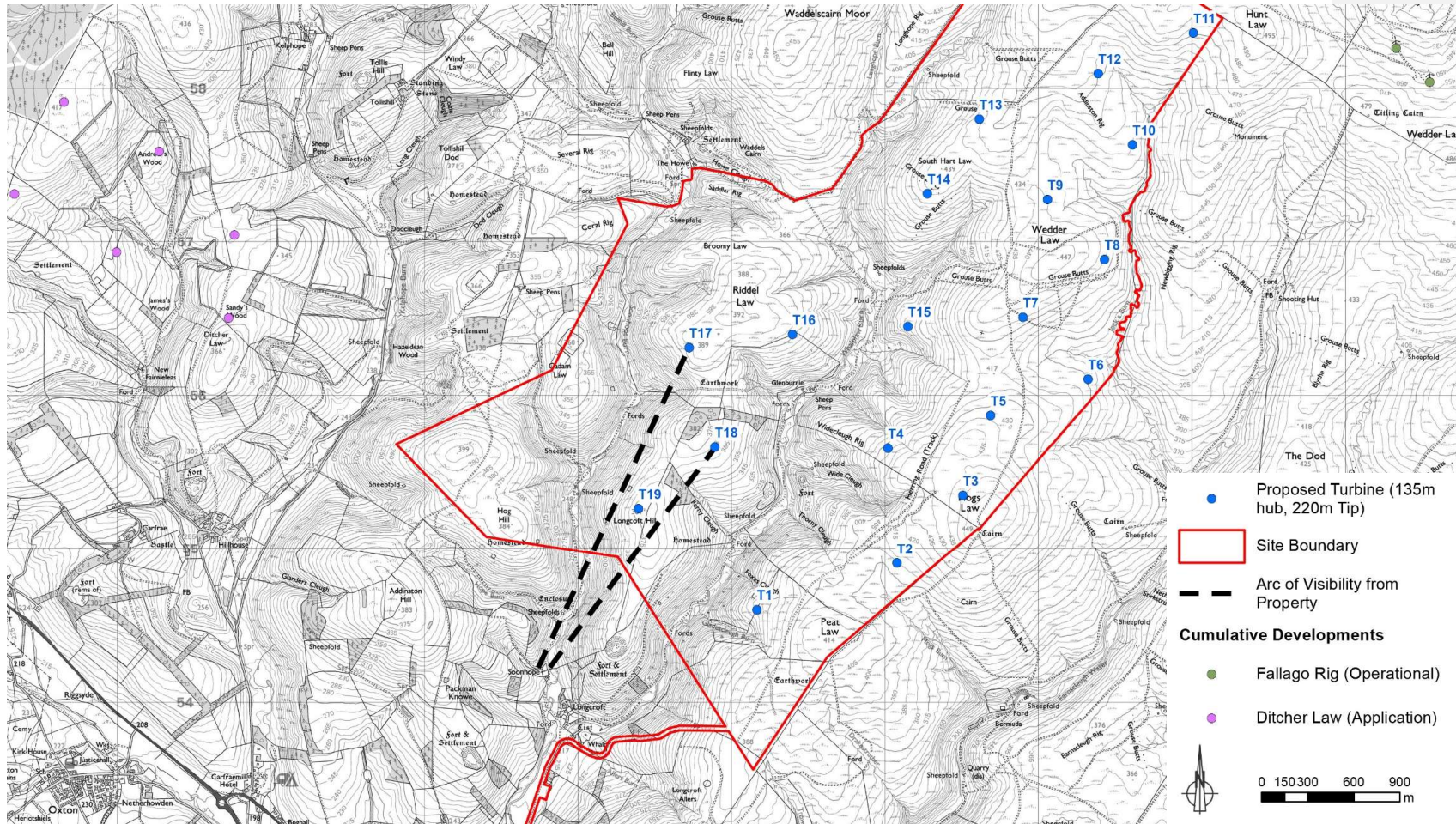
Whilst the full extent of the scheme will be visible from this property it is located sufficiently far away from the proposed development, such that the intervening rolling hills create a sense of visual separation. This is helped by the fact that the proposed development will be seen to be partly behind the hills within this view. Effects will not be so imposing as to be considered imposing or overbearing.

The in combination cumulative effects arising from the proposed Ditcher Law Wind Farm will mark a substantial change in the character of the view from this property. However, both sets of turbines would be located sufficiently far away that the effects will not be perceived as oppressive or overbearing within the context of an RVAA.

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

3.5. P4 – Soonhope House





P4: Soonhope House

Distance and direction to nearest turbine	1.17km, south (T19)
Approximate field of view	12°
Number of turbines visible	3
Survey details	Property viewed from adjacent land

3.5.1. Description of Baseline Visual Amenity

Soonhope House is located at the base of a steep sided U-shaped valley, adjacent to Soonhope Burn. The property has two storeys with a garden to the east and south. There are outbuildings to north and east of the property, alongside a large, grassed bund to the north-east. The main aspect of the property faces south along the valley and away from the proposed development. However, there are windows on all aspects of the property. The property is accessed from the rear and driveway is located on the north side of the house. The property is reached along a minor road that follows the route of Cleekhimin Burn along the valley floor; the road faces the proposed development for the majority of its route.



Image showing the rear aspect of Soonhope House which faces towards the proposed development



Image showing the side aspect of the property which faces east, away from the proposed development

3.5.2. Likely Change to Visual Amenity

Visibility of the proposed development will be limited to turbines on Longcroft Hill and Riddel Law. Turbines on the eastern hills will be screened by the local topography. T19 will be wholly visible when looking north from this property, with T18 visible from the nacelle upwards and the blades and approximately half of the tower of T17 partially visible behind Longcroft Hill. The turbines form a discrete group, occupying only 12° of the view; however, the view is funnelled towards the proposed development and the turbines will form the focal point in views from the rear of the property. The turbines are located on elevated land, forcing the viewer to look up towards the turbines.

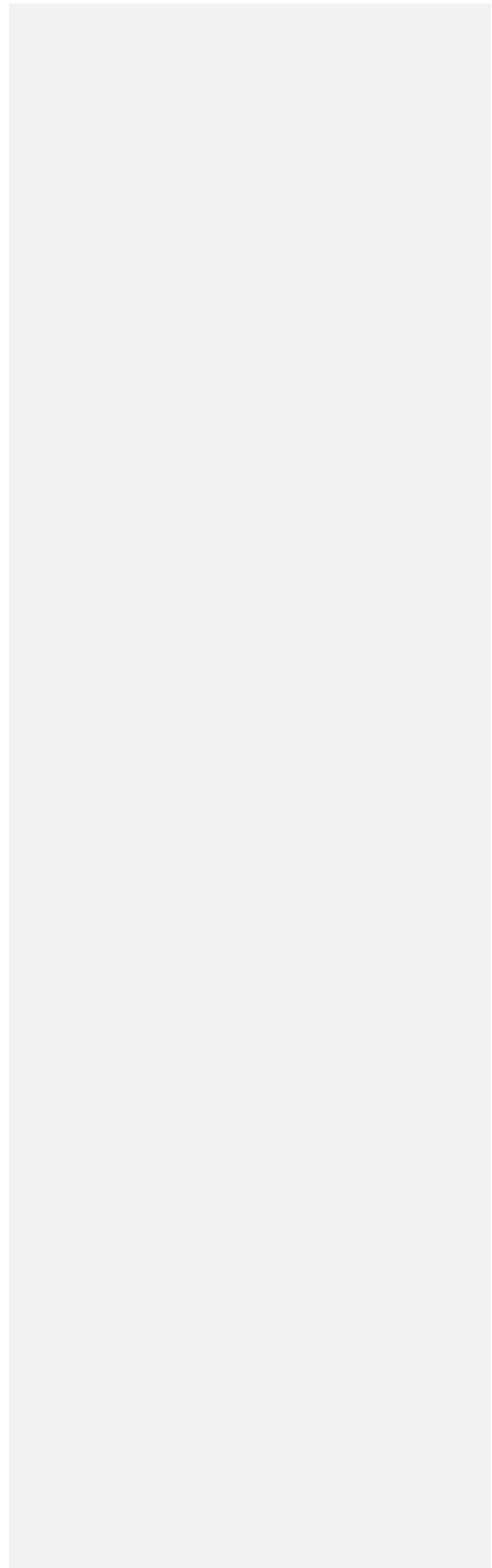
Both T17 and T19 will have turbine lighting and at night this will be clearly visible on both turbines. There will be little other exterior lighting within the wider view.

The magnitude of change will be High.

3.5.3. RVA Threshold Judgement

Of the three turbines visible within the view, T19 will be the most prominent, being wholly visible on elevated land within the funnelled view. Foreground features, including the local hill immediately north of the property and the bund within the northern extents of the property provide a dominant focal point within the foreground of the views. These features, combined with the distance between P4 and T19 are enough that the proposed development will not be perceived as imposing or overbearing.

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



4.0 Summary

There are 17 residential properties within the RVAA study area, of which 13 are located within areas showing theoretical visibility and are assessed within the RVAA. There are no properties that are financially involved with the proposed development.

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. These effects will be particularly noticeable from properties P7-P10, which are located on the site access route and will experience direct views of construction vehicles passing the properties. It is noted within the assessment that construction effects on these properties will encompass effects outwith the scope of this RVAA (i.e. matters of noise and vibration) and effects on the Residential Amenity of these properties is a matter to be considered in the round by qualified planners, as stipulated within the Technical Guidance Note for Residential Visual Amenity (TGN 02/19).

Operational effects will vary notably between residential properties due to the number and range of properties within the study area. The three properties with the highest magnitude of change are P1, P2 and P4. P2 was excluded from detailed assessment on the basis that the intervening landform creates sufficient visual separation between the property and the proposed development such that effects will not be perceived to be imposing or overbearing. Detailed assessment of P1 and P4 reached the same conclusion, and it was deemed that effects on these properties would not meet the Residential Visual Amenity threshold.

Cumulative effects will arise at P3 where the proposed development will be seen in combination with Ditcher Law Wind Farm, should both be consented. As discussed within the assessment, the cumulative effects would form a substantial change in the character of the view from this property. However, the distance between the property and the two schemes is sufficient such that effects on the property will not be deemed oppressive or overbearing.

The assessment concludes that the Residential Visual Amenity threshold will not be reached for any properties within the study area. Effects on all properties will not be sufficiently “oppressive” or “overbearing” that any property will be rendered an unattractive place in which to live.