

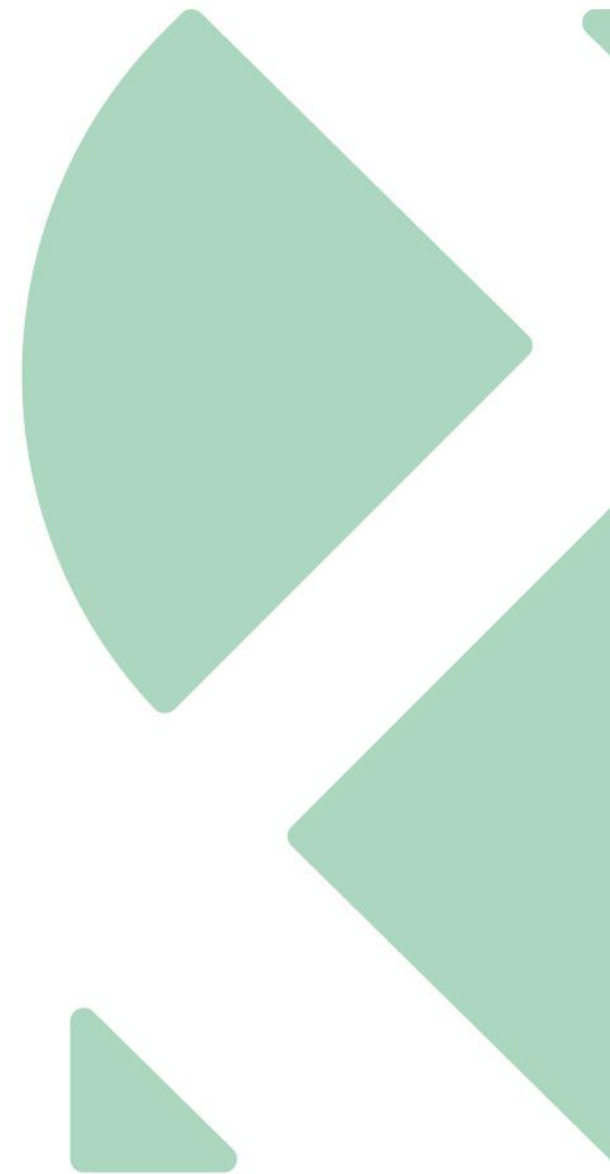
# SHERIDRIM RENEWABLE ENERGY DEVELOPMENT

## APPENDIX 7.7

### Residential Visual Amenity Assessment

Prepared for:

ScottishPower Renewables UK Ltd



## Appendix 7.7 RESIDENTIAL VISUAL AMENITY ASSESSMENT

### 1 Introduction

#### Background

- 1.1 This Residential Visual Amenity Assessment (RVAA) has been prepared by Stephenson Halliday in accordance with Landscape Institute Technical Guidance Note 2/19: *Residential Visual Amenity Assessment* (15 March 2019). The Technical Guidance Note (TGN) identifies that:

*“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is 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’.”*

- 1.2 It further notes that:

*“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ ...*

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

- 1.3 This assessment considers only what the resident may see from a property. Views or ‘visual amenity’ are just one component of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, etc., in addition to residential visual amenity. RVAA does not consider or provide information on other aspects of residential amenity and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
- 1.4 This assessment, and the process of RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of ‘Residential Amenity’ or ‘Living Conditions’. The point at which this happens is referred to as the Residential Visual Amenity threshold. This threshold is reached by informed professional judgement which takes into account planning precedent.

#### Approach

- 1.5 TGN 2/19 advocates a four step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
- 1.6 The fourth step involves a further assessment of the change to visual amenity of individual properties identified as “*having the greatest magnitude of change*” and identifying whether the RVA threshold is reached.

### 2 Methodology

#### Study Area and Initial Assessment

- 2.1 There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 2km has been agreed with A&BC, SNH and ECU during Scoping.
- 2.2 Within the RVAA study area all residential properties are identified. An initial appraisal is undertaken to identify those properties likely to experience the greatest effects, therefore requiring further detailed assessment, and those where effects would be less and unlikely to approach the RVA threshold. This process may draw on the findings of the LVIA as a starting point and is supplemented by other tools including ZTV maps, wirelines and field work.

#### Further Detailed Assessment

- 2.3 For those properties that have been identified at the initial stage as requiring further detailed assessment the process follows the following key stages:
- Evaluation of baseline visual amenity;
  - Assessment of likely change to the visual amenity of properties; and
  - Forming the RVAA judgement.
- 2.4 Properties are usually assessed individually but may be considered in groups where the outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the Site. Where properties are grouped for assessment this will be clearly identified and reasons for grouping described.

#### Baseline Visual Amenity

- 2.5 The existing baseline visual amenity is described for each property and is informed by desk study and field work. Site visits were undertaken on 15-16 July 2019 to all individual properties included within the detailed assessment are undertaken where access can be agreed with property owners. Where access is not possible this step is informed by visits to nearby publicly accessible areas. Visual amenity is described ‘in the round’ and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
- 2.6 It has been noted where the owners of a dwelling have a financial involvement in the project, however all properties have been treated equally in terms of the potential effects upon residential visual amenity.

#### Likely Change to Visual Amenity

- 2.7 The change to baseline views and visual amenity as a result of the proposed Development is described for each property and a judgement on the magnitude of effects likely to be experienced is provided. This may involve consideration of the following factors:

- Distance between the property and proposed Development and their relative locations (e.g. up/down hill);
  - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations;
  - Direction of view or aspect of property affected;
  - Extent to which the proposed development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden);
  - Scale of change to views, including the proportion of view occupied by the proposed development;
  - Compositional changes (e.g. loss/addition of landscape features such as woodland);
  - Contrast or integration of new features with the existing views;
  - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous);
  - Mitigation opportunities.
- 2.8 This stage may be supported by a range of visual aids as required including maps, ZTV studies, photography and visualisations. The choice of visual aids is determined on a case by case basis and may be informed by consultation. In line with best practice guidance<sup>1</sup> the type of visualisation should be proportionate to the nature of the proposed development and assessment stage.

#### **RVAA Judgement**

- 2.9 This final stage is concerned with identifying “*whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity*”. This is the key concern of RVAA and judgements on the RVA threshold are set out clearly and unambiguously.

#### **Cumulative**

- 2.10 RVAA is undertaken against the baseline, as described in the accompanying LVIA. As stated in the TGN, future cumulative visual effects are not assessed within the RVAA, as the focus of the RVAA is on the existing visual amenity.
- 2.11 In this case, the assessment also considers the effects of felling as much of the existing forestry within the RVAA study area is likely to be felled in the short to medium term as part of the ongoing cycle of commercial forestry.

#### **Distances/Directions**

- 2.12 Where distances and directions are given within the assessment, these are distances between the nearest part of the property (including the domestic curtilage) and the nearest turbine, unless explicitly stated otherwise. Distances given are rounded to the nearest 10 m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS).

- 2.13 Proposed turbine micro-siting allowances, in this case up to 50m, are discussed where relevant within this assessment.

## **3 Assessment**

### **Introduction**

- 3.1 **Figure 1** illustrates the 2 km RVAA study area and identifies all nearby residential properties. In total there are currently 13 residential properties located within the RVAA study area.
- 3.2 There is also extant Planning Permission in Principle for three further residential properties. These expire in April 2020 and are renewals of permissions; no further detail has been submitted in regards to Approval of Matters Specified in Conditions for any of the properties. Comments are made in relation to the three plot locations however no judgements are made in relation to the magnitude or level of effects as there is presently insufficient detail in relation to the proposals to inform this.
- 3.3 Two other properties identified by mapping and/or address data within the study area are observed to be derelict, Scotmill and Kilchamaig Cottage, and are not considered within this assessment.

### **Initial Assessment**

- 3.4 An initial assessment has been undertaken in order to identify those properties with the highest magnitude of change where there is potential for the RVA threshold to be reached. This is supported by the ZTV in Figure 1, wireline visualisations located within this document (Annexe 1) and Site visits undertaken to assess views from individual properties. Where it is identified that effects at properties have the potential to reach the RVA threshold this is identified and further detailed assessment is provided on individual property assessment sheets in the following section.
- 3.5 The initial assessment is provided in Table 3.1.

**Table 3.1: Initial Assessment**

Ref	Property	Comments	Magnitude of Change	Level of Effect
P1	Achaglass (within landownership)	This 1.5 storey detached house is currently undergoing renovation and is unoccupied. The property is situated in a remote location, accessed by estate tracks. Initial wirelines indicate a large number of turbines potentially visible. Further detailed assessment is provided on individual property assessment sheet.	Substantial	Major

<sup>1</sup> Technical Guidance Note 2/17: Visual representation of development proposals (March 2017). Landscape Institute.

Ref	Property	Comments	Magnitude of Change	Level of Effect
P2	Achavraid	This large, detached 2 storey dwelling is set within a large plot to the south east of the A83. The property is surrounded by plantation forestry which would entirely screen views of the proposed Development. However, forestry is likely to be felled in the near future and may result in open views of the proposed Development. The extent of visibility will depend on the rotation of forestry and if all is felled the magnitude of change is likely to increase notably and there is potential for the RVA threshold to be reached. Further detailed assessment is provided on individual property assessment sheet.	Slight at present  Would increase to Substantial with removal of forestry (refer to detailed assessment sheets)	Moderate at present  Would increase to Major with removal of forestry (refer to detailed assessment sheets)
P3	Glebe Cottage	The property is situated on the A83 adjacent to one of the proposed accesses with views from this house oriented to take advantage of across West Loch Tarbert. It comprises a single storey dwelling and gardens, currently surrounded by plantation forestry to the west, south and east which would entirely screen views of proposed turbines. The extent of visibility will depend on the rotation of forestry and if much of the forestry is felled, as indicated in the Felling Plan, it may result in views of the proposed Development. In this case the magnitude of change is likely to increase notably and there is potential for the RVA threshold to be reached. Further detailed assessment is provided on individual property assessment sheet.	Slight/Negligible at present  Would increase to Substantial-Moderate removal of forestry (refer to detailed assessment sheets)	Moderate/Minor at present  Would increase to Major/moderate with removal of forestry (refer to detailed assessment sheets)
P4	Leamnamuic	This is a 1.5 storey detached dwelling with outbuildings set within a large plot several hundred meters NW of the A83. Wirelines show only two blade tips potentially visible over landform. Site visit confirms vegetation surrounding property along with further intervening vegetation would entirely screen views of turbines. Excluded from detailed assessment.	Negligible	Negligible

Ref	Property	Comments	Magnitude of Change	Level of Effect
P5	Ardrowan (within landownership)	<p>This is a single storey dwelling situated on the A83 within a wooded plot. Recent felling along the southern boundary, near the house, has created a relatively open frontage onto the road while the eastern end of the plot has dense tree cover. Wirelines indicate the majority of turbines would be screened from view by intervening landform at this property. Of the turbines visible, T5 would be the most prominent and would potentially be visible from hub height upwards while another three turbines would be seen as blade tips only.</p> <p>Some views of these are likely to be possible from the driveway to the east of the house, windows on the southern (rear) elevation and from the garden area to the south of the house. Views would be partially screened by sheds/wood store and filtered through garden and roadside vegetation. The main garden area and public rooms within the property are located on the northern side, looking towards West Loch Tarbert, and are unlikely to experience views of the proposed development.</p> <p>Effects at this property would be very limited and would not approach the RVA threshold. Excluded from detailed assessment.</p>	Slight	Moderate
P6	Meadow View (within landownership)	<p>This single storey dwelling is situated on the A83 within mature gardens. Wirelines show three blade tips potentially visible over landform. Occasional views may be possible although a dense hedgerow along the southern boundary of the property along with roadside and other intervening vegetation mean these would be heavily filtered.</p> <p>Effects at this property would be limited and would not approach the RVA threshold. Excluded from detailed assessment.</p>	Negligible	Minor
P7	Gartnagrenach Lodge (within landownership)	This property comprises a single storey dwelling with a small wrap around garden, located down a lane to the north of the A83. Wirelines indicate the blades of three turbines would potentially be visible over landform from here. In reality deciduous woodland surrounding the property, including within the gardens of Ardrowan and Meadow View would entirely screen views from here.	Negligible	Negligible



Ref	Property	Comments	Magnitude of Change	Level of Effect
P8	Gartnagrenach Farm (within landownership)	<p>This comprises a single storey farm manager dwelling with yard space and small garden surrounding the house located down a track to the north of the A83. Wirelines indicate blade tips of three turbines may potentially be visible over landform from here.</p> <p>These would potentially be seen from the yard area, kitchen windows and other windows on the southern elevation. However, a hedgerow along the southern boundary and other intervening vegetation, including in and around the garden at Ardrowan, would partially screen or filter views. The main garden area and other public rooms are located on the northern side of the property, oriented to take advantage of views over West Loch Tarbert, and would have no visibility of the proposed development.</p> <p>Effects at this property would be very limited and would not approach the RVA threshold. Excluded from detailed assessment.</p>	Slight/ Negligible	Moderate/ Minor
P9	Gartnagrenach House (within landownership)	<p>This property comprises a large 2.5 storey dwelling and outbuildings set within extensive grounds down a track to the north of the A83. The main house is oriented to take advantage of views across West Loch Tarbert with main elevations aligned NW and SE and not oriented towards the Site.</p> <p>Initial wirelines indicate blade tips of 3-4 turbines may be visible over landform from here although dense deciduous woodland to the south of the property would entirely screen views.</p> <p>Effects at this property would be very limited and would not approach the RVA threshold. Excluded from detailed assessment.</p>	Negligible	Negligible

Ref	Property	Comments	Magnitude of Change	Level of Effect
P10	Grassfield Farm	<p>This is a large 2 storey detached dwelling located adjacent to large barns/farm buildings. It is located down a long track to the south of the A83.</p> <p>The main elevation faces north, taking advantage of views towards West Loch Tarbert, although there are also large picture windows on the western elevation facing towards part of the Site. To the south of the property young forestry provides some screening which will increase as it matures while to the west mature forestry provides notable screening. However, due to the rotation of forestry, when this is felled views would open up towards the Site.</p> <p>Wirelines indicate that five turbines would be visible while further blade tips would also be seen above topography; the extent of visibility will depend on the rotation of forestry. Further detailed assessment is provided on individual property assessment sheet.</p>	Substantial/ Moderate at present  (refer to detailed assessment sheets)	Major/ Moderate at present  (refer to detailed assessment sheets)
P11	Ashnacloed Cottage	<p>This is a single storey farm workers dwelling located down a long track to the north of the A83. It includes a yard area and outbuildings to the SW of the main dwelling and there is a derelict house (Kilchamaig Cottage) located immediately NE.</p> <p>Wirelines indicate the blades of a number of turbines would be visible over the landform from here although intervening vegetation on rising ground to the south is likely to screen or heavily filter views. It is unlikely there would be any visibility of the proposed development from the house although the yard area is more open and Sheirdrim Hill can be seen at present. Some partially screened or filtered views of turbine blades may be visible from the yard area to the SW of the house.</p> <p>Effects at this property would be limited and would not approach the RVA threshold. Excluded from detailed assessment.</p>	Slight	Moderate

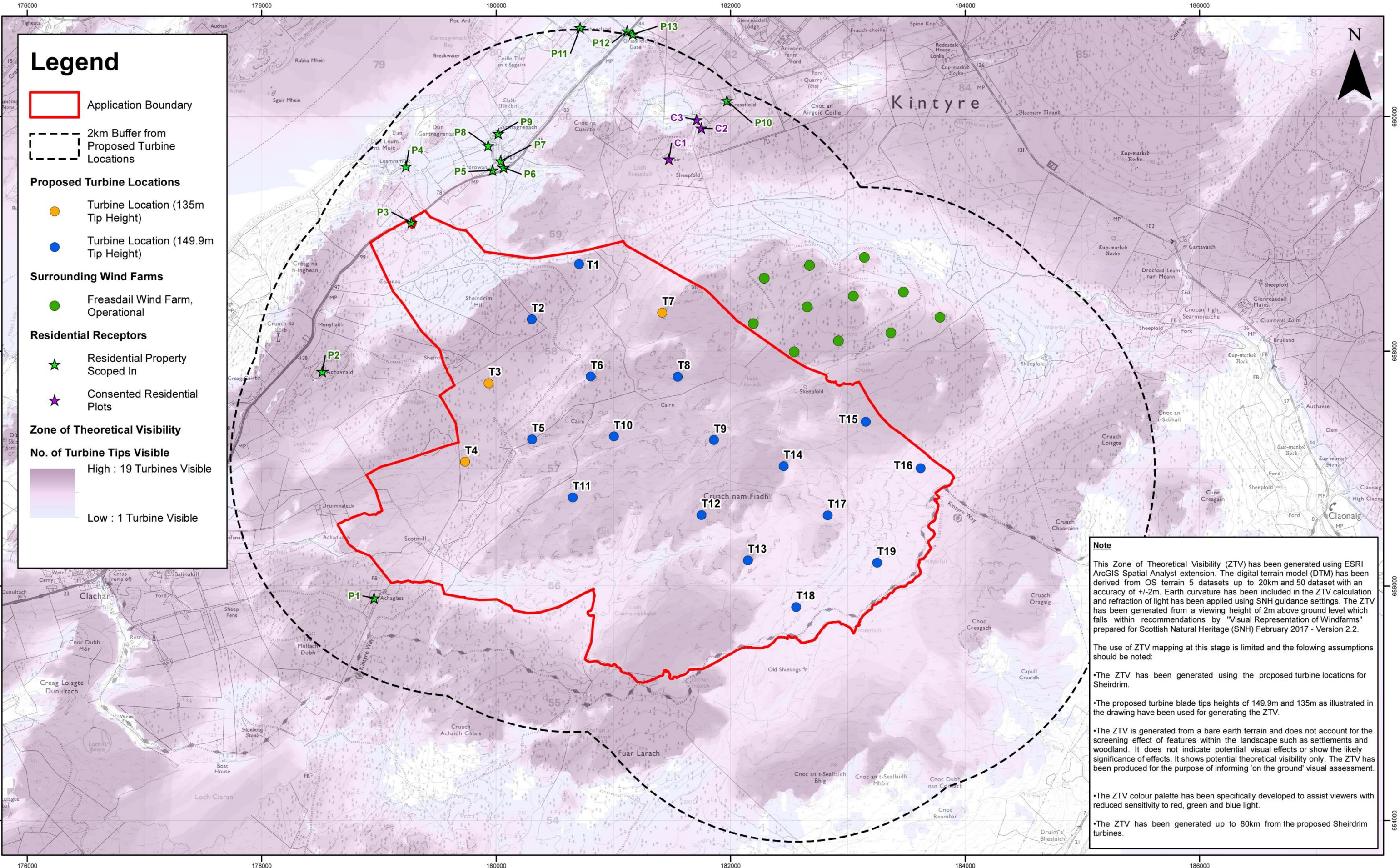
Ref	Property	Comments	Magnitude of Change	Level of Effect
P12	Kilchamaig Gate	<p>This is a single storey detached dwelling set within a large mature garden located on the A83. The main elevations are oriented NE/SW and not towards the Site.</p> <p>Initial wirelines indicate only the blade tips of two turbines would potentially be visible over intervening topography. Garden and roadside vegetation are likely to screen views from the house although there may be some filtered views from the garden area to the SW of the house.</p> <p>Effects at this property would be limited and would not approach the RVA threshold. Excluded from detailed assessment.</p>	Slight/ Negligible	Moderate/ Minor
P13	Birchfield	Property entirely outside of ZTV. There would be no views of the proposed Development from this property.	Negligible	Negligible
C1	House Plot 1	This consented development plot is situated at the eastern tip of Loch Freasdail. It has open views across the loch but is surrounded by forestry. It is likely any dwelling would be constructed to take advantage of views across the loch and would not have main elevations oriented directly towards the Site. Views of the proposed Development are likely to be oblique and the extent of visibility would depend on the rotation of forestry in close proximity.	N/A	N/A
C2 & C3	House Plots 2 & 3	These two consented plots are within the edge of an area of existing forestry, extending south, which may require felling in order to construct. They are situated on rising ground with more open views to the north towards West Loch Tarbert. It is likely that any dwellings would be constructed to take advantage of these northerly views and would have main elevations facing away from the proposed Development.	N/A	N/A

3.6 Further detailed assessment is provided for the following properties the remaining properties have been scoped out of further assessment because they might approach the Residential Visual Amenity Threshold:

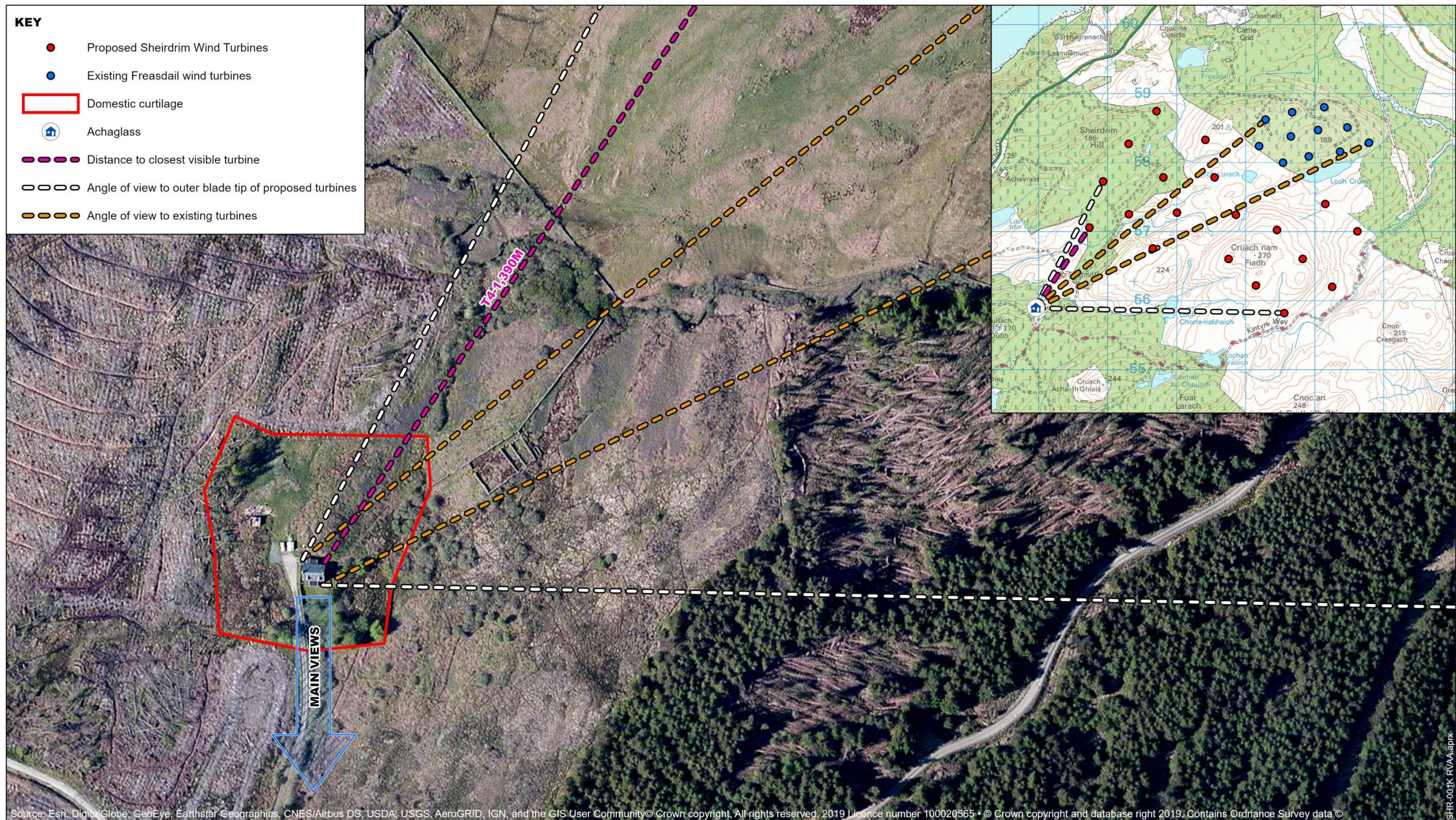
- P1 Achaglass
- P2 Achavraid
- P3 Glebe Cottage
- P10 Grassfield Farm

3.7 This is presented on individual assessment sheets on the following pages.









## P1 Achaglass



<b>PROPERTY NAME:</b>	Achaglass
<b>PROPERTY REFERENCE:</b>	P1
<b>DISTANCE TO NEAREST TURBINE:</b>	1.4km
<b>ORIENTATION OF FRONTAGE</b>	South
<b>DIRECTION TO TURBINES:</b>	North-east
<b>RESIDENT DETAILS:</b>	Financially involved
<b>SURVEY DETAILS:</b>	Granted access to all external areas of property

**Baseline Visual Amenity:**

The detached house sits within a large curtilage with scrubby vegetation and small trees to the perimeter with a smaller formal walled garden defined by a stone wall and post and wire fence located immediately in front of the house to the south. The access drive to the property runs along the eastern side of the garden area and terminates in an open parking area to the north-west of the house. The house is currently vacant and undergoing renovation and the external areas are unmanaged and generally overgrown.

To the immediate north of the house there is a large mounded landform that entirely obstructs views from the house in this direction. The main elevation and windows on the house face south and away from the Site although there are some small windows on the eastern elevation that look towards the Site. Views from external areas are varied; from the driveway and main garden area, the house, trees and other vegetation provide some screening or filtering of views towards the Site while from the parking area views are more open. The only area within the curtilage likely to have unobstructed views towards the Site is the north-eastern corner although this is marshy ground and unlikely to be in frequent use. Existing turbines at Freasdale can be seen from the more open parts of the property.

**Likely Change to Visual Amenity:**

Views of the proposed Development from the house would be very limited with only two small windows on the east façade oriented such that views may be possible although these would look directly towards turbines. The mounded landform to the rear of the property would screen potential views from windows on the north façade while the other facades face away from the Site. Views would be more open from the main garden and surrounding curtilage.

The main garden, to the front of the house, would have views of turbines in the southern part of the Site although some of these would be partially screened or filtered through intervening vegetation. These would mostly be 3 km or more from the property with the closer turbines in the northern part of the Site screened by the house and mounded landform; similar views would also be possible from the driveway/track approaching the property. Views from the north western part of the property, around the parking area to the west of the house, are more open and look out along the valley to the SE of Sheirdrim Hill. Here, Solar Array 2 would be seen in the open foreground with turbines and tracks just beyond within about 1.4 km and extending around to occupy an arc of view of around 80°. Solar Array 1 is also likely to be visible to the north on the slopes of Sheirdrim Hill Micro-siting of the closest turbines (T4 and T11) would be limited in the direction of this property so they would not be moved closer than currently illustrated.

**Magnitude of Change:** Substantial      **Level of Effect:** Major

**Construction Effects:** The ground level construction activity would be located over 1.4 km away and the scale of change would be considered to be Small in scale over a Localised extent (given the screening by local landform) in the Short term. Accordingly, the magnitude of change would be considered to be Slight/negligible, which gives rise to a Moderate/minor effect which would be Not Significant.

**RVAA Judgement:**

Turbines would become a more prominent feature in some views from this property although there are areas where views are much more limited. Where openly visible, the nearer turbines would appear very large although not out of character, given the presence of existing turbines within views. Considering the separation distance, in excess of 1.4km and extent of screening by local landform, it is concluded that the turbines would not be present in such number, size and proximity that they would represent an unpleasantly overwhelming or unavoidable presence in main views from this dwelling. Although visual effects would be Major they would not be sufficient to trigger the Residential Visual Amenity threshold.

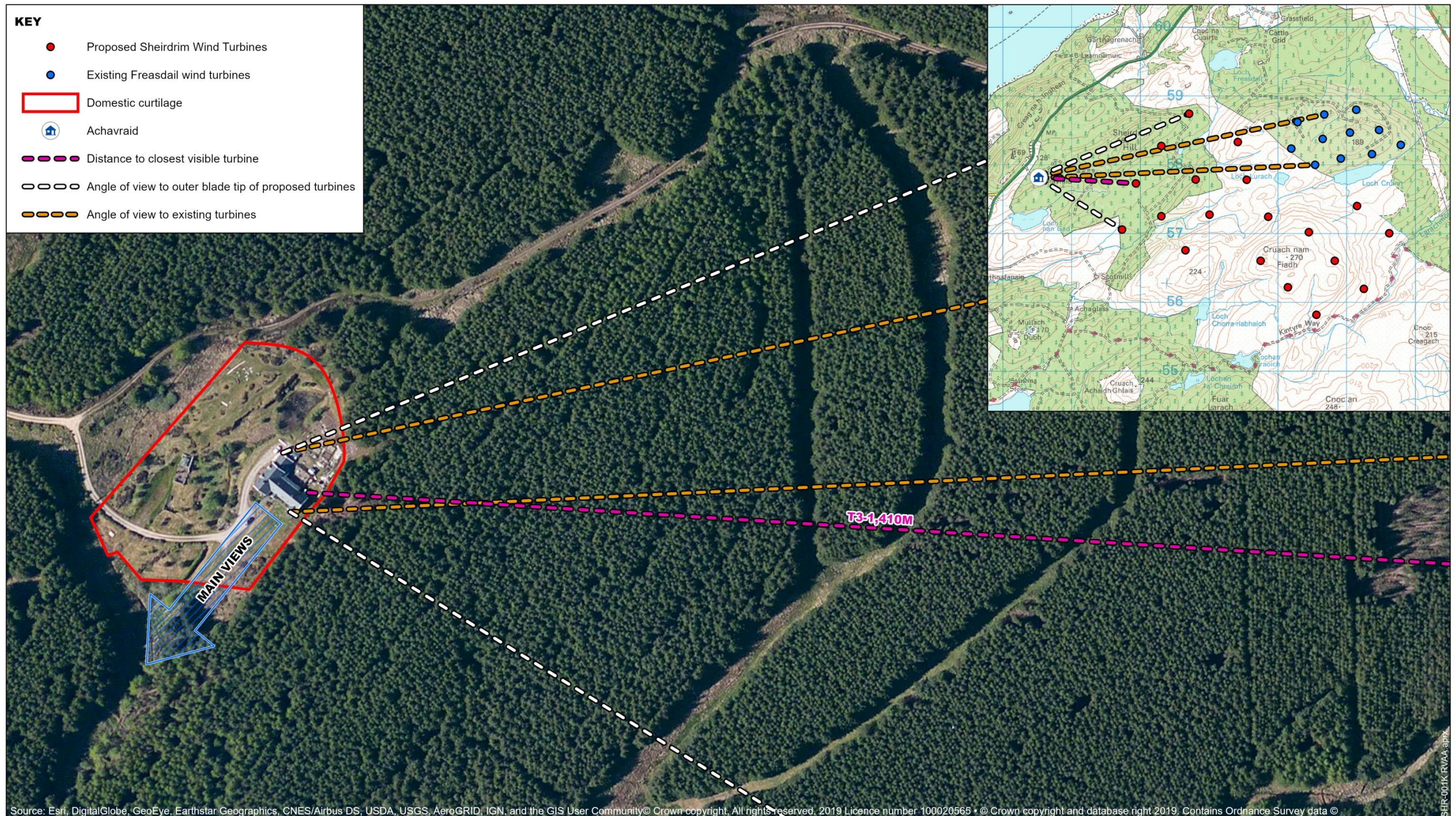


South and east façades and mounded landform to rear of house



View across Site from parking area to rear of house





## P2 Achavraid



<b>PROPERTY NAME:</b>	Achavraid
<b>PROPERTY REFERENCE:</b>	P2
<b>DISTANCE TO NEAREST TURBINE:</b>	1.4km
<b>ORIENTATION OF FRONTAGE</b>	South-west & north-west
<b>DIRECTION TO TURBINES:</b>	East
<b>RESIDENT DETAILS:</b>	Not financially involved
<b>SURVEY DETAILS:</b>	Granted access to all external areas of property

**Baseline Visual Amenity:**  
This large, detached property sits within a small valley landform in a clearing surrounded by mature commercial forestry. Views are entirely contained by the surrounding forestry with the main elevations of the house oriented to look out across the clearing within the property curtilage and to the south down the valley. To the south-west, down the valley views are slightly more open although still constrained by forestry at present.

**Likely Change to Visual Amenity:**  
At present, forestry (outside the control of the applicant) surrounds the property and largely screens views in the direction of the Site. A small number of blade tips of the proposed turbines may be visible above the trees from elevated locations within the garden and from the driveway approaching the property however there would be no views from the house itself or gardens immediately surrounding it.  
The extent of visibility will depend on the rotation of forestry. The forestry is mature and will be felled as part of the rotation cycle of forestry in the short to medium term. In this case there would be open views towards the Site above the felled forestry, from the garden and direct views from side elevation of the house including public rooms and bedrooms and oblique views from windows on the rear elevation. Open views would be similar to those illustrated at **Viewpoint 2** although turbines would be slightly closer and Solar Array 2, along with a number of Site tracks, would also be openly visible. Intervening landform would partially screen some of the more distant turbines, as illustrated by the wireline, although the nearest would be in open view. Removal of forestry surrounding the property would however open up other views, notably along the peninsula to the south, such that the proposed Development would not necessarily become the sole focus of views. Turbines T3 and T4 have been reduced in height to mitigate the impact from this property and micro-siting of these two closest turbines (T3, T4) would be limited in the direction of this property so they would not be moved closer than currently illustrated.

**Magnitude of Change (at present):** Slight                      **Level of Effect:** Moderate  
**Magnitude of Change (without forestry):** Substantial                      **Level of Effect:** Major

**Construction Effects:** The ground level construction activity would be located over 1.4 km away. If the forestry which surrounds the property were still standing, then there would be no ground level construction effects. However, if the forestry surrounding the house was removed, the scale of change would be considered to be Small in scale over an Intermediate extent in the Short term. Accordingly, the magnitude of change would be considered to be Slight, which gives rise to a Moderate effect but Not Significant.

**RVAA Judgement:**  
In the worst case scenario, with all the existing forestry removed, the changes at this property resulting from the proposed Development would be of Substantial magnitude and the level of effect would be Major. The removal of this forestry is not, part of the proposed Development nor is this in control of the applicant and there is no current Forest Plan which indicates future proposals. There was some anecdotal evidence that when the forestry is felled, there will be some deciduous tree planting near the dwelling which would likely become long term retention but this would not provide screening to the property in the short or medium term.

Assuming the forestry is felled, while some turbines would appear very close and imposing in some views from the property, primary elevations to the front (NW facing) and side (SW facing) would be oriented away from the proposed Development and there are areas of both the house and garden where the proposed Development would remain unseen. Considering the separation distance, in excess of 1.4 km, the reduced size of nearest turbines and nature of views, it is concluded that the turbines would not be present in such number, size and proximity that they would represent an unpleasantly overwhelming or unavoidable presence in main views from this dwelling. Whilst the effects on visual amenity at this property, would be Major; however, it is judged that it would not be sufficient to trigger the Residential Visual Amenity threshold.

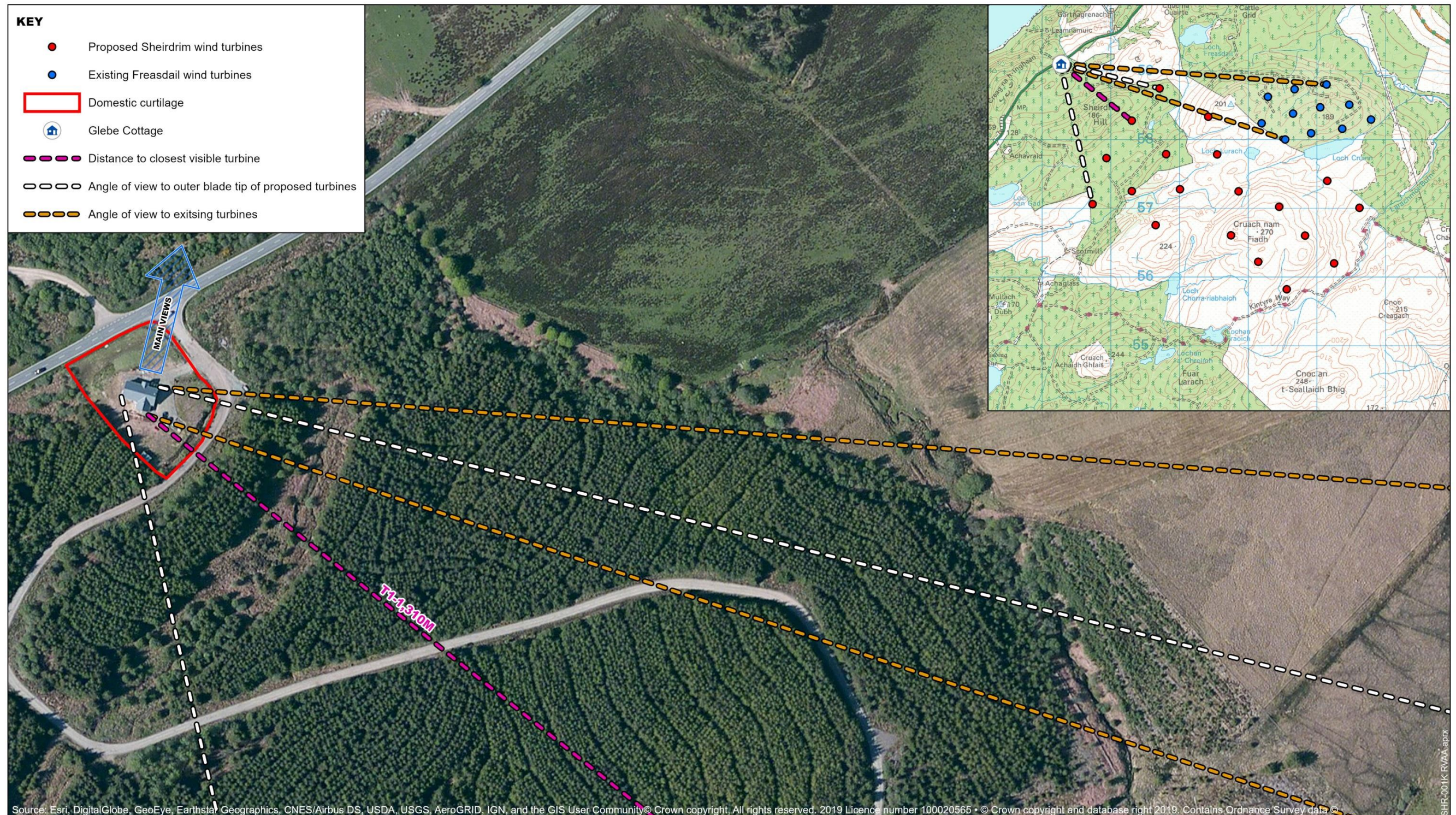


View looking from garden towards Site and at north west façade



Rear, side (north east) elevation, facing Site





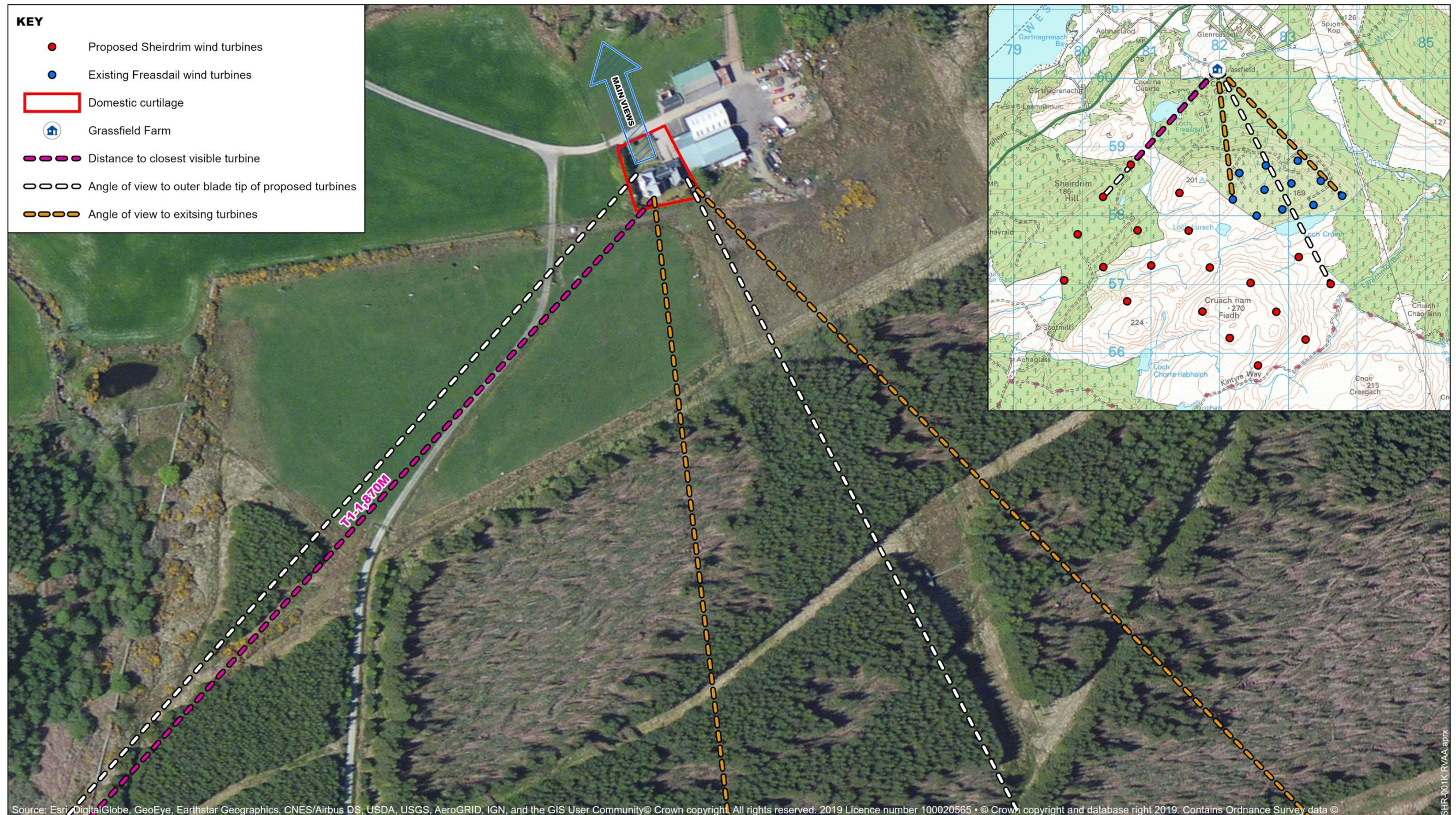
### P3 Glebe Cottage



<b>PROPERTY NAME:</b>	Glebe Cottage
<b>PROPERTY REFERENCE:</b>	P3
<b>DISTANCE TO NEAREST TURBINE:</b>	1.3km
<b>ORIENTATION OF FRONTAGE</b>	North-east
<b>DIRECTION TO TURBINES:</b>	South-east
<b>RESIDENT DETAILS:</b>	Not financially involved
<b>SURVEY DETAILS:</b>	Granted access to all external areas of property (property owners requested no photos of property used within the assessment)
<b>Baseline Visual Amenity:</b> This single storey detached property occupies an elevated position adjacent to the A83 with the house and gardens oriented to take advantage of views out across West Loch Tarbert to the Knapdale peninsula, looking away from the Site. The main garden is situated to the rear of the property; it is sloped uphill away from the house and is surrounded by mature commercial forestry and some self-seeded broadleaf species along the garden boundary that entirely contain views to the south, west and east. To the eastern edge, an existing timber haul road & Cour Windfarm track runs adjacent to the property and a Leylandii hedge has been planted, relatively recently, within the property curtilage here.	
<b>Likely Change to Visual Amenity:</b> The forestry around the property is within the Site and due to be felled as part of the last phase of felling in the Forestry Plan, with some areas of long term retention of broadleaf species up the burn. If the existing timber haul road is used for access to the proposed Development, then much of the vegetation along the track would be cleared for turbine component delivery. However, if the alternative site entrance is implemented, then much of the broadleaved species which has established on the edges of the forestry would likely be retained, providing some mitigation of the visual effects. The extent of visibility will depend on the rotation of forestry and if the forestry was removed it could open up views towards the Site although, as illustrated by the wireline, the landform of Sheirdrim Hill would screen most of the proposed Development from view; T1, T2 and T7 would be seen relatively openly, with Freasdail turbines beyond, and a small number of further blade tips would be seen appearing above the hill. Views of turbines would be direct from the garden and windows on the rear elevation of the property and oblique views may also be possible from windows on the eastern façade. Overall the arc of view occupied by the proposed turbines would be relatively limited, particularly those in open view, and would not intrude on key views from the property towards West Loch Tarbert.  Micro-siting of the closest turbine, T1, would be limited in the direction of this property so that it would not be moved closer than currently illustrated.  <b>Magnitude of Change (without forestry):</b> Substantial-Moderate <b>Level of Effect:</b> Major/moderate  <b>Construction effects:</b> The main ground level construction effects would be as a result of their views of activity at the site entrance. Site access would be gained from the A83, either via a new access point in the existing forestry or using the existing forestry timber haul road / Cour Windfarm track adjacent to Glebe Cottage. If the existing Site entrance is used, then the scale of change would be Substantial over a Wide extent of their view in the Short term leading to a Moderate magnitude of change and Major/Moderate effect, which would be Significant. If the new access point was implemented, then the construction phase visual effects on Glebe Cottage would be largely nullified leading to a Minor effect, assuming the mature forestry between the new site entrance and Glebe Cottage was still intact. However, if the new site entrance was used and the forestry around Glebe Cottage was removed, then the effects would be Moderate/Minor and Not Significant.	
<b>RVAA Judgement:</b> The change to visual amenity at this property resulting from the proposed Development would occur both as a of the proposed Development once the felling has been undertaken as part of the ongoing cycle of commercial forestry. Whilst removal of the forestry would result in views of the proposed turbines the majority of the proposed Development would remain screened from view by intervening landform and only a small number of turbines would be in open view. Changes at this property would not be of the highest magnitude and would not be sufficient to trigger the Residential Visual Amenity threshold.	

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## P10 Grassfield Farm



<b>PROPERTY NAME:</b>	Grassfield Farm
<b>PROPERTY REFERENCE:</b>	P10
<b>DISTANCE TO NEAREST TURBINE:</b>	1.8km
<b>ORIENTATION OF FRONTAGE</b>	North-west
<b>DIRECTION TO TURBINES:</b>	South
<b>RESIDENT DETAILS:</b>	Not financially involved
<b>SURVEY DETAILS:</b>	Granted access to all external areas of property
<b>Baseline Visual Amenity:</b> <p>This large detached farmhouse sits within open agricultural fields. It occupies a hillside position and is oriented to take advantage of views over surrounding open fields towards West Loch Tarbert and the Knapdale peninsula beyond. To the east, large barns/farm buildings obscure views in this direction and to the western edge of the property curtilage a large hedgerow obscures views in this direction from the ground floor and gardens of the property. There are relatively open views to the north from the front of the property and also to the south from the rear, although in this direction young commercial forestry approximately 100 m from the property provides some screening of views towards the Site and will provide significant screening as it matures as part of the commercial forestry cycle. A number of blades on the existing Freasdale turbines can be seen above forestry in direct views from the rear of the property.</p>	
<b>Likely Change to Visual Amenity:</b> <p>The wireline illustrates that intervening landform would entirely screen a number of more distant turbines in the SE part of the Site while closer turbines would be more visible. There would be oblique views of the nearer turbines from windows on the rear and side elevations of the house although at ground floor level these would be partially screened or filtered by garden vegetation; views from garden areas to the rear and side would also be similar. Forestry between the property and the Site would also provide some screening of turbines, particularly blade tips of more distant ones appearing over hilltops. While some of this is mature and will be felled as part of the commercial forestry cycle there is also young forestry nearby that will grow and provide further screening in other views. The closest turbines, T1 and T7, would however be openly visible above forestry given their proximity and height. Overall, given the degree of screening from intervening topography and vegetation, the arc of view occupied by the proposed turbines would be relatively limited and would not encroach on key views from the property towards West Loch Tarbert.</p> <p>Turbine 7 is a reduced height turbine, in part to mitigate effects from this property and micro-siting of the closest turbines (T1 and T7) would be limited in the direction of this property so they would not be moved closer than currently illustrated.</p> <p><b>Magnitude of Change:</b> Substantial-Moderate      <b>Level of Effect:</b> Major/moderate  Construction effects: The main ground level construction effects would be predominantly screened by landform and further by vegetation and tree cover and unlikely to be noticeable.</p>	
<b>RVAA Judgement:</b> <p>A small number of turbines would appear in relatively open views, although often partially screened or filtered, and at close proximity. Forestry removal would result in more open views of some proposed turbines although maturing forestry would also result in greater screening in some views. Irrespective of this, much of the proposed Development would remain screened from view by intervening landform and only a small number of turbines would be relatively prominent in views from the property. Changes at this property would not be of the highest magnitude and would not be sufficient to trigger the Residential Visual Amenity threshold.</p>	



Looking at rear (S) and side (W) elevations that face towards Site (West Loch Tarbert seen in distance)



View towards Site from SW corner of domestic curtilage

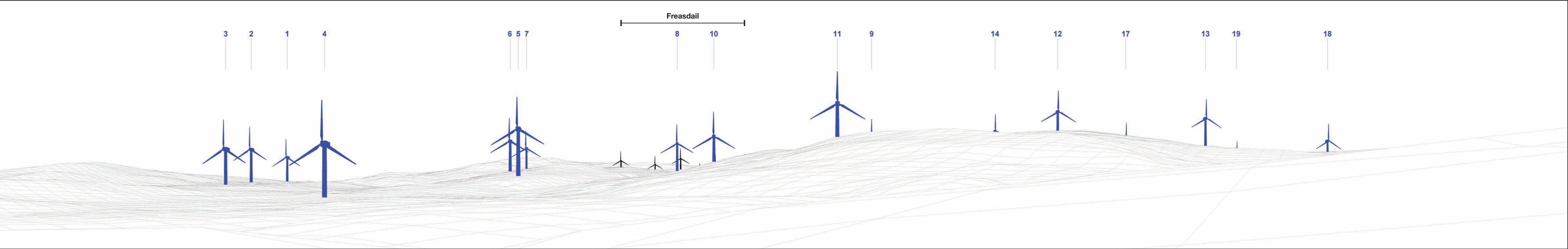
## 4 Summary and Conclusions

- 4.1 There are a total of 13 residential properties within the 2 km RVAA study area that are shown by ZTV studies to have potential visibility of the proposed Development. Assuming the existing landscape baseline only two of these, P1 Achaglass and P10 Grassfield Farm, would have notable views of turbines and experience visual effects of greater than Slight magnitude. Taking into account the future landscape baseline of anticipated forestry felling, two further properties, P2 Achavraid and P3 Glebe Cottage, would also experience notable visual effects.
- 4.2 In terms of construction effects, assuming the existing landscape baseline P3 Glebe Cottage would experience a Significant effect if the current site entrance to Cour Windfarm was used. However, if this was moved the effects would reduce to Not Significant. Taking into account the future landscape baseline of anticipated forestry felling, P2 Achavraid would experience a significant visual effect during the construction phase.
- 4.3 These four properties were included within the detailed assessment in order to identify if the potential effects would be of such magnitude that they may trigger the Residential Visual Amenity threshold. Two of these properties were assessed to potentially experience effects of the highest magnitude it is not considered that these would be sufficient to trigger the threshold. The assessment concludes that in no case would effects be of such nature and / or magnitude that it potentially affects living conditions at any property to the point it becomes an unattractive place to live, when judged objectively in the public interest.



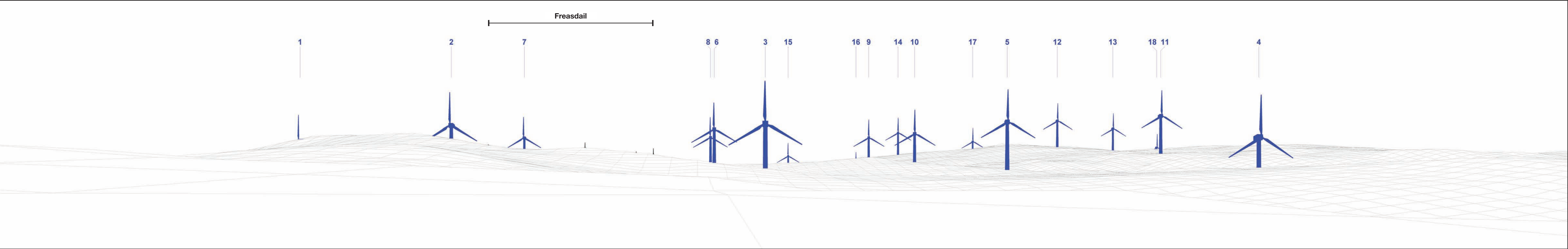
## **Annex 1**

### Residential Visual Amenity Assessment Wirelines



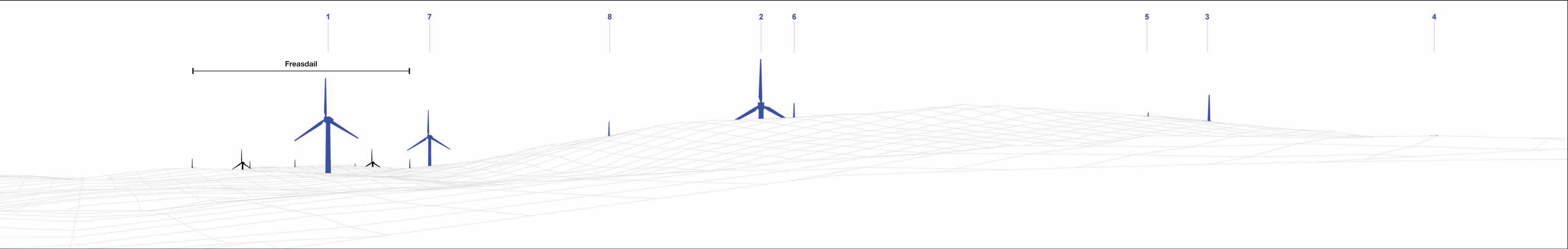
Wireline

OS reference:	178960 E 655895 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	122.5 m AOD	Principal distance:	522 mm
Direction of view:	60°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.397 km	Correct printed image size:	820 x 260 mm



Wireline

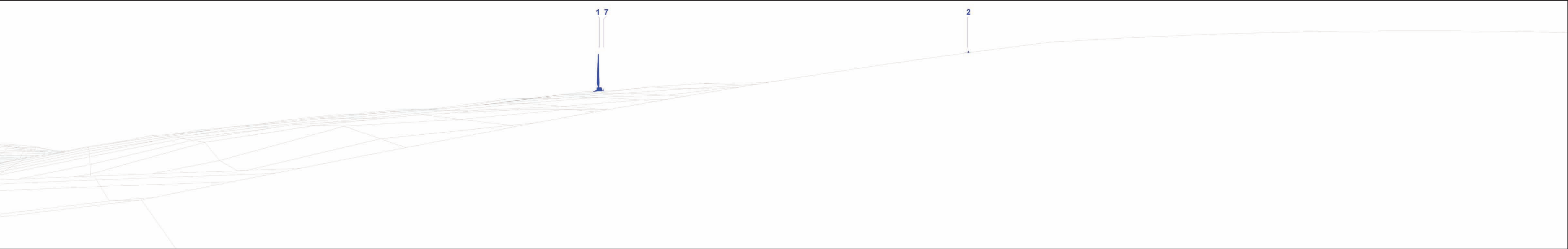
OS reference:	178518 E 657826 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	111.5 m AOD	Principal distance:	522 mm
Direction of view:	95°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.420 km	Correct printed image size:	820 x 260 mm



Wireline

OS reference:	179276 E 659097 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	83.5 m AOD	Principal distance:	522 mm
Direction of view:	130°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.317 km	Correct printed image size:	820 x 260 mm

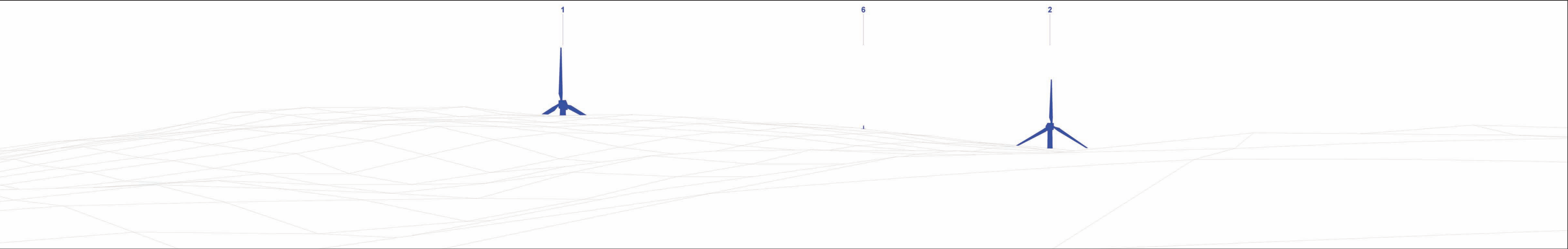




Wireline

OS reference:	179232 E 659576 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	29.5 m AOD	Principal distance:	522 mm
Direction of view:	130°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.687 km	Correct printed image size:	820 x 260 mm

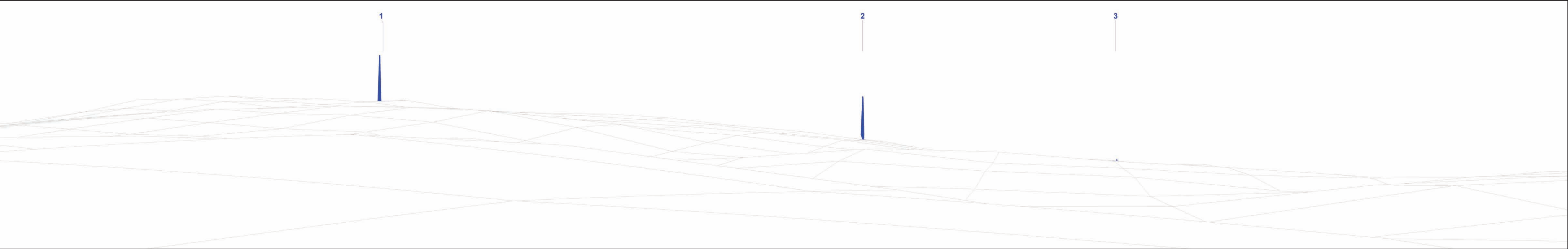




Wireline

OS reference:	179970 E 659544 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	61.5 m AOD	Principal distance:	522 mm
Direction of view:	150°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.089 km	Correct printed image size:	820 x 260 mm

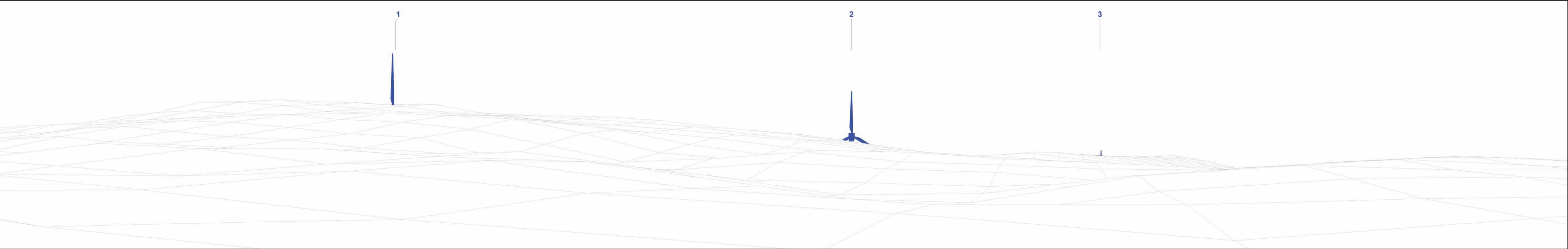




Wireline

OS reference:	180065 E 659567 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	57.5 m AOD	Principal distance:	522 mm
Direction of view:	165°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.045 km	Correct printed image size:	820 x 260 mm

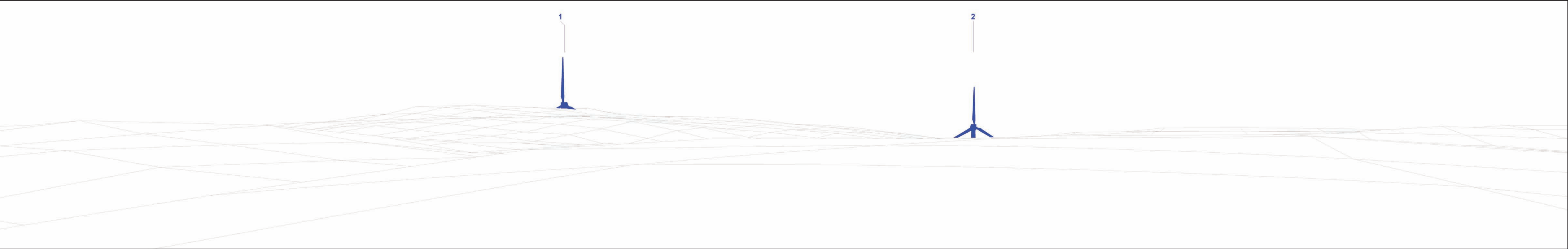




Wireline

OS reference:	180039 E 659623 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	53.5 m AOD	Principal distance:	522 mm
Direction of view:	165°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.105 km	Correct printed image size:	820 x 260 mm

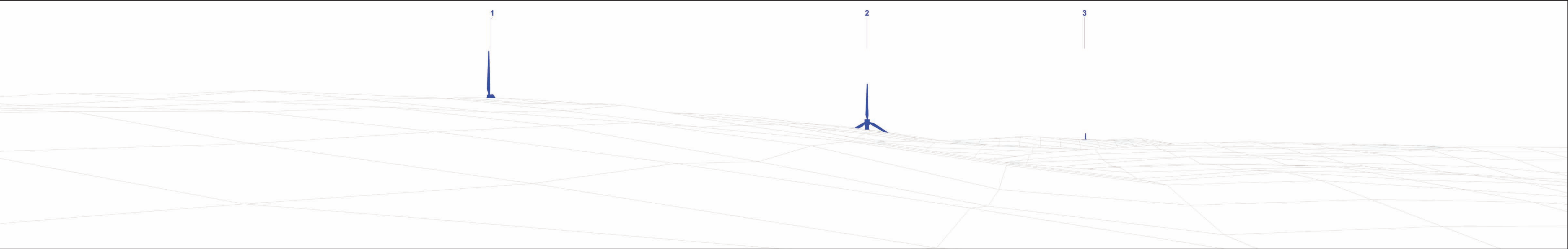




Wireline

OS reference:	179932 E 659752 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	36.5 m AOD	Principal distance:	522 mm
Direction of view:	155°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.272 km	Correct printed image size:	820 x 260 mm

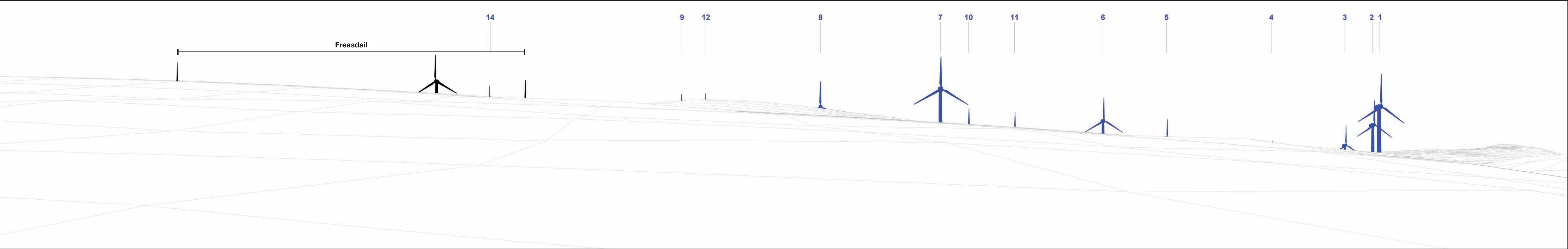




Wireline

OS reference:	180019 E 659855 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	33.5 m AOD	Principal distance:	522 mm
Direction of view:	165°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.308 km	Correct printed image size:	820 x 260 mm

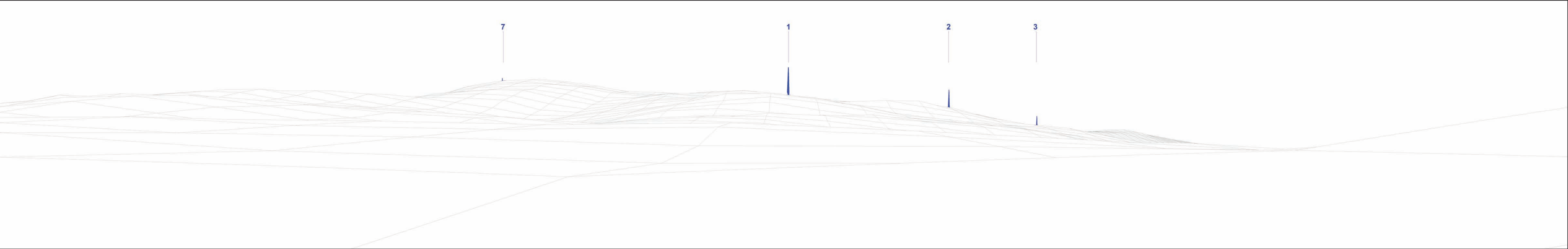




Wireline

OS reference:	181969 E 660136 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	70.5 m AOD	Principal distance:	522 mm
Direction of view:	188°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	1.878 km	Correct printed image size:	820 x 260 mm

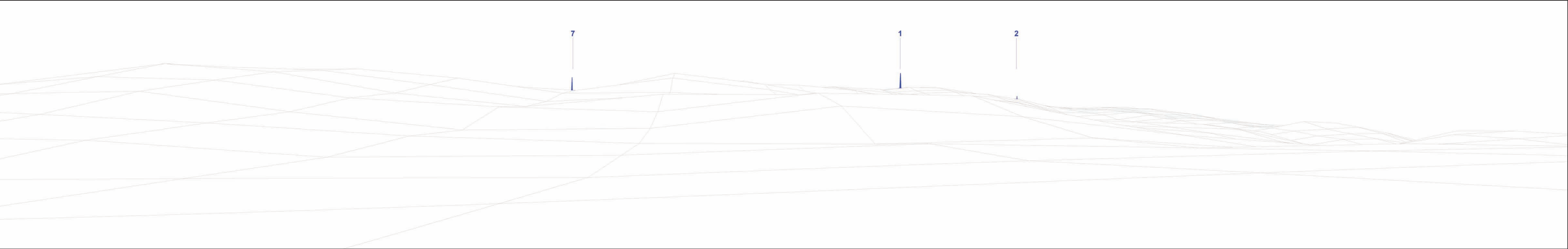




Wireline

OS reference:	180718 E 660757 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	41.5 m AOD	Principal distance:	522 mm
Direction of view:	180°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	2.014 km	Correct printed image size:	820 x 260 mm





Wireline

OS reference:	181119 E 660730 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	51.5 m AOD	Principal distance:	522 mm
Direction of view:	185°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	2.029 km	Correct printed image size:	820 x 260 mm



This image provides landscape and visual context only



Wireline

OS reference:	181167 E 660704 N	Horizontal field of view:	90° (cylindrical projection)
Eye level:	51.5 m AOD	Principal distance:	522 mm
Direction of view:	170°	Paper size:	841 x 297 mm (half A1)
Nearest turbine:	2.014 km	Correct printed image size:	820 x 260 mm