



Appendix 6C

Residential Visual Amenity Assessment



Appendix 6C

Residential Visual Amenity Assessment

1.1 Introduction

- 1.1.1 Residential amenity is a planning matter that considers a range of environmental effects such as noise and shadow flicker as well as visual effects on the residential amenity experienced by the residents of a residential property (from the main living areas of a house and garden). The Residential Visual Amenity Assessment (RVAA) is limited to the consideration of visual effects on residential amenity. The RVAA for the Proposed Development (Stornoway Wind Farm) is set out in this appendix and should be read in conjunction with **Chapter 6** of the EIA Report. Figures supporting this assessment are illustrated in **Figure 6C.1-14**.
- 1.1.2 The methodology for assessing the visual effects on views from residential properties is set out in section 1.7 of **Appendix 6A**. The methodology accords with the advice in GLVIA 3, the Landscape Institute Technical Guidance Note 2/19 – *Residential Visual Amenity Assessment*, March 2019, and Comhairle nan Eilean Siar’s (CnES’s) *Supplementary Guidance for Wind Energy Development*, November 2018.

Scope of Assessment

- 1.1.3 Based on GLVIA 3 and the Landscape Institute’s draft *Residential Visual Amenity Assessment: Technical Information Note*, as well as a number of previous wind farm planning applications and decisions in Scotland and the UK, a study area of approximately 2km distance from the proposed turbines has been selected for the RVAA and agreed with CnES ON 5 February 2019.
- 1.1.4 The scope of the RVAA has therefore included all individual residential properties within approximately 2km, and groups of properties just beyond 2km from the Proposed Development.
- 1.1.5 It may be noted that the effect of development, including wind farm development on residential visual amenity is commonly assessed and those instances where wind farm development has previously been considered unacceptable on residential visual amenity grounds, usually occur within approximately 800m distance from the nearest turbine and rarely beyond although it is recognised that turbine sizes are increasing and the circumstances of each case must be carefully considered. In this respect it should be noted that there are no residential properties within 1,810m of the nearest proposed turbine of the Proposed Development.

1.2 Summary of Residential Visual Amenity Assessment

- 1.2.1 There are eight individual residential properties, within 2km of the Proposed Development. All eight have been included in the RVAA (and assessed individually) as illustrated in **Figure 6C.1a-b** and listed below.
- Group A
 - ▶ No.21 (A858);
 - ▶ Rivervalley;
 - ▶ No.14A (A858);

- ▶ No.11 (A858);
- ▶ No.14 (A858);
- ▶ No.22 - The Willows; and
- ▶ No.6 (A858).
- Group B
 - ▶ No.19B (A859).

1.2.2 Using a precautionary approach and as agreed with CnES on 5 February 2019, further assessment has been undertaken of a number of representative properties and / or groups of properties (25 individual properties in total) representing views of the Proposed Development from the nearest properties just beyond 2km. These properties are illustrated in **Figure 6C.1b** and grouped as follows:

- Group A (two individual properties located in Marybank, Greater Stornoway)
 - ▶ No. 13 (A858); and
 - ▶ No. 6A – Lochan.
- Group B (one property located to the west of Marybank Quarry)
 - ▶ No. 18 (A859);
- Group C (three properties at Macaulay Farm, south of Creed Bridge);
 - ▶ Old Farm House;
 - ▶ Macs Croft; and
 - ▶ Sporting Lodge.
- Group D (three properties located on the western edge of Upper Newvalley, Greater Stornoway)
 - ▶ No. 16B Croft House;
 - ▶ No. 16A (Upper Newvalley); and
 - ▶ No. 16 (Upper Newvalley).
- Group E (one property located on the western edge of Maryhill)
 - ▶ No. 10 – Loch View.
- Group F (four properties located on the western edge of Newvalley, Greater Stornoway)
 - ▶ No. 20 (Newvalley);
 - ▶ No. 20A (Newvalley);
 - ▶ Grabhair; and
 - ▶ The Crofthouse.
- Group G (three properties located to the northwest of Marybank Quarry)
 - ▶ No. 5 – Drumrae;
 - ▶ No. 3 (A859); and

- ▶ No. 9 (A859).
- Group H (four properties located to the north of Creed Bridge)
 - ▶ Riverside;
 - ▶ Creed Cottage;
 - ▶ Creed Gate Cottage; and
 - ▶ Creed Lodge.
- Group I (four properties located on the western edge of Newmarket, Greater Stornoway)
 - ▶ No. 1 – Last House;
 - ▶ No. 1 – River View House;
 - ▶ No. 2A (Newmarket); and
 - ▶ No.2 - Gleann an t'Sagairt.

1.2.3 Indicative photowires (wirelines laid over photographs) for these properties and groups of properties are illustrated in **Figures 6C.2a/b-13a/b**. The terrain data used for the wirelines does not take into account local variations in landform. They are not intended to provide detailed representations from each property. During site visits, one property within 2km (Druim Dubh) was found to be uninhabited (**Figure 6C.14**). This was clarified with CnES on 5 February 2019 and is therefore excluded from the assessment.

1.2.4 A summary of the assessment is provided in **Table 6C.1** and a detailed assessment record for each of these properties is provided in **Table 6C.2**.

Table 6C.1 Summary of Residential Visual Amenity Assessment

Residential Property No. and Name	Residential Group	Distance of property from the nearest turbine	Magnitude	Level of Effect
Properties within 1km				
None		N/A	N/A	N/A
Properties within 1.5km				
None		N/A	N/A	N/A
Properties within 1.5-2km				
1. No.21 (A858)	A	1,810m	High to Low	Substantial (garden) Moderate (property)
2. Rivervalley	A	1,866m	High	Substantial (side elevation of property and garden)
3. No.14A (A858)	A	1,897m	High to High-Medium	Substantial to Substantial / Moderate (side elevation of property and garden)

Residential Property No. and Name	Residential Group	Distance of property from the nearest turbine	Magnitude	Level of Effect
4. No.11 (A858)	A	1,912m	High to High-Medium	Substantial to Substantial / Moderate
5. No.14 (A858)	A	1,948m	High-Medium	Substantial to Substantial / Moderate
6. No.22 - The Willows	A	1,982m	High-Medium to Medium	Substantial / Moderate
7. No.6 (A858)	A	1,997m	High-Medium	Substantial to Substantial / Moderate
8. No.19B (A859)	B	2,000m	High	Substantial
Properties beyond 2km considered in the assessment				
9. Old Farm House	C	2,009m	High	Substantial
10. No.16B - Croft House	D	2,034m	Medium	Substantial / Moderate
11. Macs Croft	C	2,037m	High	Substantial
12. Sporting Lodge	C	2,040m	Medium	Substantial / Moderate
13. No.13 (A858)	A	2,053m	Low	Moderate
14. No.10 - Loch View	E	2,059m	High	Substantial
15. No.18 (A859)	B	2,069m	Medium to Low	Moderate (during operation) Substantial / Moderate (during construction and decommissioning)
16. No.16A (Upper Newvalley)	D	2,074m	Low-Negligible	Moderate / Slight
17. No.6A - Lochan	A	2,083m	Medium	Substantial / Moderate
18. No.20 (Newvalley)	F	2,093m	High-Medium	Substantial to Substantial / Moderate
19. No.20A (Newvalley)	F	2,095m	Low-Negligible	Moderate / Slight
20. No.3 (A859)	G	2,102m	High-Medium	Substantial to Substantial / Moderate
21. No.16 (Upper Newvalley)	D	2,113m	Low	Moderate

Residential Property No. and Name	Residential Group	Distance of property from the nearest turbine	Magnitude	Level of Effect
22. Grabhair	F	2,123m	Low-Negligible	Moderate / Slight
23. No.5 - Drumrae	G	2,124m	High-Medium	Substantial to Substantial / Moderate
24. Riverside	H	2,133m	Medium	Substantial / Moderate
25. No.1 - Last House	I	2,142m	High	Substantial (side elevation of property and garden)
26. The Crofthouse	F	2,148m	Low-Negligible	Moderate / Slight
27. No.9 (A859)	G	2,153m	Low	Moderate
28. Creed Gate Cottage	H	2,189m	Negligible	Slight
29. Creed Cottage	H	2,193m	Low	Moderate
30. Creed Lodge	H	2,229m	Zero	No View
31. No.1A - River View House	I	2,246m	High	Substantial (side elevation of property and garden)
32. No.2A (Newmarket)	I	2,302m	High	Substantial (side elevation of property and garden)
33. No.2 - Gleann an t'Sagairt	I	2,329m	High	Substantial (side elevation of property and garden)

1.3 Conclusion of RVAA: Properties within 2km

- 1.3.1 None of the eight properties included in the assessment would be affected in terms of their residential visual amenity both during the day and at night (including periods of dawn and dusk), although views from all eight (property and / or garden) would be expected to experience visual effects at levels which would be significant (No.21 (A858), Rivervalley, No.14A (A858), No.11 (A858), No.14 (A858), No.22 - The Willows, No.6 (A858), No.19B (A859)).
- 1.3.2 The experience of a significant view of the Proposed Development is not the same as an unacceptable effect. In terms of residential visual amenity, the RVAA concludes that the Proposed Development would not have an overbearing effect or otherwise affect the living standards of any individual properties such that any of these would become an unattractive place to live (as opposed to less attractive) when judged objectively, and in the public interest. This is due to a range of factors including the intervening distance, screening by intervening landform, vegetation and / or built-form, other man-made development in the views and use / orientation of the property, such

that the living standards would not be affected and the property would not be adversely affected by 'visual dominance' such that it might become widely regarded as an unattractive place to live when judged objectively and in the public interest, on a solus basis or cumulatively.

1.4 Conclusion of RVAA: Properties beyond 2km

- 1.4.1 RVAAs are not usually extended beyond 2km and the private views from individual residential properties are not usually assessed as part of LVIA beyond this. Nonetheless, the RVAA has been extended to include properties just beyond 2km in agreement with CnES.
- 1.4.2 For the 25 properties just beyond 2km of the Proposed Development, none of the residential properties included in the assessment would be affected in terms of their residential visual amenity both during the day and at night (including periods of dawn and dusk, although views from 14 of those 25 receptors would be expected to experience visual effects at a level which are significant (Old Farm House, No. 16B – Croft House, Macs Croft, Sporting Lodge, No. 10 – Loch View, No. 6A – Lochan, No. 20 (Newvalley), No. 3 (A859), No. 5 – Drumrae, Riverside, No.1 – Last House, No. 1a – River View House, No. 2A (Newmarket) and No. 2 – Gleann an t'Sagairt)). One property (No. 18 (A859) would be significantly affected but only temporarily during the construction and decommissioning phases.
- 1.4.3 It may be noted the Proposed Development would always be visible in the context of other man-made development (existing turbines, transmission masts, telegraph poles, street lighting poles, fencing, other houses and outbuildings) in views from all the above residential properties.

Table 6C.2 Residential Visual Amenity Assessment

Figure 6C.2a-b		Group A - Residential Property 1: No.21 (A858)	
Description	This 1 ½ storey property is located on slightly elevated ground, south of the A858 and Loch Airigh na Lic, and is the closest property east of the Proposed Development at 1,810m. The front of the property is orientated northeast, away from the Proposed Development with views across the loch towards Maryhill. The rear elevation looks onto an outbuilding and rising landform. There are no windows on the side, northwest elevation, however, an adjacent garage shares a wall with this elevation. The garden is located at the front of the property. Man-made developments in the view include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, the A858, and other residential properties across the road.		
Nearest Turbine	Turbine 20 at approximately 1,810m distance to the west.		
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation:</p> <p>The photowire in Figure 6C.2b indicates that up to 16 turbines would be theoretically visible (seven upper towers, eight hubs and one blade) from the roadside adjacent to the property. The turbines would be visible beyond intervening landform to the west, affecting 92° of the horizontal FoV. Views from the front and rear elevations would be very oblique and limited due to screening by intervening landform, vegetation and / or built-form as illustrated on the aerial photograph in Figure 6C.2a. Views of the turbines from the front garden would be more open, subject to partial screening by garden vegetation and seen in the context of other man-made development, similar to the views in Figure 6C.2b. Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be most visible during night time from the garden with limited lights from the property and seen in the context of other light sources associated with houses, street lighting, vehicles, existing turbines and masts.</p> <p>The magnitude of change at most would be <i>Low</i> from the property and <i>High</i> from the garden.</p> <p>Whilst Under Construction and Decommissioning:</p> <p>There would be some views of cranes during construction and decommissioning.</p> <p>The magnitude of change would range from <i>Zero to High to Low</i>.</p>		
Assessment	Sensitivity	High	
	Magnitude	High to Low	
	Level of Effect	Substantial and significant (from the garden) Moderate and not significant (from the property)	
	Type of Effect	Long term (reversible), direct and negative	
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development			
(The assessment takes account of a 360° FoV from this location).			
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low</i></p> <p>Pentland Road would be visible to the west, appearing at hub height at approximately 4km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: <i>Negligible</i></p> <p>Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>		
Scenario 1: Combined effect	Substantial and significant (resulting from the Proposed Development)		
Additional effect	Substantial and significant		
	Additional Magnitude:	High to Low	Combined Magnitude: High to Low
Type of Effect	Long term (reversible), direct, cumulative and negative		
RVAA	The visual effect on the garden of the property (and <u>not</u> the property) would be significant in respect of the Proposed Development alone, however, the main northeastern aspect from the property across Loch Airigh na Lic would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of limited views from the property and its principal elevations, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 1.8km), other man-made development in the views, partial screening effect of intervening landform and garden vegetation, and oblique nature of the views.		

Figure 6C.2a-b Group A - Residential Property 2: Rivervalley

Description	Rivervalley is a 1 ½ storey property located to the north of the A858, south of Loch Airigh na Lic and west of the Proposed Development. The property is orientated north / south, away from the Proposed Development and looks across the loch towards Maryhill. The side, west elevation has two windows with views towards the Proposed Development. The garden is located to the rear of the property. An outbuilding is located on the eastern side of the property. Man-made developments in the view include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, post and wire fencing, and outbuildings to the east.			
Nearest Turbine	Turbine 20 at approximately 1,866m distance to the west.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.2b indicates that up to 16 turbines would be theoretically visible (seven upper towers, eight hubs and one blade) from the roadside adjacent to the property. The turbines would be visible beyond intervening landform and the loch to the west, affecting 60° of the horizontal FoV. Views from the front and rear elevations would be very oblique and limited due to intervening landform and the orientation of the property as illustrated on the aerial photograph in Figure 6C.2a. Views from the side, west elevation and garden would be more open, with the turbines visible beyond the loch and intervening landform, and seen in the context of other man-made development. The turbines would be visible beyond the western end of the loch with the main aspect from the property remaining north towards the loch. Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be most visible during night time from the west elevation and garden in the context of other light sources associated with street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High		
	Level of Effect	Substantial and significant (from side, west elevation and garden)		
	Type of Effect	Long term (reversible), direct and negative.		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low</i> Pentland Road would be visible to the west, appearing at hub height at approximately 4km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: <i>Negligible</i> Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial and significant (resulting from the Proposed Development)			
Additional effect	Substantial and significant			
	Additional Magnitude:	High	Combined Magnitude:	High
Type of Effect	Long term (reversible), direct, cumulative and negative.			
RVAA	The visual effect on the property (side elevation and garden) would be significant in respect of the Proposed Development alone, however, the main northern aspect across Loch Airigh na Lic from the property would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the secondary views from the side elevation and limited views from the principal elevations of the property, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 1.8km), other man-made development in the views, the partial screening effect of intervening landform and oblique nature of the views.			

Figure 6C.3a-b Group A - Residential Property 3: No.14A (A858)

Description	This single storey property is located on slightly elevated ground, south of the A858 and east of the Proposed Development. The property is orientated north / south, away from the Proposed Development viewing over the roof of property No. 11 (A858) towards Loch Airigh na Lic with the quarry and landfill sites, and transmission masts beyond. The side, west elevation has one door and one window which faces the Proposed Development. The garden is located on a slope to the front of the property. An outbuilding is located on the southern side of the property. Man-made developments in the view include houses, the A858, the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, fencing, and telegraph and street lighting poles.			
Nearest Turbine	Turbine 20 at approximately 1,897m distance to the west.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.3b indicates that up to 12 turbines would be theoretically visible (nine upper towers and three blade tips) from the roadside adjacent to the property. The turbines would be visible beyond intervening built-form and landform to the west, affecting 92° of the horizontal FoV. Views from the front and rear elevations would be very oblique and limited due to intervening landform and built-form, and the orientation of the property as illustrated on the aerial photograph in Figure 6C.3a. Views from the side, west elevation and garden would be more open, with the turbines visible beyond intervening houses and landform, and seen in the context of other man-made development. Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be most visible during night time from the west elevation and garden in the context of other light sources associated with houses, street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High to High-Medium</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be some views of the cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High to High-Medium</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High to High-Medium		
	Level of Effect	Substantial to Substantial / Moderate and significant (from side, west elevation and garden)		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: Low Pentland Road would be visible to the west, appearing at hub height at approximately 4.1km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: Negligible Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial to Substantial / Moderate and significant (resulting from the Proposed Development)			
Additional effect	Substantial to Substantial / Moderate and significant			
	Additional Magnitude:	High to High-Medium	Combined Magnitude:	High to High-Medium
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property (side elevation and garden) would be significant in respect of the Proposed Development alone. In terms of the overall residential visual amenity, taking account of the limited views from the principal elevations of the property, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 1.9km), other man-made development in the views, partial screening effect of intervening landform and built-form and oblique nature of the views.			

Figure 6C.3a-b Group A - Residential Property 4: No.11 (A858)

Description	No. 11 (A858) is a 1 ½ storey property located to the north of the A858, south of Loch Airigh na Lic and west of the Proposed Development. The property is orientated north / south, away from the Proposed Development and looks across the loch with the quarry and landfill sites, and transmission masts beyond. The north elevation has extensive window frontage overlooking the loch. The side, west elevation has one small window on the top floor and two windows on the ground floor which faces towards the Proposed Development. The garden is located to the south of the property, however, there is a paved area to the north with a bench that views across the loch. An outbuilding is located on the eastern side of the property. Man-made developments in the view include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, post and wire fencing, and outbuildings and houses to the east.		
Nearest Turbine	Turbine 20 at approximately 1,912m distance to the west.		
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.3b indicates that up to 12 turbines would be theoretically visible (nine upper towers and three blade tips) from the roadside adjacent to the property. The turbines would be visible beyond intervening landform and the loch to the west, affecting 70° of the horizontal FoV. There would be oblique views from the north elevation and direct views from the west facing windows and the paved garden area with the turbines visible beyond the western end of the loch and intervening landform, seen in the context of other man-made development. Whilst the photowire indicates visibility of up to 12 turbines, views from the property and garden would be limited to up to 5-6 turbines (upper towers and hubs) with the majority of the Proposed Development screened by intervening built-form (from Rivervalley) and landform. Views from the south garden would be screened by mature garden vegetation to the west. Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be most visible during night time from the northern elevation and paved garden area in the context of other light sources associated with street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High to High-Medium</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High to High-Medium</i>.</p>		
Assessment	Sensitivity	High	
	Magnitude	High to High-Medium	
	Level of Effect	Substantial to Substantial / Moderate and significant	
	Type of Effect	Long term (reversible), direct and negative	
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).			
Cumulative Magnitude	<p>Existing Wind Farms: Low Pentland Road would be visible to the west, appearing at hub height at approximately 4.1km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: Negligible Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>		
Scenario 1: Combined effect	Substantial to Substantial / Moderate and significant (resulting from the Proposed Development)		
Additional effect	Substantial to Substantial / Moderate and significant		
	Additional Magnitude:	High to High-Medium	Combined Magnitude: High to High-Medium
Type of Effect	Long term (reversible), direct, cumulative and negative.		
RVAA	The visual effect on the property would be significant in respect of the Proposed Development alone, however, the main northern aspect across Loch Airigh na Lic would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited extent of the Proposed Development, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 1.9km), other man-made development in the views, partial screening effect of intervening landform, built-form and vegetation, and oblique nature of the views.		

Figure 6C.4b		Group A - Residential Property 5: No.14 (A858)		
Description	No.14 (A858) is a single storey property located on slightly elevated ground to the south of the A858, southeast of Loch Airigh na Lic and east of the Proposed Development. The property is orientated north / south, away from the Proposed Development, viewing across the A858 and the loch beyond from its north elevation. The side, west elevation which faces the Proposed Development has no windows. The garden surrounds the property. Man-made developments in the view include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, fencing, telegraph and street lighting poles, and houses to the east.			
Nearest Turbine	Turbine 20 at approximately 1,948m distance.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.4b indicates that up to 16 turbines would be theoretically visible (seven upper towers, two hubs and remaining blades to blade tips) from the roadside adjacent to the property. The turbines would be visible beyond intervening built-form and landform to the west, affecting 93° of the horizontal FoV, Views from the front and rear elevations would be oblique due to the orientation of the property as illustrated on the aerial photograph in Figure 6C.4a. Views from the garden areas would be more open, with the turbines visible beyond the western end of the loch and intervening houses and landform, and seen in the context of other man-made development. Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be most visible during night time from the garden (oblique views from the north elevation) in the context of other light sources associated with houses, street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High-Medium</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High-Medium</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High-Medium		
	Level of Effect	Substantial to Substantial / Moderate and significant		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: Low Pentland Road would be visible to the west, appearing at hub height at approximately 4.1km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: Negligible Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial to Substantial / Moderate and significant (resulting from the Proposed Development)			
Additional effect	Substantial to Substantial / Moderate and significant			
	Additional Magnitude:	High-Medium	Combined Magnitude:	High-Medium
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property would be significant in respect of the Proposed Development alone, however, the main northern aspect across Loch Airigh na Lic would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited views from the principal elevations of the property, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 1.9km), other man-made development in the views, partial screening effect of intervening landform, built-form and vegetation, and oblique nature of the views.			



Figure 6C.4a-b Group A - Residential Property 6: No. 22, The Willows

Description	The Willows is a single storey house located on slightly elevated ground to the south of the A858, southeast of Loch Airigh na Lic and east of the Proposed Development. The property is orientated north / south, away from the Proposed Development, viewing across the A858, property No. 6 and the loch beyond from its north elevation. The side, west elevation which faces the Proposed Development has two windows which look across to property No. 14. The main garden is located to the north. Man-made developments in the view include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, fencing, telegraph and street lighting poles, and houses and outbuildings to the north and east.			
Nearest Turbine	Turbine 20 at approximately 1,982m distance to the west.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.4b indicates that up to 16 turbines would be theoretically visible (seven upper towers, two hubs and remaining blades to blade tips) from the roadside adjacent to the property. The turbines would be visible beyond intervening built-form and landform to the west, affecting 92° of the horizontal FoV. Views from the front and rear elevations would be oblique and limited due to intervening landform, built-form, and garden vegetation, and the orientation of the property as illustrated on the aerial photograph in Figure 6C.4a. Views from the side, west elevation would be direct. Property No. 14 would be in the foreground of these views to the west and would partially screen views of some turbines. Turbines would be visible beyond the western end of the loch and intervening houses and landform and seen in the context of other man-made development. Other infrastructure associated with the Proposed Development would not be visible. Views from the garden areas would be mainly screened by tall coniferous hedging. Aviation warning lights would be visible during night time from the property (oblique) in the context of other light sources associated with houses, street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High-Medium to Medium</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High-Medium to Medium</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High-Medium to Medium		
	Level of Effect	Substantial / Moderate and significant		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low</i> Pentland Road would be visible to the west, appearing at hub height at approximately 4.1km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: <i>Negligible</i> Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial / Moderate and significant (resulting from the Proposed Development)			
Additional effect	Substantial / Moderate and significant			
	Additional Magnitude:	High-Medium to Medium	Combined Magnitude:	High-Medium to Medium
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property would be significant in respect of the Proposed Development alone, however, the main northern aspect across Loch Airigh na Lic would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited views from the principal elevations of the property, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 1.9km), other man-made development in the views, partial screening effect of intervening landform, built-form and vegetation and oblique nature of the views.			



Figure 6C.4a-b Group A - Residential Property 7: No.6 (A858)

Description	No. 6 (A858) is a 1 ½ storey property located to the north of the A858, southeast of Loch Airigh na Lic and east of the Proposed Development. The property is orientated north / south, away from the Proposed Development, viewing across the loch and the landfill and quarry sites with transmission masts beyond from its north elevation. The side, west elevation which faces the Proposed Development has one window on the ground floor. The main garden is located to the south and west of the property. An outbuilding is located to the northeast of the property. Man-made developments in the view include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, fencing, telegraph and street lighting poles, and houses and outbuildings to the north and east.			
Nearest Turbine	Turbine 20 at approximately 2,000m distance.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.4b indicates that up to 16 turbines would be theoretically visible (seven upper towers, two hubs and remaining blades to blade tips) from the roadside adjacent to the property. The turbines would be visible beyond intervening built-form and landform to the west, affecting 91° of the horizontal FoV. Views from the front and rear elevations would be oblique and limited as illustrated on the aerial photograph in Figure 6C.4a. Views from the side, west elevation and garden areas would be more open, with the turbines visible beyond the western end of the loch and intervening houses and landform, and seen in the context of other man-made development. Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be visible during night time from the property and garden in the context of other light sources associated with houses, street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High-Medium</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High-Medium</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High-Medium		
	Level of Effect	Substantial to Substantial / Moderate and significant		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: Low Pentland Road would be visible to the west, appearing at hub height at approximately 4.1km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: Negligible Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial to Substantial / Moderate and significant (resulting from the Proposed Development)			
Additional effect	Substantial to Substantial / Moderate and significant			
	Additional Magnitude:	High-Medium	Combined Magnitude:	High-Medium
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property would be significant in respect of the Proposed Development alone, however, the main views to the south and views across Loch Airigh na Lic to the north would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited views from the principal elevations of the property, other man-made development, orientation of the property, and partial intervening screening, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2km), other man-made development in the views, partial screening effect of intervening landform, built-form and vegetation and oblique nature of the views.			



Figure 6C.5a-b Group A - Residential Properties 13: (No.13 A858); and 17: (No.6A – Lochan)

Description	No.13 and 6A are 1 ½ storey properties located on either side of the A858 and east of the Proposed Development. Both properties have their main elevations facing the road. No. 13 is largely well contained by mature coniferous hedgerows on the west and an outbuilding to the southeast limiting views towards the Proposed Development to the west and southwest whilst No. 6A has an outbuilding to the north which limits views towards the loch. The side elevations have no windows. Both properties have gardens to the front – No. 13 is relatively contained by garden vegetation whilst the garden at No. 6A is more open. Man-made developments in the views include the existing Pentland Road Wind Farm, transmission masts, quarry and landfill sites across the loch, fencing, telegraph and street lighting poles, garden vegetation, and houses and outbuildings.			
Nearest Turbine	No. 13 - Turbine 20 at approximately 2,053m distance to the west No. 6A - Turbine 20 at approximately 2,083m distance to the west			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.5b indicates that up to 13 turbines would be theoretically visible (six upper towers, four hubs and three blades) from the roadside adjacent to the properties. There would be very limited visibility of the turbines from No. 13 (theoretically affecting 90° of the horizontal FoV) due to intervening mature garden vegetation and landform to the west. From No. 6A, the turbines would be visible beyond intervening built-form and landform to the west, affecting 89° of the horizontal FoV. Views from the front and rear elevations would be oblique and very limited due to intervening landform and built-form (outbuildings). Views from the garden area would be more open, with the turbines visible beyond intervening houses and landform, and seen in the context of other man-made development. Other infrastructure associated with the Proposed Development would not be visible from either property. Aviation warning lights would be most visible during night time from No. 6A in the context of other light sources associated with houses, street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>Medium</i> (No. 6A) to <i>Low</i> (No. 13).</p> <p>Whilst Under Construction and Decommissioning: There would be partial views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to Medium to Low</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	Medium to Low		
	Level of Effect	Substantial / Moderate and significant (from garden of No. 6A) Moderate and not significant (from No. 13)		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low</i> Pentland Road would be visible to the west, appearing at hub height at approximately 4.2km distance (Low magnitude). Bridge Cottages would be theoretically visible to the northeast whilst Creed and Arnish Moor would be theoretically visible to the southeast but would be screened by intervening buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: <i>Negligible</i> Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial / Moderate and significant (from garden of No. 6A) Moderate and not significant (from No. 13)			
Additional effect	Substantial / Moderate and significant (from garden of No. 6A) Moderate and not significant (from No. 13)			
	Additional Magnitude:	Medium to Low	Combined Magnitude:	Medium to Low
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the garden of No. 6A (and <u>not</u> the property) would be significant in respect of the Proposed Development alone, however, the visual effect on No. 13 would not be significant. In terms of the overall residential visual amenity, taking account of the limited views from both properties, other man-made development, orientation of the properties, and partial intervening screening, the change to the views would not affect the living standards of the properties overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2km), orientation, other man-made development in the views, partial screening effect of intervening landform, built-form and vegetation, and oblique nature of the views.			

Figure 6C.6a-b Group B - Residential Property 8: No.19B, A859

Description	No.19B is a single storey property located on slightly elevated ground to the west of the A859 and east of the Proposed Development. There are industrial works located to the north and south of the property. The property is orientated east / west with views towards the Proposed Development from its west elevation. There are outbuildings located to the south and northwest of the property. The garden is located to the west surrounded by some vegetation with outbuildings to the west / northwest potentially screening some of the views. Man-made developments in the views include the existing Pentland Road and Beinn Ghrideag wind farms, transmission masts, industrial sites to the north and south, fencing, telegraph poles, garden vegetation, and outbuildings.			
Nearest Turbine	Turbine 20 at approximately 2,000m distance to the west / northwest.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.6b indicates that up to 25 turbines would be theoretically visible (16 upper towers, five hubs and four blades) from a path adjacent to the property to the west, located slightly lower than the property. The turbines would be visible beyond intervening landform to the west, affecting 93° of the horizontal FoV. The turbines would be visible from the rear elevation and garden, however, outbuildings and garden vegetation in the foreground, and further localised landform would partially screen some of the turbines as illustrated on the aerial photograph in Figure 6C.6a. The turbines, where visible, would be seen across open moorland in a large-scale landscape and in the context of other man-made development. Small sections of the access track would also be visible to the south and west. Other infrastructure associated with the Proposed Development would not be visible due to intervening landform. Aviation warning lights would be most visible during night time from the west (rear) elevation and garden in the context of other light sources associated with existing turbines and masts. The magnitude of change would be <i>High</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be views of cranes during construction and decommissioning. Small sections of the access track and vehicle movements would be visible to the south and west. The magnitude of change would range from <i>Zero to High</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High		
	Level of Effect	Substantial and significant		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low</i> Pentland Road and Beinn Ghrideag would be visible to the west and northwest (both Medium-Low magnitude). Creed and Arnish Moor would be theoretically visible to the southeast but would be screened by intervening buildings and vegetation (both Negligible magnitude).</p> <p>Consented Wind Farms: <i>Negligible</i> The Muaitheabhal wind farms would be theoretically visible to the southwest as blades and hubs whilst Druim Leathann would be theoretically visible to the northeast, both at over approximately 15km distance but are likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>			
Scenario 1: Combined effect	Substantial and significant (resulting from the Proposed Development)			
Additional effect	Substantial and significant			
	Additional Magnitude:	High	Combined Magnitude:	High
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property would be significant in respect of the Proposed Development alone. In terms of the overall residential visual amenity, taking account of other cumulative and man-made development and partial intervening screening by intervening outbuildings, garden vegetation and landform, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2km), other man-made development in the views, and the partial screening effect of intervening landform, vegetation and outbuildings.			

Figure 6C.6a-b Group B - Residential Property 15: No.18, A859

Description	No.18 is a 1 ½ storey property to the west of the A859 and east of the Proposed Development. Property No. 19B is located to the west of the property at slightly higher elevation. There are industrial works located to the north and south of the property. The property is orientated east / west with views towards the Proposed Development from its western elevation. Intervening landform gently rises to the immediate west between the two properties. The east elevation looks onto the A859. There are outbuildings located adjacent to the property to the south. There are no windows on the side, north elevation. The garden is located to the east with a row of mature hedgerows on the northern side. Man-made developments in the views include the A859, planted vegetation, industrial works, fencing, houses and outbuildings and telegraph poles.			
Nearest Turbine	Turbine 20 at approximately 2,069m distance to the west / northwest.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: Whilst the ZTV indicates that all of the turbines would be theoretically visible from the west elevation theoretically affecting 92° of the horizontal FoV, intervening localised landform, vegetation and property No. 19B would largely screen the turbines. Any views available would be limited to blades (and some hubs). Views from the garden would be screened by mature garden vegetation to the north. There would be limited visibility of aviation warning lights during night time. Overall, the magnitude of change would be <i>Low</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be views of the site office, vehicle movements at the site entrance and access track to the south (which is the same route as the access to the property). Upper parts of cranes may also be visible during construction and decommissioning. The magnitude of change would range from <i>Zero to Medium</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	Medium to Low		
	Level of Effect	Moderate and not significant (during operation) Substantial / Moderate and significant (during construction and decommissioning)		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: Negligible Pentland Road and Beinn Ghrideag would be theoretically visible to the northwest, however they would be screened by intervening landform, vegetation and built-form (both Negligible magnitude). Creed and Arnish Moor would be theoretically visible to the southwest whilst Bridge Cottages and North Tolsta would be theoretically visible to the northeast but are subject to potential screening by buildings and vegetation (all Negligible magnitude).</p> <p>Consented Wind Farms: Negligible The Muaitheabhal wind farms would be theoretically visible to the southwest as blades and hubs whilst Druum Leathann would be theoretically visible to the northeast, both at over approximately 15km distance but are likely to be screened by intervening buildings and vegetation (both Negligible magnitude).</p>			
Scenario 1: Combined effect	Moderate and not significant (during operation) Substantial / Moderate and significant (during construction and decommissioning) (as a result of the Proposed Development)			
Additional effect	Moderate and not significant (during operation) Substantial / Moderate and significant (during construction and decommissioning)			
	Additional Magnitude:	Medium to Low	Combined Magnitude:	Medium to Low
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property would not be significant in respect of the Proposed Development alone or cumulatively. However, there would be significant visual effects to the south during construction and decommissioning. In terms of the overall residential visual amenity, taking account of the limited views from the property due to intervening screening and other man-made development, the change to the views would not affect the living standards of the property overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2km), man-made development and the screening effect of intervening vegetation, landform and built-form.			

Figure 6C.7a-b		Group C - Residential Properties: Macaulay Farm - 9 (Old Farm House), 11 (Macs Croft), 12 (Sporting Lodge)			
Description	<p>Macaulay Farm comprises three properties (Old Farm House, Macs Croft and Sporting Lodge) located to the southeast of the A859 and the Proposed Development. The properties are a mix of single, 1 ½ and two storey houses. Old Farm House is located at slightly lower elevation and is orientated northeast / southwest, away from the Proposed Development with two windows on the ground floor on its side, northwest elevation. Its garden is located to the northeast with views towards the Proposed Development. To the southwest are mature trees along the A859. Macs Croft is orientated northwest / southeast with views towards the Proposed Development from its northwest elevation. The front garden is located to the northwest and rear garden located to the southeast. Sporting Lodge is set back from the A859 at a slightly lower elevation and is orientated northwest / southeast with views towards the Proposed Development from its northwest elevation. Its main garden is to the south and southwest. Bands of mature vegetation are located along the A859 whilst outbuildings are located to the south and east of Macs Croft. Man-made developments in the views include the A859, existing wind farms, planted vegetation, small substation, fencing, houses and outbuildings and telegraph poles.</p>				
Nearest Turbine	<p>Old Farm House - Turbine 16 at approximately 2,009m distance to the northwest Macs Croft - Turbine 16 at approximately 2,037m distance to the northwest Sporting Lodge - Turbine 16 at approximately 2,040m distance to the northwest</p>				
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.7b indicates that all of the turbines would be theoretically visible from a layby along the A859 opposite the properties by a substation. The turbines would be visible across open moorland and beyond intervening landform to the west, affecting 93° of the horizontal FoV. Views of the proposed turbines from Sporting Lodge and its gardens would be limited due to screening by intervening mature vegetation, built-form (Old Farm House) and localised landform. Views of the turbines from the front elevation and front garden of Macs Croft would be similar to those views indicated in Figure 6C.7b, however, intervening garden and roadside vegetation would partially screen the turbines further. Views from the side elevation and garden of Old Farm house would be partially screened by intervening localised landform and mature vegetation along the A859. However, there would be very oblique views from its northeast elevation. All views towards the Proposed Development would be seen in the context of traffic movement along the A859 and other man-made development. Some ground-based infrastructure may be visible in the distance. Aviation warning lights would be visible during night time in the context of other light sources associated with vehicles along the A859, existing turbines, masts and houses. The magnitude of change would range from <i>High</i> (Macs Croft and Old Farm House) to <i>Medium</i> (Sporting Lodge).</p> <p>Whilst Under Construction and Decommissioning: Cranes and vehicle movements would be visible during construction and decommissioning. The magnitude of change would range from <i>Zero to High to Medium</i>.</p>				
Assessment	Sensitivity	High			
	Magnitude	High to Medium			
	Level of Effect	Substantial and significant (Macs Croft and Old Farm House) Substantial / Moderate and significant (Sporting Lodge)			
	Type of Effect	Long term (reversible), direct and negative			
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development					
(The assessment takes account of a 360° FoV from this location).					
Cumulative Magnitude	<p>Existing Wind Farms: <i>Medium</i> Pentland Road (Low magnitude) and Beinn Ghrideag (Medium to Medium-Low magnitude) would be theoretically visible to the northwest, however they would be screened by intervening landform, vegetation and built-form. Creed would be theoretically visible to the southwest (Medium-Low magnitude) whilst Arnish Moor would be theoretically visible further to the southwest but are subject to potential screening by buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: <i>Negligible</i> Druim Leathann would be theoretically visible to the northeast at over approximately 15km distance but is likely to be screened by intervening buildings and vegetation (Negligible magnitude).</p>				
Scenario 1: Combined effect	<p>Substantial to Substantial / Moderate and significant (resulting from the Proposed Development, Creed and Beinn Ghrideag) Beinn Ghrideag and Creed would be decommissioned approximately 3-5 years prior to the end of the operational period of the Proposed Development therefore reducing the cumulative effect.</p>				
Additional effect	Substantial to Substantial / Moderate and significant				
	Additional Magnitude:	High to Medium	Combined Magnitude:	High to Medium	
Type of Effect	Long term (reversible), direct, cumulative and negative				



RVAA	The visual effect on the properties would be significant in respect of the Proposed Development alone, however, there would also be significant cumulative effects with the Beinn Ghrideag and Creed turbines. In terms of the overall residential visual amenity, taking account of other man-made development and partial screening by intervening outbuildings, garden vegetation and landform, the change to the views would not affect the living standards of the properties overall or render them unattractive places to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2km), other man-made development in the views, and the partial screening effect of intervening landform, vegetation and outbuildings.
-------------	---

Figure 6C.8a-b		Group D - Residential Properties: 10 (No.16B - Croft House), 16 (No.16A Upper Newvalley), 21 (No.16 Upper Newvalley)			
Description	Group D comprises three properties located at the western end of Laxdale Road in Upper Newvalley, east of the Proposed Development. The properties are a mix of single, 1 ½ and two storey houses. Croft House is located on slightly elevated ground and is orientated north / south, away from the Proposed Development. Its garden is located to the east of the property. No. 16 and 16A are also orientated north / south and located at slightly lower elevation with the main views to the south from both properties. The side, west elevations from No.12 and 16A have either one or no windows towards the Proposed Development. The main gardens are also located to the rear. Outbuildings are associated with each property within its curtilage. Man-made developments in the views include the houses, outbuildings, planted vegetation, transmission masts, fencing, and Lewis War Memorial.				
Nearest Turbine	Croft House - Turbine 34 at approximately 2,035m distance to the west No. 16A - Turbine 34 at approximately 2,074m distance to the west No. 16 - Turbine 34 at approximately 2,113m distance to the west				
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.8b indicates that there would be limited visibility of the turbines from the roadside adjacent to the properties. The turbines would be theoretically visible to the west beyond intervening landform, affecting 70° of the horizontal FoV from the viewpoint location. Views of the turbines from the south and west from all three properties would be very limited due to intervening landform, built-form and / or vegetation (blades and blade tips). There would be very oblique views of up to three turbines from the north elevation of Croft House, and more open views from the west elevation and garden (affecting 7° of the horizontal FoV). Views from No. 16A would be screened by intervening landform, built-form and vegetation (affecting 4° of the horizontal FoV). There would be very oblique views from the north elevation and open views from one window of the west elevation of No. 16 (hubs and blades of three turbines) beyond intervening landform and built-form (theoretically affecting 69° of the horizontal FoV). Other infrastructure associated with the Proposed Development would not be visible due to intervening landform. Aviation warning lights would be most visible during night time from the north and west elevations of Croft House and No. 16, and garden areas of Croft House. The magnitude of change would range from <i>Medium</i> (Croft House) to <i>Low</i> (No. 16) to <i>Low-Negligible</i> (No. 16A).</p> <p>Whilst Under Construction and Decommissioning: There would be views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to Medium to Low-Negligible</i>.</p>				
Assessment	Sensitivity	High			
	Magnitude	Medium to Low-Negligible			
	Level of Effect	Substantial / Moderate and significant (Croft House) Moderate and not significant (No. 16) Moderate / Slight and not significant (No. 16A)			
	Type of Effect	Long term (reversible), direct and negative			
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).					
Cumulative Magnitude	<p>Existing Wind Farms: Low Blade tips of Creed and Arnish Moor would be theoretically visible to the southwest and are likely to be screened by buildings and vegetation (both Negligible magnitude).</p> <p>Consented Wind Farms: Negligible The Muaitheabhal wind farms would be theoretically visible to the southwest as blades and hubs and likely to be screened by buildings and vegetation (Negligible magnitude).</p>				
Scenario 1: Combined effect	Substantial / Moderate and significant (Croft House) (resulting from the Proposed Development) Moderate and not significant (No. 16) Moderate / Slight and not significant (No. 16A)				
Additional effect	Substantial / Moderate and significant (Croft House) Moderate and not significant (No. 16) Moderate / Slight and not significant (No. 16A)				
	Additional Magnitude:	Medium to Low-Negligible	Combined Magnitude:	Medium to Low-Negligible	
Type of Effect	Long term (reversible), direct, cumulative and negative				

RVAA	The visual effect on the property (Croft House) would be significant in respect of the Proposed Development alone whilst the visual effects on No. 16 and 16A would not be significantly affected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited views from the properties due to intervening screening and other man-made development, the change to the views would not affect the living standards of the properties overall or render them unattractive places to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2-2.1km), man-made development, the partial screening effect of intervening vegetation, landform and built-form and oblique nature of the views.
-------------	---

Figure 6C.9a-b Group E - Residential Property: 14 (No.10 – Loch View)

Description	Loch View is a 1 ½ storey property located on the eastern edge of Loch Airigh na Lic and is accessed via Bennadrove Road through Maryhill, east of the Proposed Development. The property is orientated east / west with views towards the loch and the Proposed Development from its front, west elevation. The main garden is located to the west and there is an outbuilding to the south and north. There is some garden vegetation to the northwest of the curtilage. Man-made developments in the views include the existing Beinn Ghrideag Wind Farm, transmission masts, telegraph poles, Bennadrove Road, fencing and planted vegetation.			
Nearest Turbine	Turbine 30 at approximately 2,059m distance to the west.			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation:</p> <p>The photowire in Figure 6C.9b indicates that up to 27 turbines would be theoretically visible (14 upper towers and hubs, and 13 blades / blade tips) from the roadside adjacent to the property. The turbines would be visible beyond intervening landform and the loch to the west, affecting 70° of the horizontal FoV from the front elevation and garden, subject to further screening by intervening garden vegetation. Other man-made development would be visible in the same views as the Proposed Development as illustrated in the photowire, Other infrastructure associated with the Proposed Development would not be visible.</p> <p>Aviation warning lights would be most visible during night time from the front elevation and garden in the context of other light sources associated with existing turbines, vehicles and masts.</p> <p>The magnitude of change would be <i>High</i>.</p> <p>Whilst Under Construction and Decommissioning:</p> <p>There would be views of cranes during construction and decommissioning.</p> <p>The magnitude of change would range from <i>Zero to High</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High		
	Level of Effect	Substantial and significant		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development				
(The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: <i>Medium</i></p> <p>Beinn Ghrideag would be visible to the west at approximately 3.8km (Medium magnitude). Creed would be theoretically visible to the southwest (Negligible magnitude).</p> <p>Consented Wind Farms: <i>N/A</i></p> <p>There are no consented wind farms visible from this location.</p>			
Scenario 1: Combined effect	Substantial and significant (resulting from the Proposed Development and Beinn Ghrideag)			
Additional effect	Beinn Ghrideag would be decommissioned approximately 3 years prior to the end of the operational period of the Proposed Development therefore reducing the cumulative effect.			
	Substantial and significant			
	Additional Magnitude:	High	Combined Magnitude:	High
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property would be significant in respect of the Proposed Development alone, however, there would also be significant cumulative effects with the Beinn Ghrideag Wind Farm. In terms of the overall residential visual amenity, taking account of other man-made development and partial intervening screening by intervening garden vegetation and landform, the change to the views would not affect the living standards of the properties overall or render it an unattractive place to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2km), other man-made development in the views, and the partial screening effect of intervening landform and vegetation.			

Figure 6C.10a-b Group F - Residential Properties: 18 (No.20 Newvalley), 19 (No.20A Newvalley), 22 (Grabhair), 26 (The Crofthouse)

Description	Group F comprises four properties, three single and one, two storey properties largely orientated north / south, away from the Proposed Development. The properties are accessed via New Valley Road and are located to the northeast of Loch Airigh na Lic. No. 20 is the largest property at the end of the road which has a garden that surrounds the property to the south, west and north, however, mature garden vegetation and trees contain the garden limiting outward views. The other three properties are single storey and have their primary views from their front elevations and front gardens to the south towards Maryhill subject to screening by garden vegetation. Man-made developments in the views include the houses, outbuildings, planted vegetation, transmission masts, existing turbines, telegraph poles, fencing, and Lewis War Memorial.			
Nearest Turbine	No. 20 - Turbine 34 at approximately 2,093m distance to the northwest No. 20A - Turbine 34 at approximately 2,095m distance to the northwest Grabhair - Turbine 34 at approximately 2,123m distance to the northwest The Crofthouse - Turbine 34 at approximately 2,148m distance to the northwest			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation:</p> <p>The photowire in Figure 6C.10b indicates that there would be very limited visibility of the turbines from the roadside adjacent to the properties. The turbines would be theoretically visible to the west beyond intervening landform and vegetation. Views of the turbines from the side, west elevation and garden of No. 20 would be filtered through mature garden vegetation (theoretically affecting 76° of the horizontal FoV). The views from the remaining three properties would be oblique and very limited due to screening from intervening landform, built-form and garden vegetation. Other infrastructure associated with the Proposed Development would not be visible due to intervening landform.</p> <p>Aviation warning lights would be most visible during night time from No. 20 through gaps in intervening vegetation.</p> <p>The magnitude of change would range from <i>High-Medium</i> (No. 20) to <i>Low-Negligible</i> (No. 20A, Grabhair and The Crofthouse).</p> <p>Whilst Under Construction and Decommissioning:</p> <p>There would be filtered views of cranes during construction and decommissioning (No. 20). The magnitude of change would range from <i>Zero to High-Medium to Low-Negligible</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High-Medium to Low-Negligible		
	Level of Effect	Substantial to Substantial / Moderate and significant (No. 20) Moderate / Slight and not significant (No. 20A, Grabhair and The Crofthouse)		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: Negligible</p> <p>Beinn Ghrideag Wind Farm would be visible as blade tips to the west (Negligible magnitude). Bridge Cottages would be theoretically visible to the north but is likely to be screened by buildings and vegetation (Negligible magnitude).</p> <p>Consented Wind Farms: N/A</p> <p>There are no consented wind farms visible from this location.</p>			
Scenario 1: Combined effect	Substantial to Substantial / Moderate and significant (No. 20) (resulting from the Proposed Development) Moderate / Slight and not significant (No. 20A, Grabhair and The Crofthouse)			
Additional effect	Substantial to Substantial / Moderate and significant (No. 20) Moderate / Slight and not significant (No. 20A, Grabhair and The Crofthouse)			
	Additional Magnitude:	High-Medium to Low-Negligible	Combined Magnitude:	High-Medium to Low-Negligible
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the property (No. 20) would be significant in respect of the Proposed Development alone whilst the visual effects on No. 20A, Grabhair and The Crofthouse would not be significantly affected by the Proposed Development. The primary views south from all properties would remain unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited views from the properties (and filtered views from No. 20) due to intervening screening and other man-made development, the change to the views would not affect the living standards of the properties overall or render them unattractive places to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2-2.1km), man-made development, the screening effect of intervening vegetation, landform and built-form and oblique nature of the views.			



Figure 6C.11a-b Group G- 20 (No.3 A859), 23 (No.5 - Drumrae), 27 (No.9 A859)

Description	Group G comprises three properties, one single storey, one 1 ½ storey and one, two storey properties located east of the Proposed Development, and to the west of the A859 and Marybank Quarry, and north of other industrial works. The orientation of each property differs slightly: two of the properties (No. 3 and 9) are orientated north / south, away from the Proposed Development whilst No. 5 is orientated northwest / southeast, towards the Proposed Development. The gardens for all three properties are located to the rear of each property with surrounding garden vegetation partially screening views to the north and west. Man-made development in the views include the houses, outbuildings, industrial buildings and works, planted vegetation, transmission masts, existing turbines, telegraph poles and fencing.			
Nearest Turbine	No. 3 - Turbine 20 at approximately 2,102m distance to the west No. 5 - Turbine 20 at approximately 2,124m distance to the west No. 9 - Turbine 20 at approximately 2,153m distance to the west			
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation:</p> <p>The photowire in Figure 6C.11b indicates that up to 26 turbines would be theoretically visible (13 upper towers and remaining hubs and blades) from the end of a public road adjacent to the properties. The turbines would be visible beyond intervening landform, vegetation and built-form to the west. Views from No. 9 (theoretically affecting 88° of the horizontal FoV) would be very oblique from its principal elevations and there are no windows from its side, west elevation. Views from its garden would largely be screened by mature garden vegetation to the west. Views of the turbines from the rear elevations and gardens of No. 3 and 5 would vary (filtered to open). Although theoretically affecting 89 and 88° of the horizontal FoV respectively, they would be subject to screening by intervening landform, garden vegetation and outbuildings. All views towards the Proposed Development would be seen in the context of other man-made development as illustrated in the photowire. Other site infrastructure would not be visible due to intervening landform. Aviation warning lights would be most visible during night time from No. 3 and 5 in the context of other light sources associated with existing turbines and masts. The magnitude of change would range from <i>High-Medium</i> (No. 3 and 5) to <i>Low</i> (No. 9).</p> <p>Whilst Under Construction and Decommissioning:</p> <p>There would be some views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High-Medium to Low</i>.</p>			
Assessment	Sensitivity	High		
	Magnitude	High-Medium to Low		
	Level of Effect	Substantial to Substantial / Moderate and significant (No. 3 and 5) Moderate and not significant (No. 9)		
	Type of Effect	Long term (reversible), direct and negative		
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development (The assessment takes account of a 360° FoV from this location).				
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low</i></p> <p>Pentland Road and Beinn Ghrideag would be theoretically visible to the west, as hubs and partial towers at approximately between 3.7-4.5km distance (both Low magnitude).</p> <p>Consented Wind Farms: <i>N/A</i></p> <p>There are no consented wind farms visible from this location.</p>			
Scenario 1: Combined effect	Substantial to Substantial / Moderate and significant (No. 3 and 5) (resulting from the Proposed Development)			
Additional effect	Moderate and not significant (No. 9)			
	Substantial to Substantial / Moderate and significant (No. 3 and 5)			
	Moderate and not significant (No. 9)			
	Additional Magnitude:	High-Medium to Low	Combined Magnitude:	High-Medium to Low
Type of Effect	Long term (reversible), direct, cumulative and negative			
RVAA	The visual effect on the properties (No. 3 and 5) would be significant in respect of the Proposed Development alone, however, the visual effect on property No. 9 would not be significant due to the Proposed Development. In terms of the overall residential visual amenity, taking account of other man-made development and partial intervening screening by outbuildings, garden vegetation and landform, the change to the views would not affect the living standards of the properties overall or render them unattractive places to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.1km), other man-made development in the views, partial screening effect of intervening landform, vegetation and outbuildings, and oblique nature of some views.			

Figure 6C.12a-b Group H- 24 (Riverside), 28 (Creed Gate Cottage), 29 (Creed Cottage), 30 (Creed Lodge)

Description	<p>Group H comprises a cluster of four properties, north of Creed Bridge and east of the Proposed Development. The properties are a mix of single storey, 1 ½ storey and two storey buildings. Three of the properties to the west of the A859 are orientated east / west, with their east elevations facing the A859, and west elevations towards the Proposed Development. Creed Lodge, however, is located east of the A859 and is surrounded by mature woodland / vegetation associated with Lews Castle and Lady Lever Park GDL. Creed Cottage is located at a lower elevation whilst Riverside and Creed Gate Cottage are located on slightly elevated ground and are surrounded by intervening vegetation and rising landform to the west. Man-made developments in the views include the A859, houses, outbuildings, planted vegetation, transmission masts, existing turbines, telegraph poles and fencing.</p>		
Nearest Turbine	<p>Riverside - Turbine 20 at approximately 2,133m distance to the northwest Creed Gate Cottage - Turbine 20 at approximately 2,189m distance to the northwest Creed Cottage - Turbine 20 at approximately 2,193m distance to the northwest Creed Lodge - Turbine 20 at approximately 2,229m distance to the northwest</p>		
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.12b indicates that there would be no visibility of the turbines from the location outside Creed Lodge. Where visible from the other three properties, the turbines would appear beyond intervening rising landform, vegetation and built-form to the west, theoretically affecting up to 91° of the horizontal FoV. There would be no visibility of the turbines from Creed Gate Cottage and its gardens due to intervening landform and mature vegetation to the west. Visibility from Creed Cottage (theoretically affecting 81° of the horizontal FoV) would be limited due to intervening rising landform and vegetation (up to 4-5 turbines). There would be visibility of the turbines from the rear elevation of Riverside (theoretically affecting 91° of the horizontal FoV) to the west beyond rising landform and a large outbuilding, however, as the property sits in a shallow dip, visibility of the turbines would be limited only to some hubs and blades, and would be seen in the context of other man-made development. Other site infrastructure would not be visible due to intervening landform. Aviation warning lights would be most visible during night time from Riverside in the context of other light sources associated with existing turbines and masts. The magnitude of change would range from <i>Medium</i> (Riverside) to <i>Low</i> (Creed Cottage) to <i>Negligible to Zero</i> (Creed Gate Cottage and Creed Lodge).</p> <p>Whilst Under Construction and Decommissioning: There would be some views of cranes during construction and decommissioning (Creed Cottage and Riverside). The magnitude of change would range from <i>Zero to Medium to Low to Negligible</i></p>		
Assessment	Sensitivity	High	
	Magnitude	Medium to Low to Negligible / Zero	
	Level of Effect	<p>Substantial / Moderate and significant (Riverside) Moderate and not significant (Creed Cottage) Slight and not significant (Creed Gate Cottage) No View and not significant (Creed Lodge)</p>	
	Type of Effect	Long term (reversible), direct and negative to neutral	

Cumulative Assessment: Existing + Consented wind farms and the Proposed Development

(The assessment takes account of a 360° FoV from this location).

Cumulative Magnitude	<p>Existing Wind Farms: <i>Medium-Low</i> Blades of Pentland Road would be visible to the southwest (Negligible magnitude). Creed (Medium-Low magnitude) and Arnish Moor (Low-Negligible magnitude) would be theoretically visible to the south. Consented Wind Farms: <i>N/A</i> There are no consented wind farms visible from this location.</p>		
Scenario 1: Combined effect	<p>Substantial / Moderate and significant (Riverside) (resulting from the Proposed Development) Moderate and not significant (Creed Cottage) Slight and not significant (Creed Gate Cottage) No View and not significant (Creed Lodge)</p>		
Additional effect	<p>Substantial / Moderate and significant (Riverside) Moderate and not significant (Creed Cottage) Slight and not significant (Creed Gate Cottage) No View and not significant (Creed Lodge)</p>		
	Additional Magnitude:	Medium to Zero	Combined Magnitude: Medium to Zero
Type of Effect	Long term (reversible), direct, cumulative and negative to neutral		



RVAA	The visual effect on the property (Riverside) would be significant in respect of the Proposed Development alone, however, the visual effect on Creed Cottage, Creed Gate Cottage and Creed Lodge would not be significant due to the Proposed Development. In terms of the overall residential visual amenity, taking account of other man-made development and intervening screening by outbuildings, garden vegetation and landform, the change to the views would not affect the living standards of the properties overall or render them unattractive places to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.1-2.2km), other man-made development in the views, and the screening effect of intervening landform, vegetation and outbuildings.
-------------	---

Figure 6C.13a-b		Group I- 25 (No.1 - Last House), 31 (No.1A - River View House), 32 (No.2A Newmarket), 33 (No.2 - Gleann an t'Sagairt)			
Description	Group I comprises four properties of single and 1 ½ storey buildings located at the end of Beside Road in Newmarket. The houses are located on slightly elevated ground and are orientated southeast viewing across the road and over the Abhainn Lacasdail valley to partial views of the coastline beyond. The gardens are located to the front of each property with similar views from their front elevations. Each property has an outbuilding located within the curtilage. Man-made developments in the views include the road, houses, outbuildings, planted vegetation, transmission masts, existing Beinn Ghrideag turbines, telegraph and street lighting poles and fencing.				
Nearest Turbine	No. 1 - Turbine 34 at approximately 2,142m distance to the west No. 1A - Turbine 34 at approximately 2,246m distance to the west No. 2A - Turbine 34 at approximately 2,302m distance to the west No. 2 - Turbine 34 at approximately 2,329m distance to the west				
Magnitude of Change (Proposed Development only)	<p>Whilst in Operation: The photowire in Figure 6C.13b indicates that up to 20 turbines would be theoretically visible (eight upper towers, three hubs and remaining blades / blade tips) from the roadside adjacent to the properties. The turbines would be visible beyond intervening landform, affecting up to 48-51° of the horizontal FoV. Views from the front elevations would be very oblique due to their orientations as illustrated on the aerial photograph in Figure 6C.13a. Views from the side, west elevations, where visible, and garden areas would be more open, with the turbines visible beyond intervening landform, vegetation and built-form and seen in the context of other man-made development including masts and turbines. Other infrastructure associated with the Proposed Development would not be visible. Aviation warning lights would be most visible during night time from the side elevations and garden of all properties in the context of other light sources associated with street lighting, existing turbines, vehicles and masts. The magnitude of change would be <i>High</i>.</p> <p>Whilst Under Construction and Decommissioning: There would be views of cranes during construction and decommissioning. The magnitude of change would range from <i>Zero to High</i>.</p>				
Assessment	Sensitivity	High			
	Magnitude	High			
	Level of Effect	Substantial and significant			
	Type of Effect	Long term (reversible), direct and negative			
Cumulative Assessment: Existing + Consented wind farms and the Proposed Development					
(The assessment takes account of a 360° FoV from this location).					
Cumulative Magnitude	<p>Existing Wind Farms: <i>Low-Negligible</i> Blades of Beinn Ghrideag would be theoretically visible to the southwest (Low-Negligible magnitude). Consented Wind Farms: <i>N/A</i> There are no consented wind farms visible from this location.</p>				
Scenario 1: Combined effect Additional effect	Substantial and significant (resulting from the Proposed Development)				
	Substantial and significant				
Type of Effect	Additional Magnitude:	High	Combined Magnitude:	High	
	Long term (reversible), direct, cumulative and negative				
RVAA	The visual effect on the properties (side elevations and gardens) would be significant in respect of the Proposed Development alone, however, the main southern aspect from the properties would be unaffected by the Proposed Development. In terms of the overall residential visual amenity, taking account of the limited views from the principal elevations of the properties, other man-made development, orientation of the properties, and partial intervening screening, the change to the views would not affect the living standards of the properties overall or render them unattractive places to live when judged objectively and in the public interest. This judgement has been made on the basis of the intervening distance (over 2.2-2.3km), other man-made development in the views, partial screening effect of intervening landform, vegetation and built-form, and oblique nature of the views.				