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Appendix 6.6

Residential Visual Amenity Assessment

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Glossary

Term	Definition
Environmental Impact Assessment (EIA)	Environmental Impact Assessment (EIA) is a means of drawing together by the developer, in a systematic way, a description of the development and information relating to the likely significant environmental effects arising from a Proposed Development
Environmental Impact Assessment Report (EIAR)	A document reporting the findings of the EIA and produced in accordance with the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 Regulation 5
Geographical Information System (GIS)	*'A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.'**
Landform	*'The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.'**
Landscape & Visual Impact Assessment (LVIA)	*'A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.'**
Magnitude (of effect)	*'A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is reversible or irreversible and whether it is short or long term in duration.'**
Proposed Development Area	*The development area within the red line boundary (application area) as shown in Volume 3 Figure 1.2: Site Layout.*
Receptors	*'See Landscape receptors and Visual receptors.'**
Scoping	*'The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.'**
Sensitivity	*'A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.'**

Term	Definition
Significance	*'A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to environmental topic'**
Susceptibility	*'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.'**
The Applicant	Fred Olsen. Renewables Limited
The Proposed Development	Scawd Law Wind Farm Project
The Proposed Development Area	The area within which the Proposed Development will be located.
Developer	In the event of the Proposed Development being granted Section 36 Consent, this is the Company developing the Project.
Visual amenity	*'The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.'**
Visual effects	*'Effects on specific views and on the general visual amenity experienced by people.'**
Visual receptors	*Individuals and/or defined groups of people who have the potential to be affected by a proposal.'**
Visualisation	*'A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.'**
Wirelines	*These are also known as wireframes and computer generated line drawings. These are line diagrams that are based on DTM data and illustrate the three-dimensional shape of the landscape in combination with additional elements such as the components of a proposed wind farm.'***
Zone of Theoretical Visibility (ZTV)	*'A map, usually digitally produced, showing areas of land within which, a development is theoretically visible.'**

* Taken from *Guidelines for Landscape and Visual Impact Assessment, Third Edition*. 2013[1].

** Taken from *Visual Representation of Wind Farms, Guidance*. 2017[2]

List of Abbreviations

List and describe your abbreviations here.

Abbreviation	Description
AGL	Above Ground Level
CMLI	Chartered Members of the Landscape Institute
DTM	Digital Terrain Model
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
ELC	European Landscape Convention
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third Edition
km	Kilometre
LVIA	Landscape & Visual Impact Assessment
m	Metre
OS	Ordnance Survey
PLI	Public Local Inquiry
SNH	Scottish Natural Heritage (now NatureScot)
SPP	Scottish Planning Policy
TGN	Technical Guidance Note
ZTV	Zone of Theoretical Visibility

[1] Landscape Institute. Institute of Environmental Management. (2013) *Guidelines for Landscape & Visual Impact Assessment, Third Edition*. Routledge. London.

[2] Scottish Natural Heritage (2017) *Visual Representation of Wind Farms, Guidance*. Scottish Natural Heritage. Battleby.

A6.6.1 INTRODUCTION

A6.6.1.1 The Residential Visual Amenity Assessment (RVAA) focusses on the visual amenity of views from residential property. It is intended to assist the decision maker in a judgement as to the overall effect of the Proposed Development in the planning balance i.e., '*is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or Residential Amenity'*[3]

A6.6.1.2 Residential amenity comprises a range of sensory components which can be affected by development such as noise, air quality, dust, vibration, traffic, low light levels, shadow flicker and visual amenity, often referred to as 'living conditions'. This RVAA does not consider or provide information on the other components of residential amenity but concentrates on the potential effects of the visual component of 'residential amenity' or 'living conditions'. It is for the decision makers to weigh all the components and assessments relating to residential amenity in determining the acceptability of the Proposed Development.

A6.6.1.3 The assessment comprises the following main activities:

- identification of properties to be considered for detailed visual amenity assessment;
- description and evaluation of existing visual amenity (and views) as experienced by people in and around their properties included in the RVAA;
- identification and description of components of the Proposed Development that could have potential effects on visual amenity at the property, including aviation lighting;
- evaluation of the nature, magnitude of change and overall effect on views and visual amenity at the property; and
- provide a reasoned judgement with regard to the effect of the Proposed Development on visual amenity at the property.

A6.6.1.4 This Appendix is supported by the following appendices and figures (Appendices and Figures can be found in Volume 4 and 3b respectively):

- Appendix 6.1: LVIA Methodology;
- Figure 6.40: Properties considered in the Residential Visual Amenity Assessment;
- Figure A6.40a: RRVP1: Seathorpe;
- Figure A6.40b: RRVP2: Caberstongrains;
- Figure A6.40c: RRVP3: Blackhopebyres;
- Figure A6.40d: RRVP4: Glentress;
- Figure A6.40e: RRVP5: Colquhar; and
- Figure A6.40f: RRVP6: The Common.

A6.6.2 METHODOLOGY

A6.6.2.1 The *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3)[4] defines people's visual amenity as follows:

'the overall pleasantness of the views they enjoy of their surroundings'

A6.6.2.2 The approach to the RVAA accords with the principles and processes of GLVIA3 as follows:

An assessment of visual effects deals with the effects of change on views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements.'

A6.6.2.3 GLVIA3 recognises that RVAA is a stage beyond and is distinct from LVIA, the latter focusing on public amenity and views, whereas the RVAA focuses on private visual amenity at individual properties exclusively. Paragraph 6.17 of GLVIA3 states:

'Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments'. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the normal LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment.'

A6.6.2.4 There is no published formal or statutory guidance available as to how to assess the visual component of living conditions. However, in response the Landscape Institute has published *Technical Guidance Note 2/19: Residential Visual Amenity Assessment* (2019) to assist landscape professionals undertaking RVAAs.

A6.6.2.5 The Technical Guidance Note (TGN) defines RVAA as:

'the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage'

A6.6.2.6 This guidance draws on several previous planning decisions which have become the basis for how decision makers throughout the UK have handled residential visual amenity. The TGN sets out a 4-step process based on the principles and processes established in GLVIA3 as follows:

1. *'Definition of study area and scope of the assessment – informed by the description of the proposed development, defining the study area extent and scope of the assessment with respect to the properties to be included.*
2. *Evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed.*
3. *Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.*
4. *Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect of the Residential Visual Amenity Threshold.'*

Step 1 – Definition of the study area and scope of the assessment

A6.6.2.7 There is currently no published guidance available on the distance from the Proposed Development that should be adopted for a detailed study of visual amenity from residential properties. Scottish Planning Policy (SPP) notes that 2 km from a wind farm development is generally considered appropriate. Following consultation with Scottish Borders Council (SBC) (see Section 6.3, Chapter 6: Landscape and Visual), a 3 km study area from the outermost turbines of the Proposed Development has been agreed, as shown on Figure 6.40 (Volume 3b).

Step 2 – Evaluation of the Baseline Visual Amenity

A6.6.2.8 The TGN sets out the following considerations when evaluating baseline:

- *'the nature and extent of all potentially available existing views from the property, and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform, landcover and visual foci. This may include primary / peripheral views; and*

[3] Landscape Institute (2019) Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 [Online] Available from https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf [Accessed August 2021]

[4] Landscape Institute, Institute of Environmental Management and Assessment.(2013) Guidelines for Landscape and Visual Impact Assessment. Third Edition. Routledge. London.

- *views as experienced when arriving at or leaving the property, for example from private driveways / access tracks.'*

A6.6.2.9 For the purpose of this assessment, all residential receptors are considered to be of **High** sensitivity to change in their view. This takes into account that people at their home attach high value to their existing view and visual amenity and are more susceptible to being affected by changes in their visual amenity.

Step 3 – Assessment of likely change to visual amenity of properties

A6.6.2.10 Step 3 of the assessment follows the principles and processes set out in GLVIA3 in considering the 'nature of the receptor' (overall sensitivity, comprising value and susceptibility) with the 'nature of effect'. The aim being to identify properties that require further assessment to establish the Residential Visual Amenity Threshold.

A6.6.2.11 To understand the effects of changes in views, it is necessary to understand the components of the Proposed Development which could have potential effects on views need to be understood. These are set out in Section 6.4 of Chapter 6: Landscape and Visual.

Description and Evaluation of Effect

A6.6.2.12 The TGN sets out a framework for describing and evaluating the predicted magnitude of change and visual effects as follows:

- *'Distance of property from the proposed development having regard to its size / scale and location relative to the property (e.g., on higher or lower ground);*
- *Type and nature of the available views (e.g., panoramic, open, framed, enclosed, focussed, etc.) and how they may be affected, having regard to seasonal and diurnal variations);*
- *Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property;*
- *Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;*
- *Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations;*
- *Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;*
- *Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and*
- *Mitigation opportunities – consider implications of both embedded and potential further mitigation.'*

A6.6.2.13 Step 3 concludes with a statement on the likely magnitude of change which is informed by the duration of the effect and reversibility in addition to the size and scale. The nature of existing and predicted views (open, enclosed, panoramic, focused, framed etc.) will affect the magnitude of change. Definitions of **Substantial**, **Moderate**, **Slight** and **Negligible** are used to evaluate the magnitude of change.

A6.6.2.14 The assessment then concludes with a judgement of significance of visual effects using the LVIA methodology detailed in Appendix 6.1: Landscape & Visual Impact Methodology. Four main levels of visual effect are used: **Major**, **Moderate**, **Minor** and **Negligible.**. The evaluation of potential effects makes allowance for the use of professional judgement and experience.

A6.6.2.15 Those effects considered to be **Major** and **some Moderate** effects, by virtue of the more sensitive receptors and the greater magnitude of effects, are considered to be Significant visual effects. Some **Moderate**, and all **Minor**, **Minor** and **Negligible** effects are considered to be not Significant visual effects.

A6.6.2.16 In order to provide a focussed assessment, only those properties that are predicted to experience a significant change in view are considered in Step 4 as detailed below.

A6.6.2.17 As with the LVIA, the RVAA is based on professional judgements made by Chartered Members of the Landscape Institute (CMLI).

Step 4 – Forming the RVAA judgement

A6.6.2.18 Step 4 considers properties identified in Step 3 as receiving a significant effect and forms a judgement regarding the effects of the predicted changes on the visual amenity component of residential amenity to inform the decision maker. The TGN defines this as:

'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.'

Supporting Information

Field Surveys

A6.6.2.19 Field surveys and photography from each of the properties were undertaken in August 2021. This identified the following:

- the orientation, composition and type of view obtained from each property (including main aspect and direction of windows);
- layout and orientation of the external spaces and gardens associated with the property curtilage;
- views from access leading to and from the property; and
- the likely change to the existing view from each property.

A6.6.2.20 The field surveys were supported by Zone of Theoretical Visibility (ZTV) mapping and wirelines and considered local variations in landform, tree cover and vegetation, and potential screening by adjacent buildings. The assessments were undertaken from the closest publicly accessible points to the properties or from within the grounds of the property where access was granted by the resident. No properties were inspected internally.

Visualisations

A6.6.2.21 Ordnance Survey (OS) mapping and online aerial images were used for both the desktop research and to assist with fieldwork. Wireframe visualisations have been prepared for each of the properties using OS grid references selected from OS map data and checked during fieldwork (see Figures 6.40a – 6.40f, Volume 3b). Baseline photography from each property was also undertaken to best practice guidance[5] during the fieldwork.

Wireframe visualisations were generated using Resoft Wind Farm - Release 4, using a 1.5 metre viewing height and illustrate a bare ground situation which does not consider vegetation, buildings, or variation in local topography. From each property, a 90° (degree) cylindrical projection was produced focused on the Proposed Development and turbines numbered. No operational wind farms were visible from the properties identified.

A6.6.3 ASSESSMENT OF EFFECTS

A6.6.3.1 Six properties/groups were identified as being within 3 km of the turbines of the Proposed Development. Properties are shown on Figure 6.40 (Volume 3b) and listed below:

[5] SNH (2017) Visual Representation of Wind Farms, Version 2.2. SNH Battleby

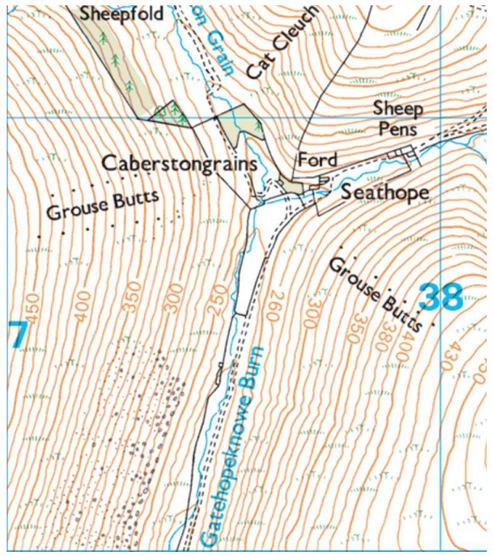
Table A6.6.1: Properties included in the RVAA

Property No.	Name	Easting	Northing
1	Seathope	337747	640841
2	Caberstongrains	337636	640827
3	Blackhopebyres& Blackhopebyres Steading	334404	644025
4	Glentress	333905	643081
5	Colquhar	333259	641537
6	The Common	333490	639524

A6.6.3.2 The following tables set out the assessment for each of the properties assessed in the RVAA.

Table A6.6.2: Property 1: Seathope Assessment

Property 1: Seathope (Financially Involved) – Figure A6.40a			
Step 2: Evaluation of the Baseline Visual Amenity			
OS Grid Ref	337747, 640841	**Primary outlook:**	South east
Distance to nearest Turbine:	1.0 km	**Direction of view to turbines:**	West
Potential No. of turbines visible:	5 (Turbines 4, 5 and 6 at hub height and the blade tip of Turbine 3 and 7)	**Potential Number of aviation lights:**	3 (Turbines 4, 5 and 6)



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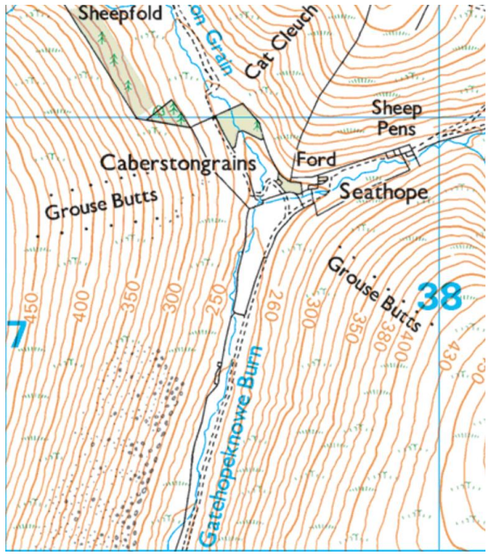
Property 1: Seathope (Financially Involved) – Figure A6.40a	
Description of Property, Location and Context:	This property is situated within the Proposed Development Area and is financially involved with the Proposed Development. Comprising a 1 storey cottage with attached outbuilding, this property is located north east of where the Seathope Burn merges with Caberston Grain. Orientated in a north west to south east direction, the property is situated at approximately 250 m Above Ordnance Datum (AOD) in a narrow glen tucked into the lower southern slopes of Seathope Rig. Access to the property is via rough track leading from Hoylee and the A72 road to the south that passes through a narrow glen between Seathope Law and Scawd Law. The surrounding landscape is generally open with the occasional small coniferous plantation, one of which is situated directly to the west of the property.
Description of Existing Views from the Property:	Views from the front of the property are to the south east across the foreground grass area and firepit towards where the track crosses Seathope Burn, onto the lower slopes of Seathope Law. Rear views from the property are restricted by rising landform although it is potentially possible to see the upper slopes of Scawd Law and Seathope Rig from skylights on a lean-to at the rear of the property. From the garden at the front of the property, views tend to be focussed up the glen to the north east along the Seathope Burn, and to the south west along the Gatehopeknowe Burn. The meandering nature of the glen restricts the distance of view providing a degree of containment. During hours of darkness, artificial lighting sources are very limited and are associated with lights at both Seathope and Caberstongrains properties.
Description of Likely Views of the Development from the Property:	Turbines 4, 5 and 6 would potentially be visible from this property, albeit through the skylights on the lean-to from the rear of the property and would not feature within the main view which is to the south east. From the front exterior of the property, open views can be obtained of Turbines 3, 5 and 6 as well as the blade tip of Turbine 7 on the ridgeline of Scawd Law. Due to the nature of the rounded form of the hills, foreground landform screening reduces the vertical extent of the turbines visible. The closest turbine would also be partially screened by tree planting to the south west of the property. None of the supporting infrastructure would be visible from this location. The aviation lights mounted on top of the hubs of each of the turbines seen at hub height would not be visible from this property due to the viewing angle. However, receptors would experience a slight reflection along the base of the turbine blade each time a blade passes the vertical position. This would be experienced from the exterior of the property. This would mainly occur from outside where the light reflection would be noticeable within the context of a darkened sky.
Step 3: Assessment of likely change to visual amenity of properties	
Magnitude of Change:	The size and scale of the change would be considerable in views from the grassy area at the front of the property and from a short section of the access track approaching the property from the south. This would be experienced at the front of the property rather than from inside where the Proposed Development would not feature within the main view. The change to the view would be long term and reversible. Magnitude of change is **Substantial**.
Effect:	**Major** adverse effect and significant.
Step 4: Forming the RVAA judgement	
RVAA Judgement	Although there would be a significant effect on views from outside the front of the property, it is not considered that the living standards of the property would be affected overall or render it an unattractive place to live due to a combination of the limited extent of the Proposed Development visible, contribution of landform screening in reducing the vertical extent of turbines visible, and the limited views experienced from within the property of the Proposed Development.

Table A6.6.3: Property 2: Caberstongrains Assessment

Property 2: Caberstongrains (Financially Involved) - Figure A6.40b			
Step 2: Evaluation of the Baseline Visual Amenity			
OS Grid Ref	337636, 640827	**Primary outlook:**	South west
Distance to nearest Turbine:	0.9 km	**Direction of view to turbines:**	West
Potential No. of turbines visible:	5 (Turbines 3, 4, 5, 6, 7 and 8)	**Potential Number of aviation lights:**	5 (Turbines 3, 4, 5, 6, 7 and 8)



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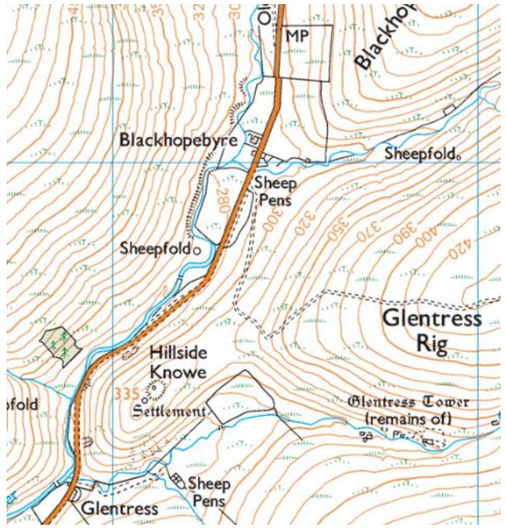
Description of Property, Location and Context:	Situated within the proposed site boundary, this property is financially involved with the Proposed Development. Comprising a 1.5 storey cottage overlooking where Seathope Burn merges with Caberston Grain. Orientated in a north east to south west direction, the property is situated at approximately 245 m AOD in a narrow glen and tucked into the lower southern slopes of Seathope Rig. Access to the property is from a rough track leading from Hoylee and the A72 which passes through a narrow glen between Seathope Law and Scawd Law. The surrounding landscape is generally open and there are small plantations of trees directly to the east and north west of the property.
Description of Existing Views from the Property:	The main view from the front of the property is down the glen to the south west and framed by the slopes of Seathope Law to the east, and Scawd Law to the west. The meandering nature of the glen restricts the distance of view providing a degree of containment. There are no windows on the eastern elevation and one window at the rear which looks out onto a garden which rises away from the house and is contained by a drystone wall to the north. Views beyond this are limited by the lower slopes of Seathope Rig. On the western elevation there is a small side window which looks onto the narrow glen containing the Caberston Grains watercourse. This view is contained by a nearby coniferous plantation and the surrounding hillsides. Views from the front of the property and from the rear garden are generally open onto the foreground glen and contained by the surrounding hillsides and nearby woodland plantations. During hours of darkness, artificial lighting sources are very limited and are associated with lights at Seathope and Caberstongrains properties and overhead aircraft.

Property 2: Caberstongrains (Financially Involved) - Figure A6.40b	
Description of Likely Views of the Development from the Property:	Turbines would be visible to the west above the ridgeline of Scawd Law and include Turbines 4, 5, 6, 7 and 8. These would occupy a large part of the horizontal extent of the view to the west but at an oblique angle from the property and may only be partially visible internally. The turbines would be consistently spaced and there would be no overlap. The vertical extent of the turbines would be reduced by foreground landform screening with more of the turbine tower being visible along the ridgeline towards the north west due to a dip in landform. The aviation lights mounted on top of the hub would not be visible from this property although from outside at the front of the property there would be a slight reflection along the base of the turbine blade each time a blade passes the vertical position. This would mainly occur from outside where the light reflection would be noticeable within the context of a darkened sky.
Step 3: Assessment of likely change to visual amenity of properties	
Magnitude of Change:	The size and scale of the change would be considerable in views to the west from the front of the house and from a short section of the access track to the south when approaching and leaving the property. Overall, the Proposed Development would occupy a very small part of the view experienced from within the property and mainly from external areas to the front and access track. The change to the view would be long term and reversible. Magnitude of change is **Substantial**.
Effect:	**Major** adverse effect and significant.
Step 4: Forming the RVAA judgement	
RVAA Judgement	Although there would be a significant effect on views from outside the front of the property, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live due to a combination of the limited extent of the Proposed Development visible, contribution of landform screening limiting the vertical extent of the turbines seen, and the limited views experienced from within the property.

Table A6.6.4: Property 3: Blackhopebyres & Blackhopebyres Steading Assessment

Property 3: Blackhopebyres & Blackhopebyres Steading - Figure A6.40c			
Step 2: Evaluation of the Baseline Visual Amenity			
OS Grid Ref	334398, 644056	**Primary outlook:**	South east and south west
Distance to nearest Turbine:	2.7 km	**Direction of view to turbines:**	South east
Potential No. of turbines visible:	1-3	**Potential Number of aviation lights:**	None



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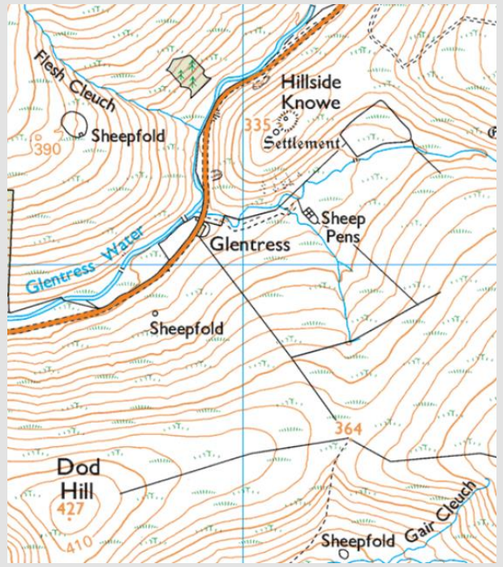
Description of Property, Location and Context:	Comprises two properties located adjacent to the B709 road to the north west of the Proposed Development. The first property, Blackhopebyres Steading comprises 1.5 storey building set back from the road. Orientation is mixed with the northern wing being north west to south east, and the southern wing south west to north east. An outbuilding is located to the east of the property which is bounded by a hedgerow to the south between two large broadleaf trees. The garden lies to the north and west of the property and is also bounded by a hedgerow. The second property lies to the south of Blackhopebyres Steading and comprises 1 storey house orientated north east to south west with open views in all directions Several outbuildings are located to the east and west of the property. To the east on the opposite side of the B709 road is a large agricultural building. Access to both properties is directly from the B709 road.
Description of Existing Views from the Property:	Views from Blackhopebyres Steading are limited by the surrounding hedgerow but are more open from the adjacent garden although visibility beyond is contained by the surrounding hillsides. The second property experiences open views along the glen to the south west where the wooded slopes of Hillside Knowe and Windside Hill merge reducing the extent of visibility. During hours of darkness, artificial lighting sources are limited to the lights of vehicles travelling along the B709 road, neighbouring property, and overhead aircraft.
Description of Likely Views of the Development from the Property:	The ZTV indicates that the properties are on the edge of potentially 1-3 turbines theoretically being visible. However, following the field visit and photography, it was confirmed that no turbines would be seen as a result of screening by Glentress Rig located to the south east.
Step 3: Assessment of likely change to visual amenity of properties	
Magnitude of Change:	**No Change**
Effect:	**Negligible effect**

Table A6.6.5: Property 4: Glentress Assessment

Property 4: Glentress - Figure A6.40d			
OS Grid Ref	333905, 643081	**Primary outlook:**	North west
Distance to nearest Turbine:	2.5 km	**Direction of view to turbines:**	East
Potential No. of turbines visible:	3 (Turbines 6, 7 and 8)	**Potential Number of aviation lights:**	3 (Turbines 6, 7 and 8)



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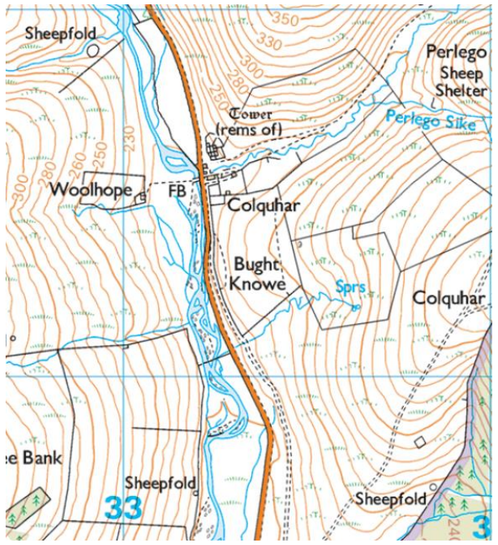
Description of Property, Location and Context:	Comprises 1 storey property located on the eastern side of the B709 road with an outbuilding to the south west. Orientated in a north west to south east direction at approximately 250 m AOD in elevation. Access to the property is directly from the B709 road.
Description of Existing Views from the Property:	Views from the property are relatively well contained by rising landform on all sides combined with a narrowing of the glen to the north which reduces the extent of visibility. The front of the house faces the B709 road and is surrounded by a stone wall. To the rear of the property and garden, views are more but are contained by the rising slopes of Bareback Knowe. During hours of darkness, artificial lighting sources are limited to vehicles travelling along the B709 road and overhead aircraft.
Description of Likely Views of the Development from the Property:	Three of the proposed turbines (6, 7 and 8) would be visible from the rear of the property and garden appearing evenly spaced occupying a small part of the overall view in this direction. Due to foreground screening by landform, the bottom half of the turbines would be screened reducing their vertical extent. The aviation ZTV shown on Figures 6.4 – 6.5h indicate that no aviation lights would be directly visible from this property. Depending on the prevailing wind direction, there may be occasions where a slight reflection from the aviation lights mounted on the hub of turbines 6, 7 and 8 would be visible along the bottom of the blade each time a blade passes the vertical position. This would mainly occur from outside where the light reflection would be noticeable within the context of a darkened sky. From within the property, it is likely that curtains would be closed or if opened, artificial lighting from within would reduce the contrast in view beyond the property.
Step 3: Assessment of likely change to visual amenity of properties	
Magnitude of Change:	The size and scale of the change would be relatively small in views from the rear of the property and garden to the east where turbines would be visible breaking the horizon of Bareback Knowe. However, this would be limited to the top half of three of the eight turbines proposed and would

Property 4: Glentress - Figure A6.40d	
	be set back from the property. The change to the view would be long term and reversible. Magnitude of change is **Slight**.
Effect:	**Moderate** adverse effect and significant due to the proposed turbines appearing in open views from the rear of the property occupying a small extent of the overall view.
Step 4: Forming the RVAA judgement	
RVAA Judgement	Although there would be a significant effect on views from the rear of the property and garden, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live due to a combination of the limited extent of the Proposed Development visible, and contribution of landform screening in reducing the vertical extent of turbines visible.

Table A6.6.6: Property 5: Colquhar Assessment

Property 5: Colquhar - Figure A6.40e			
Step 2: Evaluation of the Baseline Visual Amenity			
OS Grid Ref	333259, 641537	**Primary outlook:**	South west
Distance to nearest Turbine:	2.5 km	**Direction of view to turbines:**	East
Potential No. of turbines visible:	4 (Turbines 3, 6 and 7 at hub height and the blade tip of Turbine 8)	**Potential Number of aviation lights:**	3 (Turbines 3, 6, and 7)



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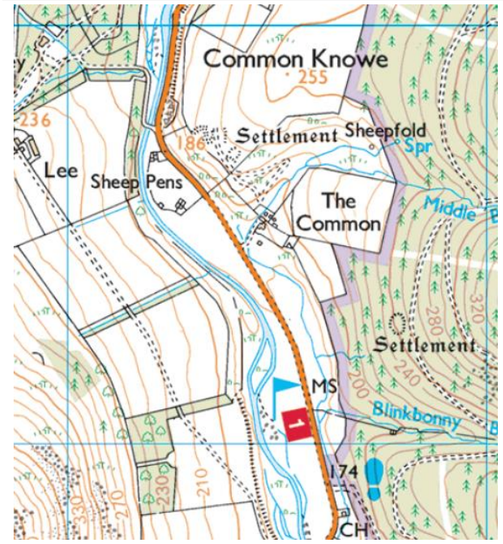
Description of Property, Location and Context:	Comprises 1.5 storey house located adjacent to the B709 road on the eastern side and south of the Perlego Sike. Orientated in a north east to south west direction, the property lies at approximately 220 m AOD close to where the Perlego Sike merges with the Leithen Water. The front door of the house is on the eastern side off a short drive leading from the B709 road. Several outbuildings to the north west and east are located close to the property and further up the hill to the east. To the north are the remains of a tower. To the south is a small field bounded by a dry-stone wall and two broadleaf trees.
Description of Existing Views from the Property:	Views to the north west, west and south west are onto the foreground floodplain which rises up to Woolhope Hill. Views along the glen to the north west and south west are restricted by a narrowing of the glen sides. From the rear of the property and garden, open views onto the slopes of Glede Knowe can be obtained. During hours of darkness, artificial lighting sources are limited to the lights of vehicles travelling along the B709 road and overhead aircraft.
Step 3: Assessment of likely change to visual amenity of properties	
Description of Likely Views of the Development from the Property:	Three of the proposed turbines, 3, 6 and 7 would be visible at hub height and the blade tip of Turbine 8 would break the horizon from the rear of the property and garden above the slopes of Glede Knowe. These would be evenly spaced occupying a small part of the overall view. Due to foreground screening by landform, a large part of the turbine towers would be screened reducing their vertical extent. The aviation ZTV shown on Figures 6.4 – 6.5h indicate that no aviation lights would be directly visible from this property. Depending on the prevailing wind direction, there may be occasions

Property 5: Colquhar - Figure A6.40e	
	where a slight reflection from the aviation lights mounted on the hub would be visible along the bottom of the blade each time a blade passes the vertical position of turbines 3, 6 and 7. This would mainly occur from outside where the light reflection would be noticeable within the context of a darkened sky. From within the property, it is likely that curtains would be closed or if opened, artificial lighting from within would reduce the contrast in view beyond the property.
Magnitude of Change:	The size and scale of the change would be medium in views from the rear of the property and garden breaking the horizon of Glede Knowe. However, this would be limited to the top part of three of the eight turbines proposed and would be set back from the property. The change to the view would be long term and reversible. Magnitude of change is **Slight**.
Effect:	**Moderate** adverse effect and significant due to the proposed turbines appearing in open views from the rear of the property occupying a small extent of the overall view.
	Step 4
RVAA Judgement	Although there would be a significant effect on views from the rear of the property and garden, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live due to a combination of the limited extent of the Proposed Development visible, and contribution of landform screening.

Table A6.6.7: Property 6: The Common Assessment

Property 6: The Common - Figure A6.40f			
	Step 2: Evaluation of the Baseline Visual Amenity		
OS Grid Ref	333490, 639524	**Primary outlook:**	South west
Distance to nearest Turbine:	2.8 km	**Direction of view to turbines:**	North east
Potential No. of turbines visible:	1 (Blades of Turbine 3)	**Potential Number of aviation lights:**	None



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Description of Property, Location and Context:	This property comprises 2 storey residential property located to the north of Innerleithen Golf Club and set back from the B709 road, accessed by a short drive to the west. Orientated in a south west to north east direction, several outbuildings are located to the north and east of the property. To the east, landform rises steeply from the rear of the property comprising fields in the foreground and large-scale forestry on Turf Knowe beyond.
Description of Existing Views from the Property:	The main view is from the front of the property back along the drive towards the B709 road before the landform rises to Lee Pen. Views in other directions from the property and garden are restricted by broadleaf trees, outbuildings and rising landform to the east combined with forestry. During hours of darkness, artificial lighting sources are limited to vehicles travelling along the B709 road, neighbouring property, and overhead aircraft.
Description of Likely Views of the Development from the Property:	The wireline shown on Figure 6.40h predicts that a blade tip would be visible to the north west. However, the baseline photograph shows that this would be screened by forestry on Turf Knowe. Should the forestry be felled, the blade of Turbine 3 would be visible until a new tree crop establishes. This would be experienced from the top floor rear windows and from the access track to the rear of the property based on the findings from undertaking the field visit.
	Step 3: Assessment of likely change to visual amenity of properties
Magnitude of Change:	No Change
Effect:	**Negligible**

Summary of Residential Visual Amenity

A6.6.3.3 Six properties/groups have been identified within 3 km from the Proposed Development. Two of these are located within the Proposed Development Area and are financially involved with the Proposed Development, the remaining properties are scattered along the B709 to the west of the proposed site.

A6.6.3.4 Significant visual effects of **Major** or **Moderate** adverse have been predicted for four properties as follows (those marked with an * are financially involved):

- Property 1: Seathope* (Major);
- Property 2: Caberstongrains* (Major);
- Property 4: Glentress (Moderate); and
- Property 5: Colquhar (Moderate).

A6.6.3.5 This is due to the extent of the Proposed Development visibility, open views obtained and, in some cases, proximity to the Proposed Development. No properties would experience significant effects associated with aviation lighting due to the steep viewing angle up to each of the lit turbines. Four properties are predicted to experience some reflection of the light on the turbine blade as it passes the vertical position, this would predominantly be experienced from outside the property for Seathope and Caberstongrains, and from both the property and garden of Glentress and Colquhar.

A6.6.3.6 None of the properties assessed have been identified to be affected to such a degree that they would become 'widely regarded as an unattractive place where to live and/or the development is inescapably dominant or unpleasantly overwhelming', the approach adopted by Reporters in previous planning inquiries and set out in the guidance. This is due to screening from intervening landform which reduces the vertical extent of the proposed turbines, the small number of turbines visible of the overall development and distance.

A6.6.3.7 Two properties/groups (Property 3: Blackhopebyres & Blackhopebyres Steading and Property 6: The Common) are not predicted to receive an effect on account of screening by a combination of landform and forestry which would screen all views towards the Proposed Development.