

15. Residential Visual Amenity Assessment

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15. Residential Visual Amenity Assessment

15.1 Abstract

- 15.1.1 This assessment addresses the potential effects of the Proposed Development on the visual component of the residential amenity of local residents.
- 15.1.2 Should the Proposed Development not be consented, the “do-nothing scenario” will apply to the current baseline environment, in that the Applicant will construct the Consented Development. The Consented Development was environmentally assessed and consented in 2015 and the assessment is reported within the Sandy Knowe Wind Farm Environmental Statement (2015).
- 15.1.3 In line with recommendations provided by Dumfries and Galloway Council (DGC) in their Scoping consultation response dated 1 June 2017, this assessment focusses on a 2 km radius from the Proposed Development. This is a typical distance for assessing the potential effects on the visual component of residential amenity based on a judgement that no significant impacts on the visual component of residential amenity are likely to be found beyond that distance. Indeed, a review of Inspectors decisions on the matter considering effects on the visual component of residential amenity indicates that oppressive or overbearing effects would not be found beyond 1 km from turbines, but a precautionary approach has been taken through the use of a 2 km study area.
- 15.1.4 The Landscape and Visual Impact Assessment (refer to Chapter 6) was prepared in response to the EIA Regulations which require ‘significant’ effects to be identified. This legislation notes that there may be significant impacts arising from a proposed development that are acceptable. Indeed, it is common to all wind farm developments that a number of significant effects on views and visual amenity would be identified in close proximity to the development.
- 15.1.5 An assessment of the potential effects on the visual component of residential amenity goes beyond the assessment of effects on views and visual amenity as carried out in the LVIA in that it assesses a property in detail including the orientation of main living areas, garden grounds and access. This assessment is required in order to understand if any of the effects on views or visual amenity have the potential to affect the visual component of residential amenity such that living at that property will become unpleasant or undesirable. Assessing this requires as far as possible, an objective approach but is ultimately a matter of judgement. It should be noted that the visual component of residential amenity is influenced by factors other than visual amenity, such as noise. Accordingly, this Chapter only addresses the visual component of residential amenity.
- 15.1.6 Fourteen properties were initially identified using OS maps and aerial imagery. Following site assessment, two dwellings were in a poor state of repair and it was unclear whether they were occupied or not. For the avoidance of doubt these dwellings were assessed. One property was deemed uninhabitable and not assessed further. A few properties were located within the same curtilage and were assessed as a small cluster. This occurred at Nether Cairn Farm and Rigg Farm. Therefore a total of eleven receptors (nine individual properties and two clusters) were assessed.

- 15.1.7 The assessment concluded that significant residual effects were predicted for seven receptors, with five of these being at a moderate level and two at a major level. Remaining receptors assessed were predicted to experience a negligible effect. Of the seven receptors predicted to experience significant residual effects, five properties are owned by those financially involved with the Proposed Development. These are Crockroy, Nether Cairn, Nether Cairn Cottage, Rigg Farm and Hillend.
- 15.1.8 This RVAA concludes that no residential property within a 2 km distance from the Proposed Development has failed the 'Lavender Test'. Whilst the Proposed Development would give rise to significant effects in conjunction with operational and consented wind farms, it is judged that the Proposed Development would not be dominant, overbearing or oppressive to the point that any dwelling would become an undesirable place in which to live.
- 15.1.9 The predicted residual effects for the Proposed Development are similar to the Consented Development which would arise from the 'do-nothing scenario', that comprises the implementation of the Consented Development.
- 15.1.10 The EIA Regulations, at Schedule 4, require the EIA Report to provide a
"description of the likely significant effects of the development on the environment resulting from, inter alia:

... (e) the cumulation of effects with other existing and/or approved development, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;"
- 15.1.11 In this regard, the Proposed Development would be indiscernible from the Consented Development.

15.2 Legislation, Policy and Guidelines

Legislation

- 15.2.1 There is currently no specific legislation which is relevant to undertaking a Residential Visual Amenity Assessment (RVAA).

Policy and Guidelines

- 15.2.2 There is currently no formal or statutory guidance available for RVAA. However, the Landscape Institute are in the process of providing a Technical Guidance Note (TGN) covering the approach and methodology for assessing the effects on the visual component of Residential Amenity at nearby residential properties. This TGN (dated February 2018) is currently at draft stage for consultation with Landscape Institute members.
- 15.2.3 In line with guidance contained within the Draft TGN, this assessment has been prepared with reference to the terminology used in the third edition of the Guidelines for Landscape and Visual Impact Assessment published by the Landscape Institute and the Institute of Environmental Management & Assessment as well as terminology which has been set and widely used by Inspectors and Reporters across the UK. With regard to identifying a study area, the Draft TGN states that *"based on common practice and experience a study area of approximately 1.5 – 2 km from a windfarm is generally considered appropriate depending on local landscape characteristics."* This RVAA follows this guidance and a 2 km radius study area has been identified.

- 15.2.4 Chapter 5 of the EIA Report sets out the planning and energy policy framework that is relevant to the EIA process. The policies set out include those from the DGC LDP, those relevant aspects of Scottish Planning Policy (SPP), Planning Advice Notes and other relevant guidance.

15.3 Consultation

- 15.3.1 Consultation regarding the scope for the Residential Visual Amenity Assessment (RVAA) is contained in Appendix 6.1. Specifically, Table 1 Landscape Scoping Opinion highlights the scoping opinion of Dumfries and Galloway Council in relation to the LVIA and the RVAA.

15.4 Assessment Methodology

- 15.4.1 The method and approach used in preparing the LVIA underpins this assessment. Whilst there is no published guidance that sets out the criteria for establishing whether or not the visual presence of a wind energy development impacts unacceptably on the visual component of residential amenity, the Draft TGN (By the Landscape Institute, dated February 2018) sets out a methodology for undertaking RVAAs. This RVAA is broadly in line with this methodology. The approach to determining the conclusions of this RVAA also concur with the Draft TGN in that they are based on professional judgement, underpinned by visual information and guided by a detailed analysis of previous Reporters and Inspectors decisions on the matter.
- 15.4.2 When dealing with potential visual effects that are likely to be experienced by occupiers of residential properties one could take the view that there is no right to a view from private property. However, views available from a private property contribute to the overall amenity that occupiers will enjoy at that property and accordingly are assessed.

Field Surveys

- 15.4.3 The RVAA was carried out through a combination of desk based study followed by site surveys. Aerial photographs and the ZTV were also used. This approach ensured that all dwellings were captured by the report and 'ground truthing' of the assessment in terms of primary and secondary views from dwellings, access and location of the driveway, layout and orientation of the garden and likely visibility from garden spaces. However, it should be noted that likely views have been assessed from publicly accessible locations and no internal inspection of each private property has been carried out.
- 15.4.4 Site visits were undertaken during daylight hours in order to confirm the name of the property, orientation of the front of the dwelling, orientation towards the Proposed Development, type of views from the property and any constraining factors which may screen/obscure the Proposed Development from views. This includes built form and mature vegetation cover including garden boundary features, woodland and plantations.
- 15.4.5 During site visits, principal views were noted and considered as those available from ground floor rooms normally occupied during daylight hours. However, there may be exceptions to this rule. These visual inspections were carried out from the public road at the entrance to each property. Where this was not possible a study of OS maps and aerial imagery were used to make a professional judgement.

15.4.6 For the avoidance of doubt and the purposes of this assessment, the domestic curtilage of each dwelling was assessed along with the dwelling house. The following definitions have been applied for clarity:

- dwelling house – main building used for habitation; and,
- domestic curtilage of dwelling – enclosed space including grounds and / or gardens, associated outbuildings located immediately surrounding the main dwelling house, and the access track or approach road.

Definition of Condition and Status for Assessed Residential Properties

15.4.7 In the course of undertaking the site assessment work it was observed that properties within the 2 km study area varied in condition and habitable status. The following categories have been applied to the assessed properties:

- occupied – properties occupied at time of assessment;
- habitable – properties not inhabited at time of assessment but could be returned to a habitable status without significant expenditure; and,
- not habitable / derelict – properties that were considered to require extensive refurbishment works or that were clearly derelict.

15.4.8 Not habitable / derelict properties were not assessed for potential residential amenity effects. The financial involvement or non-financial involvement of a particular property with respect to the Proposed Development was not an influencing factor during the assessment (refer to Planning Statement).

Factors to Consider

15.4.9 The following factors were considered when describing each property and its views. These criteria are adapted from the LVIA guidelines for the specific context of a wind energy development:

The Orientation of the Property

15.4.10 Determining orientation of the property in relation to the wind development including considering whether:

- a property is principally orientated to directly face the development;
- only the upper windows or garden area would have views to the development; or,
- there would be views of the development from more than one façade of the property.

Nature of Views

15.4.11 Determining the extent and nature of views including considering whether:

- a property would have unimpeded views towards the wind energy development;
- views towards the wind energy development would be direct or oblique, contained or open and panoramic;
- views from the dwelling would be partially obscured by intervening landform/vegetation or other built form; or,
- views from the dwelling and garden area are likely to be substantially or wholly screened by landform, vegetation and / or built form.

Composition and Context of Views

15.4.12 Determining whether views from the property:

- are scenic in terms of the landscape context and including consideration of both views from the property and views to the property from an associated driveway;
- include some prominent visual detractors in principal views; or,
- have notable and visually dominant detractors in close proximity to the property.

Magnitude of Change to Visual Amenity

15.4.13 The magnitude of impact arising from the proposed development upon the residential receptors assessed is described as either High, Medium, Low or Negligible, based on the interpretation of a combination of quantifiable parameters. The likely changes to the existing views from a dwelling take into account the following factors:

- location: the relative location of the turbines, i.e. whether they are elevated above the property and distance from the property;
- distance: the distance between the property and the proposed development;
- extent: the potential number and extent of turbines visible, their position within the overall context of the views from the property, i.e. sited on the skyline or at the edge of the view or within a key focal view;
- proportion: the arc of view occupied by the proposed development in proportion to the overall field of view. a panoramic view, where the Proposed Development takes up a small part of it will generally experience a lower magnitude of change than a framed or focussed view, even if the arc of view occupied by the proposed development is similar in both;
- orientation: vertical angle of view occupied by the turbines in relation to the main receptor orientation and whether turbines would be visible on more than one side of the property or whether there is a dominant direction to the vista;
- context: the elements which in combination provide the setting and context to the Proposed Development. In particular, existing and proposed vertical man-made structures such as wind turbines within the context can alter the magnitude of change;
- ancillary components: the likely presence of other ancillary elements in the views from the property, e.g. access tracks or the construction compound;
- background: the colour of the Proposed Development has been selected on the basis that the majority of viewers will see the proposed development against the sky. where the landform forms the background to the view this can influence the magnitude; and,
- lighting: the presence of lighting on the turbines (aviation lighting is proposed on the turbines);
- the angle of the view to the proposed development; and,
- screening effects of intervening landscape elements such as local landform and vegetation (woodland, mature tree cover and hedges).

15.4.14 The table below provides the definitions of magnitude used for the purposes of this assessment.

Table 15.1 – Magnitude of Visual Impacts

Level of Magnitude	Magnitude Criteria
High	Major influence on the focus of the view resulting in the Proposed Development becoming the eye-catching, dominating focus of the view.
Medium	Clearly visible element, but not over-riding or defining element in the view.
Low	Partial view of the Proposed Development with other features in the view being the defining elements.
Negligible	Elements of the Proposed Development visible but will go unnoticed to the naked eye.
No Change	No change

Significance of Effect

15.4.15 A professional judgement was made to determine the impact on visual amenity by considering the sensitivity to the proposed change (i.e. High for each property) and taking into account the magnitude of likely changes to the visual amenity, resulting from the proposed development. The level of significance of potential impacts are described as Major, Moderate, Minor or Negligible. For clarification, these categories have been based on combining receptor sensitivity and predicted magnitude of change to determine the significance of effects, as detailed in the table below.

Table 15.2 – Significance of Effect

Visual Sensitivity	Magnitude of Change			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Negligible
Medium	Major	Moderate	Moderate to Minor	Negligible
Low	Moderate	Moderate to Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	None

15.4.16 In the context of this assessment, Major and Moderate visual effects are considered to be Significant. The conclusion that some effects are ‘Significant’ must not be taken to imply that they are necessarily adverse or unacceptable. As with many aspects of visual assessments, the significance of effect also needs to be qualified with respect to the extent over which it is experienced. An effect may be significant from the access or garden grounds to a receptor, or significant from a small portion of the property but not significant when judged overall.

15.4.17 The table below summarises the criteria applied to determining the level of significance of visual effects in relation to the visual component of residential amenity. It should be noted that this scale is a continuum and the given grade is based on many variables, weighed up by the application of professional judgement and experience, on a case by case basis.

Table 15.3 – Significance of Visual Impacts

Major
Changes substantially affecting the views of a property. For example, a major impact is likely when a property receptor of high sensitivity is affected by a high magnitude of change.
Moderate
Change affecting to a lesser degree the views of a property. For example, a moderate impact is likely when a property receptor of high sensitivity is affected by a medium magnitude of change.
Minor
Slight change affecting the views of a property. For example, a minor impact is likely when a property receptor of high sensitivity is affected by a small magnitude of change.
Negligible
None or minimal perceptible change affecting the views of a property. This includes properties that have negligible impact.

Overall Conclusions

- 15.4.18 Following the identification of the levels of significant effects with respect to change in views and visual amenity from each property, the final assessment draws an overall conclusion. Where a significant impact on the visual amenity of residential properties has been assessed, a decision on whether these significant impacts are significantly detrimental is a matter of judgement. The issue is whether the Proposed Development would have such an unpleasant, overwhelming, oppressive or overbearing visual impact on a dwelling and its amenity space that would result in an unacceptable effect upon the visual component of residential amenity where the dwelling would become an undesirable or unattractive place in which to live. This is known as the ‘Lavender Test’.
- 15.4.19 The ‘Lavender Test’ refers to the presence of turbines in main views available from within a residential property or its curtilage, if within those views it could be considered that turbines represent an unpleasant or overbearing effect to such an extent that the property becomes an unattractive place in which to live. This RVAA has been prepared to be consistent with the ‘Lavender Test’ principles, as this test has been recognised as being a valid approach to test the acceptability of effects upon the visual component of residential amenity in recent appeal decisions.
- 15.4.20 As such, taking cognisance from a number of Reporters’ decisions from various case studies across the UK, this report seeks to judge whether or not the visual presence of wind energy development impacts unacceptably on the visual component of residential amenity.
- 15.4.21 Within 1 km, views towards turbines are expected to be visually significant, but this does not mean that such views will affect the visual component of residential amenity by way of being overbearing or oppressive. Also, whilst views from one or more windows in the dwelling and/or parts of the curtilage may be adversely affected by views of turbines, other views will not be. The assessment therefore considers from which areas of the property views of turbines are likely to arise, and the extent to which those views might be ‘oppressive’ or ‘overbearing’ in terms of the amenity of the property as a whole.

15.5 Baseline Conditions

Introduction

- 15.5.1 Receptors for inclusion in this RVAA were initially identified through a desktop analysis of the residential properties located within a 2 km radius study area, defined by the outermost wind turbine blade sweep of the finalised turbine array.
- 15.5.2 Fourteen properties were initially identified from Ordnance Survey maps as lying within 2 km and as having potential views of the Proposed Development (refer to Figure 15.1). During field surveys two properties were determined as habitable / poor state of repair and one property was identified as not habitable/derelict. In addition, four of the properties were clustered in two small clusters both comprising two properties. Subsequently, the fourteen originally identified properties have been divided into the following categories:
- occupied – nine receptors (seven individual properties and two small clusters comprising two properties each);
 - habitable – two receptors (two individual properties); and,
 - not habitable / derelict – one receptor (one individual property).

ZTV Maps and Visualisations

- 15.5.3 Computer modelling has been utilised to illustrate the effects of the Proposed Development through the production of a ZTV (refer to Figure 15.2). The ZTV map used in the RVAA predicts visibility patterns based on the proposed turbines height to tip and has been generated in 'Windfarm' software, using an OS Landform Panorama dataset at 50m grid intervals with a 20 km x 20 km height data tile. The ZTV was updated with OS Landform Profile dataset at 10m grid intervals used for the area containing the site and its immediate surroundings.

Assessment of Potential Effects

- 15.5.4 Following desktop analysis and site visits, 12 receptors (fourteen properties) were identified as lying within 2 km and as having potential views of the Proposed Development.
- 15.5.5 The majority of properties identified are single-storey dwellings with the exception of several large farmhouses.
- 15.5.6 At the time of the site visits, properties were assessed individually with the exception of where more than one property is sited in close proximity to one another and share a very similar orientation. This occurred at Nether Cairn Farm and Rigg Farm, where other dwellings were sited adjacent to these large farmhouses. In these instances, the properties on-site were assessed individually. However, they have been grouped together as a single receptor for the purposes of this RVAA (i.e. Nether Cairn Farm and Nether Cairn Cottage, and Rigg Farm and Rigg House).
- 15.5.7 During site work, Polneul and the unknown dwelling located north of Crockroy were identified as being in a poor state of repair. It was not clear from site assessment whether these dwellings were occupied or not. Due to restrictive access, it was also not clear whether the single dwelling, Netherton, was occupied. For the avoidance of doubt, all three of these properties were assessed on the basis they are residential receptors.

15.5.8 Following a site visit it was determined that Corserig is uninhabited, has been vandalised and would require significant refurbishment to become a habitable property. This property is therefore classified as not habitable / derelict and no further assessment has been undertaken.

15.5.9 A total of eleven receptors have therefore been assessed.

15.6 Assessment of Do-Nothing Scenario

15.6.1 Should the Proposed Development not be consented, the “do-nothing scenario” will apply to the current baseline environment, in that the Applicant will construct the Consented Development.

15.6.2 The Consented Development was environmentally assessed and consented in 2015 and the assessment is reported within the Sandy Knowe Wind Farm Environmental Statement (2015).

15.7 Assessment of Proposed Development Potential Effects

15.7.1 This section assesses the potential residual visual amenity effects the Proposed Development may have upon the occupiers of the properties identified in Table 15.4 below. Distances from the nearest turbine in the Proposed Development and the receptors have also been included.

Table 15.4 – Summary of Visual Amenity Assessment

ID	Receptor Name	Number of Properties at Location	Distance to Nearest Turbine in the Proposed Development	Magnitude of Visual Effect Resulting from the Proposed Development	Significance of Effect Upon Residential Visual Amenity	Lavender Test – unacceptable adverse impact on visual component of residential amenity: Yes or No
1	Nether Cairn Farm* and Nether Cairn Cottage*	2	0.9km	Low	Moderate	No
2	Crockroy*	1	1.0km	High	Major	No
3	Polneul	1	1.0km	Negligible	Negligible	No
4	High Cairn Farm	1	1.0km	Negligible	Negligible	No
5	Hillend*	1	1.0km	Low	Moderate	No
6	Corserig	1	1.3km	No assessment		
7	Unknown north of Crockroy	1	1.4km	Negligible	Negligible	No
8	Cairn Smithy	1	1.5km	Low	Moderate	No
9	Rigg Farm* and Rigg House	2	1.6km	Low	Moderate	No
10	Rigg Cottage	1	1.8km	Negligible	Negligible	No
11	Laigh Cairn	1	1.8km	Low	Moderate	No

ID	Receptor Name	Number of Properties at Location	Distance to Nearest Turbine in the Proposed Development	Magnitude of Visual Effect Resulting from the Proposed Development	Significance of Effect Upon Residential Visual Amenity	Lavender Test – unacceptable adverse impact on visual component of residential amenity: Yes or No
12	Netherton (Nether Glenmuckloch)	1	1.9km	Medium	Major	No

* Indicates properties where the owners have financial involvement in the Proposed Development

15.7.2 The predicted effects are summarised as:

- Major impacts: 2 receptors;
- Moderate impacts: 5 receptors; and,
- Negligible: 4 receptors.

15.8 Embedded Mitigation Measures

15.8.1 For details of the mitigation measures incorporated during the design iteration process relating to this RVAA, refer to Chapter 6, Section 8.

15.9 Assessment of Proposed Development Residual Effects

15.9.1 As all mitigation measures related to reducing the visual effects identified in this RVAA have been incorporated into the assessment, the potential residual effects will be the same as those identified and summarised in the Potential Effects section of this RVAA and highlighted in Table 15.4.

15.9.2 The table below provides a detailed assessment of predicted residual effects upon the visual amenity of receptors within a 2 km radius study area.

Table 15.5 – Residential Visual Amenity Assessment

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Magnitude of Change	Significance of Visual Effect of Residential Amenity
<p>1. Nether Cairn Farm and Nether Cairn Cottage*</p> <p>269686,612336</p> <p>2no. dwellings, both occupied</p> <p>Orientation of main aspect of dwelling: East</p>	<p>0.9km to T1, South</p>	<p>24 tips including 17 hubs</p>	<p>Single storey dwellings creating a u-shape with adjoining outbuildings which are also single storey. Views to the south and east wholly restricted by a coniferous woodland block located in very close proximity to the building group. Views west restricted by the associated outbuildings. Heavily filtered southern views towards upper parts of the Proposed Development from the front garden area. Upper parts of several Hare Hill turbines visible in next viewing arc. Sanquhar Community and Sanquhar Six screened by intervening landform and vegetation. Views north along the access drive towards Sunnyside and a small part of Glenmuckloch. Partly filtered by garden vegetation features and restoration works of the former surface mine.</p>	<p>Coniferous block and local topography will restrict most views however upper parts of several proposed turbines will be seen with several upper parts of Hare Hill turbines in successive views.</p> <p>Low</p>	<p>Moderate, Adverse</p> <p>Significant</p> <p>These properties do not fail the 'Lavender Test'.</p>
<p>2. Crockroy*</p> <p>270455,611936</p> <p>Single dwelling, occupied</p> <p>Orientation of main aspect of dwelling: East-North-East</p>	<p>1.0km to T1, South</p>	<p>24 tips including 23 hubs</p>	<p>Open, unrestricted views to the north-east from ground floor windows of this single storey dwelling. No windows on SSE elevation. Grounds relatively open containing several mature garden boundary features and a single storey outbuilding located to the south of the dwelling and almost unrestricted views from the garden curtilage. South-west views contain visibility of most of the extent of Hare Hill and theoretically views to the SE of Sanquhar Six & Sanquhar Community. However, intervening localised landform screens operational turbines to the SE. From the dwelling views to Hare Hill will be oblique and towards the development very oblique. From the garden grounds the Proposed Development and Hare Hill will be visible and views north in the opposite direction to Glenmuckloch visible on the middle distant skyline.</p>	<p>Full extent of Proposed Development visible from garden area and outer lying turbines visible in oblique views from within the dwelling</p> <p>High</p>	<p>Major, Adverse</p> <p>Significant</p> <p>This property does not fail the 'Lavender Test'.</p>

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Magnitude of Change	Significance of Visual Effect of Residential Amenity
3. Polneul 270097,612383 Single dwelling Orientation of main aspect of dwelling: North	1.0km to T1, South	24 tips including 24 hubs	Mature and dense tree cover lies in close proximity to this single storey dwelling's southern and eastern elevation, restricting any views towards the operational Hare Hill, Hare Hill Extension, Sanquhar Community and Sanquhar Six wind farms. Principal views to the north are foreshortened by local topography which directs views to the north-east.	Mature and dense tree cover in close proximity to the dwelling restrict any views to the south and east. Negligible	Negligible Not Significant This property does not fail the 'Lavender Test'.
4. High Cairn Farm 268760,612318 Single dwelling, occupied Orientation of main aspect of dwelling: North	1.0km, T2 South-South-East	24 tips including 20 hubs	Two storey L shaped farmhouse is surrounded by mixed woodland to the east, south and west with principle views north across the valley filtered by mature tree cover. Outbuildings to the south of the property further restrict views out. Although theoretically visible, dense, mature woodland enclosing the property to the east, south and west restrict views towards the Proposed Development and the operational Hare Hill turbines.	Mature mixed woodland cover and outbuildings associated with the farm screen any views towards the Proposed Development. Negligible	Negligible Not Significant This property does not fail the 'Lavender Test'.
5. Hillend 268210,608920 Single dwelling, occupied Orientation of main aspect of dwelling: East-South-East	1.0km T8, North-East	15 tips including 6 hubs	Single storey dwelling is located on a small plateau of land with open views to the ESE to south across the strongly undulating grass moorland slopes towards large blocks of coniferous forest and plantations which combine with landform to restrict views further. Steeply rising land around the dwelling's northern boundary and to the north-east a coniferous plantation defining the site's southern boundary restricts views out of rear living areas. From the dwelling the Proposed Development will not be visible. From the rear of the dwelling views several tips/upper parts of Hare Hill turbines are afforded. From the garden area to the east outer	Coniferous blocks and local topography will restrict views from the dwelling itself towards the Proposed Development. Views from garden grounds towards outer lying turbines and several Hare Hill turbines in successive views.	Moderate, Adverse Significant This property does not fail the 'Lavender Test'.

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Magnitude of Change	Significance of Visual Effect of Residential Amenity
			lying turbines of the Proposed Development will be visible with some of Hare Hill turbines visible in successive views over intervening landform.	Low	
6. Corserig 272084,610468 uninhabitable	1.3km, T24	24 tips including 24 hubs	No assessment – due to uninhabitable nature of the property.		
7. Unknown north of Crockroy* 270623,612106 Orientation of main aspect of dwelling: North-West	1.4km, T1	24 tips including 24 hubs	Mature and dense mixed tree cover lies in close proximity to this single storey dwelling's southern and eastern elevation, containing any views towards the Proposed Development and operational Hare Hill, Hare Hill Extension, Sanquhar Community and Sanquhar Six wind farms.	Mature tree cover surrounding the dwelling to the north and west contains views towards the Proposed Development. Negligible	Negligible Not Significant This property does not fail the 'Lavender Test'.
8. Cairn Smithy 268544,612714 Single storey property Orientation of main aspect of dwelling: South	1.5km, T2	15 tips including 4 hubs, South-East	Single storey property orientated on a north-south axis in close proximity to the A76 corridor. Locally complex landform along the A76 corridor and across adjacent pastoral fields combined with intervening road-side vegetation obscure views towards the Proposed Development. Upper blades of outer lying turbines potentially visible from the frontage of the dwelling but not form the dwelling itself. Views to Hare Hill screened by landform. Filtered views to the north towards Glenmuckloch and Sunnyside to the east.	Visibility partly restricted by localised topography associated with the road corridor. Low	Moderate, Adverse Significant This property does not fail the 'Lavender Test'.

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Magnitude of Change	Significance of Visual Effect of Residential Amenity
<p>9. Rigg Farm and Rigg House*</p> <p>271262,612223</p> <p>2 dwellings, occupied</p> <p>Orientation of main aspect of dwelling: East</p>	1.6km, T17	24 tips including 24 hubs, South-West	<p>Principal views to the east from the 2 storey farmhouse and single storey adjacent property are open although intervening landform and blocks of woodland and mature vegetation combine to limit more middle distant views. No windows in south facing elevation of the main farmhouse and views south and west from the adjacent property are screened by the farmhouse itself. Upper rooms in the farmhouse may have oblique views south-west towards the Proposed Development and Hare Hill with middle distant views to the east to Sanquhar Six and Sanquhar Community. However, living areas on ground floor restricted by outbuildings and mature garden boundary trees.</p>	<p>Visibility from ground floor and garden grounds restricted by outbuildings and mature garden boundary features.</p> <p>Low</p>	<p>Moderate, Adverse</p> <p>Significant</p> <p>These properties do not fail the 'Lavender Test'.</p>
<p>10. Rigg Cottage*</p> <p>271480,612254</p> <p>Single dwelling, occupied</p> <p>Orientation of main aspect of dwelling: East</p>	1.8km, T17, South-West	24 tips including 24 hubs, South-West	<p>Single storey dwelling orientated east-west and located in close proximity to the A76 corridor. Views east and west from this single storey property are restricted by local landform, mature woodland blocks and road-side planting. No windows in south elevation. From garden areas complex topography associated with the A76 and mature tree cover lining the road at this location screen views towards the Proposed Development. Views towards operational turbines of Hare Hill, Sanquhar Six, Sanquhar Community, Sunnyside and Glenmuckloch also contained by intervening landform and mature vegetation cover.</p>	<p>Mature vegetation cover combined with close complex topography along the A76 corridor screen any views towards the Proposed Development.</p> <p>Negligible</p>	<p>Negligible</p> <p>Not Significant</p> <p>This property does not fail the 'Lavender Test'.</p>
<p>11. Laigh Cairn</p> <p>268144,6128544</p> <p>Single dwelling, occupied</p>	1.8km, T2	24 tips including 23 hubs, South-East	<p>Single storey dwelling orientated east-west with outbuildings located in close proximity to the south and west restricting views out. To the east, views across surrounding pastoral fields from living areas filtered by intervening riparian planting.</p>	<p>Visibility restricted by intervening mature tree cover combined with locally complex landform.</p>	<p>Moderate, Adverse</p> <p>Significant</p>

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Magnitude of Change	Significance of Visual Effect of Residential Amenity
Orientation of main aspect of dwelling: East			Oblique views south-east towards the Proposed Development obscured by localised topography along the A76 and intervening vegetation including coniferous plantations. Successive views to Hare Hill and simultaneous views to Sanquhar Six, Sanquhar Community and Whiteside Hill in restricted by a combination of topography and mature tree cover. Views north to Glenmuckloch screened by tree cover in close proximity to the dwelling.	Low	This property does not fail the 'Lavender Test'.
12.Netherton (Nether Glenmuckloch) 270322,613231 Single dwelling, Habitable Orientation of main aspect of dwelling: South-South-East	1.9km, T1, South	24 tips including 24 hubs, South	Views from the main aspect of the dwelling to the south are open and unrestricted. Proposed Development will be visible occupying a large extent of the view to the south with intervening landform partly restricting views to some turbines. Simultaneous views to some of Hare Hill turbines although local landform restricts views to outerlying turbines. Sanquhar Six and Sanquhar Community mostly visible behind the Proposed Development and extending further along the skyline to Whiteside Hill. Views north towards Glenmuckloch contained by extensive restoration works at the surface mine operations.	Proposed Development visible within simultaneous views of a high number of operational turbines Medium	Major, Adverse Significant This property does not fail the 'Lavender Test'.

15.10 Assessment of Proposed Development Cumulative Effects

15.10.1 Table 15.6 below provides an assessment of the residential visual amenity effects of the Proposed Development in combination with operational and consented turbines (OCT) and operational, consented and planning turbines (OCPT).

Table 15.6 – Cumulative Effects

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
<p>1. Nether Cairn Farm and Nether Cairn Cottage*</p> <p>269686,612336</p> <p>2no. dwellings, both occupied</p> <p>Orientation of main aspect of dwelling: East</p>	<p>0.9km to T1, South</p>	<p>24 tips including 17 hubs</p>	<p>Single storey dwellings creating a u-shape with adjoining outbuildings which are also single storey. Views to the south and east wholly restricted by a coniferous woodland block located in very close proximity to the building group. Views west restricted by the associated outbuildings. Heavily filtered southern views towards upper parts of the Proposed Development from the front garden area. Upper parts of several Hare Hill turbines visible in next viewing arc. Sanquhar Community and Sanquhar Six screened by intervening landform and vegetation. Views north along the access drive towards Sunnyside and a small part of Glenmuckloch. Partly filtered by garden vegetation features and restoration works of the former surface mine.</p>	<p>OCT Cumulative magnitude of change: Low, representing a Moderate Adverse and Significant cumulative effect. Proposed Development would increase prominence of wind turbines seen successively with some Hare Hill turbines. Sunnyside and Glenmuckloch partly visible in successive views in the other direction.</p> <p>OCPT Cumulative magnitude of change remains Low Proposed Lethans would theoretically extend Glenmuckloch however restoration works and mature garden boundary features likely to screen most views. No other wind farms visible. Cumulative effect: Moderate, Adverse and Significant These properties do not fail the ‘Lavender Test’.</p>
<p>2. Crockroy*</p> <p>270455,611936</p> <p>Single dwelling, occupied</p> <p>Orientation of main aspect of dwelling: East-North-East</p>	<p>1.0km to T1, South</p>	<p>24 tips including 23 hubs</p>	<p>Open, unrestricted views to the north-east from ground floor windows of this single storey dwelling. No windows on SSE elevation. Grounds relatively open containing several mature garden boundary features and a single storey outbuilding located to the south of the dwelling and almost unrestricted views from the garden curtilage. South-west views contain visibility of most of the extent of Hare Hill and theoretically views to the SE of Sanquhar Six & Sanquhar Community. However, intervening localised landform screens operational turbines to the SE. From the dwelling views to Hare</p>	<p>OCT Cumulative magnitude of change is considered to be High, representing a Major, Adverse and Significant cumulative effect. Outer lying proposed turbines overlapping a few a few Hare Hill turbines to the south-west which will add to visual complexity and perceived at a slightly larger scale. In successive views in the other direction and in the middle distance smaller typology turbines of Sunnyside and Glenmuckloch will be visible; the latter within the context of the extensive restoration works at the former surface mine operations. Intervening</p>

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
			Hill will be oblique and towards the development very oblique. From the garden grounds the Proposed Development and Hare Hill will be visible and views north in the opposite direction to Glenmuckloch visible on the middle distant skyline.	locally complex landform limits views to any other operational/consented wind farm. OCPT Proposed Lethans will further intensify wind farm development in views to the north being seen to extend the extent of Glenmuckloch. Theoretically North Lowther visible but in reality local landform will restrict views. Cumulative magnitude of change is considered to be High, representing a Major, Adverse and Significant cumulative effect. This property does not fail the 'Lavender Test'.
3. Polneul 270097,612383 Single dwelling Orientation of main aspect of dwelling: North	1.0km to T1, South	24 tips including 24 hubs	Mature and dense tree cover lies in close proximity to this single storey dwelling's southern and eastern elevation, restricting any views towards the operational Hare Hill, Hare Hill Extension, Sanquhar Community and Sanquhar Six wind farms. Principal views to the north are foreshortened by local topography which directs views to the north-east.	OCT Cumulative magnitude of change is considered to be Negligible, representing a Negligible and Not Significant cumulative effect. Theoretically, Hare Hill, Hare Hill Extension, Sanquhar Community and Sanquhar Six visible however mature tree cover and intervening landform restrict views. Obscured views towards upper parts of Glenmuckloch turbines will be available to the north-east. OCPT Due to limited predicted visibility of the Proposed Development, cumulative magnitude of change remains Negligible and Not Significant. This property does not fail the 'Lavender Test'.

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
<p>4. High Cairn Farm</p> <p>268760,612318</p> <p>Single dwelling, occupied</p> <p>Orientation of main aspect of dwelling: North</p>	<p>1.0km, T2 South-South-East</p>	<p>24 tips including 20 hubs</p>	<p>Two storey L shaped farmhouse is surrounded by mixed woodland to the east, south and west with principle views north across the valley filtered by mature tree cover.</p> <p>Outbuildings to the south of the property further restrict views out.</p> <p>Although theoretically visible, dense, mature woodland enclosing the property to the east, south and west restrict views towards the Proposed Development and the operational Hare Hill turbines.</p>	<p>OCT Cumulative magnitude of change is considered to be Negligible, representing a Negligible and Not Significant cumulative effect.</p> <p>Theoretically, Hare Hill, Sanquhar Six, Sanquhar Community, Sunnyside and Glenmuckloch visible however mature woodland and intervening landform restrict majority of views. Filtered views towards Glenmuckloch will be available.</p> <p>OCPT Due to limited predicted visibility of the proposed developments cumulative magnitude of change remains Negligible and Not Significant.</p> <p>This property does not fail the 'Lavender Test'.</p>
<p>5. Hillend</p> <p>268210,608920</p> <p>Single dwelling, occupied</p> <p>Orientation of main aspect of dwelling: East-South-East</p>	<p>1.0km T8, North-East</p>	<p>15 tips including 6 hubs</p>	<p>Single storey dwelling is located on a small plateau of land with open views to the ESE to south across the strongly undulating grass moorland slopes towards large blocks of coniferous forest and plantations which combine with landform to restrict views further. Steeply rising land around the dwelling's northern boundary and to the north-east a coniferous plantation defining the site's southern boundary restricts views out of rear living areas. From the dwelling the Proposed Development will not be visible. From the rear of the dwelling views several tips/upper parts of Hare Hill turbines are afforded. From the garden area to the east outer lying turbines of the Proposed Development will be visible with some of Hare Hill</p>	<p>OCT Cumulative magnitude of change is considered to be Low, representing a Moderate, Adverse and Significant cumulative effect.</p> <p>Outer lying proposed turbines seen in successive views with several upper parts of operational Hare Hill turbines from garden grounds. From the dwelling, theoretical oblique views to Sanquhar Six and Sanquhar Community available however a combination of intervening landform and large areas of coniferous forest contain any middle distance views towards these operational turbines.</p> <p>OCPT</p>

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
			turbines visible in successive views over intervening landform.	Cumulative magnitude of change is considered to be Low, representing a Moderate, Adverse and Significant cumulative effect. Proposed developments will not be visible from this property and do not add further to cumulative inter-visibility. This property does not fail the 'Lavender Test'.
6. Corserig 272084,610468 uninhabitable	1.3km, T24	24 tips including 24 hubs	No assessment	
7. Unknown north of Crockroy* 270623,612106 Orientation of main aspect of dwelling: North-West	1.4km, T1	24 tips including 24 hubs	Mature and dense mixed tree cover lies in close proximity to this single storey dwelling's southern and eastern elevation, containing any views towards the Proposed Development and operational Hare Hill, Hare Hill Extension, Sanquhar Community and Sanquhar Six wind farms.	OCT Cumulative magnitude of change is considered to be Negligible, representing a Negligible and Not Significant cumulative effect. Operational and consented turbines to the south and east screened by mature tree cover. Views towards Glenmuckloch and Sunyside will be available from the access and garden area but given the very limited/no inter-visibility with the Proposed Development, magnitude is assessed to be Negligible. OCPT Due to the very limited/no predicted visibility with the Proposed Development cumulative magnitude of change remains Negligible and Not Significant. This property does not fail the 'Lavender Test'.

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
<p>8. Cairn Smithy 268544,612714</p> <p>Single storey property</p> <p>Orientation of main aspect of dwelling: South</p>	1.5km, T2	15 tips including 4 hubs, South-East	<p>Single storey property orientated on a north-south axis in close proximity to the A76 corridor. Locally complex landform along the A76 corridor and across adjacent pastoral fields combined with intervening road-side vegetation obscure views towards the Proposed Development. Upper blades of outer lying turbines potentially visible from the frontage of the dwelling but not from the dwelling itself.</p> <p>Views to Hare Hill screened by landform. Filtered views to the north towards Glenmuckloch and Sunnyside to the east.</p>	<p>OCT Cumulative magnitude of change is considered to be Low, representing a Moderate and Significant cumulative effect.</p> <p>Operational turbines to the south and east screened by intervening complex landform. Filtered views towards Glenmuckloch will be available in the opposite direction but given very limited inter-visibility with the Proposed Development magnitude is assessed to be Low.</p> <p>OCPT Due to limited predicted visibility of the Proposed Development cumulative magnitude of change remains Moderate and Significant.</p> <p>This property does not fail the 'Lavender Test'.</p>
<p>9. Rigg Farm and Rigg House* 271262,612223</p> <p>2 dwellings, occupied</p> <p>Orientation of main aspect of dwelling: East</p>	1.6km, T17	24 tips including 24 hubs, South-West	<p>Principal views to the east from the 2 storey farmhouse and single storey adjacent property are open although intervening landform and blocks of woodland and mature vegetation combine to limit more middle distant views.</p> <p>No windows in south facing elevation of the main farmhouse and views south and west from the adjacent property are screened by the farmhouse itself.</p> <p>Upper rooms in the farmhouse may have oblique views south-west towards the Proposed Development and Hare Hill with middle distant views to the east to Sanquhar Six and Sanquhar Community. However, living areas on ground floor</p>	<p>OCT Cumulative magnitude of change is considered to be Low, representing a Moderate and Significant cumulative effect.</p> <p>Inter-visibility of Proposed Development in conjunction with operational turbines is very limited from ground floor rooms and garden areas.</p> <p>OCPT Due to limited predicted visibility of the Proposed Development cumulative magnitude of change remains Moderate and Significant.</p> <p>These properties do not fail the 'Lavender Test'.</p>

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
			restricted by outbuildings and mature garden boundary trees.	
10.Rigg Cottage* 271480,612254 Single dwelling, occupied Orientation of main aspect of dwelling: East	1.8km, T17, South-West	24 tips including 24 hubs, South-West	Single storey dwelling orientated east-west and located in close proximity to the A76 corridor. Views east and west from this single storey property are restricted by local landform, mature woodland blocks and road-side planting. No windows in south elevation. From garden areas complex topography associated with the A76 and mature tree cover lining the road at this location screen views towards the Proposed Development. Views towards operational turbines of Hare Hill, Sanquhar Six, Sanquhar Community, Sunnyside and Glenmuckloch also contained by intervening landform and mature vegetation cover.	OCT Cumulative magnitude of change is considered to be Negligible, representing a Negligible and Not Significant cumulative effect. Theoretically, Hare Hill, Sanquhar Six, Sanquhar Community, Sunnyside and Glenmuckloch visible however mature woodland and intervening landform restrict views. OCPT Due to limited predicted visibility of the Proposed Development cumulative magnitude of change remains Negligible and Not Significant. This property does not fail the 'Lavender Test'.
11.Laigh Cairn 268144,612854 Single dwelling, occupied Orientation of main aspect of dwelling: East	1.8km, T2	24 tips including 23 hubs, South-East	Single storey dwelling orientated east-west with outbuildings located in close proximity to the south and west restricting views out. To the east, views across surrounding pastoral fields from living areas filtered by intervening riparian planting. Oblique views south-east towards the Proposed Development obscured by localised topography along the A76 and intervening vegetation including coniferous plantations. Successive views to Hare Hill and simultaneous views to Sanquhar Six, Sanquhar Community and Whiteside Hill in restricted by a combination of topography and mature tree cover.	OCT Cumulative magnitude of change is considered to be Low, representing a Moderate and Significant cumulative effect. Inter-visibility of Proposed Development in conjunction with operational turbines is very limited. OCPT Due to limited predicted visibility of the Proposed Development cumulative magnitude of change remains Moderate and Significant. This property does not fail the 'Lavender Test'.

Receptor ID, Name and Details	Distance Direction to Nearest Turbine	No. of Blade Tips and Hubs Theoretically Visible (ZTV Figures 6.4 & 6.5)	Existing Residential Visual Amenity including visibility of operational and consented wind farms and factors which may limit potential visibility of the Proposed Development from the receptor location	Cumulative Effects from the addition of the Proposed Development: With operational and consented turbines (OCT) With operational, consented and developments in planning (OCPT)
			Views north to Glenmuckloch screened by tree cover in close proximity to the dwelling.	
<p>12.Netherton (Nether Glenmuckloch)</p> <p>270322,613231</p> <p>Single dwelling, Habitable</p> <p>Orientation of main aspect of dwelling: South-South-East</p>	<p>1.9km, T1, South</p>	<p>24 tips including 24 hubs, South</p>	<p>Views from the main aspect of the dwelling to the south are open and unrestricted. Proposed Development will be visible occupying a large extent of the view to the south with intervening landform partly restricting views to some turbines. Simultaneous views to some of Hare Hill turbines although local landform restricts views to Hare Hill 1 turbines.</p> <p>Sanquhar Six and Sanquhar Community mostly visible behind the Proposed Development and extending further along the skyline to Whiteside Hill.</p> <p>Views north towards Glenmuckloch contained by extensive restoration works at the surface mine operations.</p>	<p>OCT</p> <p>Cumulative magnitude of change is considered to be Medium, representing a Major, Adverse and Significant cumulative effect.</p> <p>Views towards a high number of operational turbines in conjunction with the Proposed Development visible at a similar scale and elevation and forming a loose cluster in views to the south. Views to Sunnyside and Glenmuckloch screened.</p> <p>OCPT</p> <p>Proposed Ulzieside will theoretically extend wind farm development further east along the local skyline however intervening landform may limit these views. Proposed Lethans and North Lowther not visible.</p> <p>Cumulative magnitude of change is considered to be Medium, representing a Major, Adverse and Significant cumulative effect.</p> <p>This property does not fail the 'Lavender Test'.</p>

15.11 Summary

15.11.1 This Residential Visual Amenity Assessment (RVAA) provides an assessment of the predicted effects of the Proposed Development on the residential visual amenity of properties within a 2km radius of the Proposed Development.

15.11.2 Fourteen properties were initially identified using OS maps and aerial imagery. Following site assessment, two dwellings were in a poor state of repair and it was unclear whether they were occupied or not. For the avoidance of doubt these dwellings were assessed. One property was deemed uninhabitable and not assessed further. A few properties were located within the same curtilage and were assessed as a small cluster. This occurred at Nether Cairn Farm and Rigg Farm.

15.11.3 Of the 14 properties originally identified, this RVAA assessed a total of eleven receptors in detail. This included nine individual properties and two small clusters comprising two properties each.

The assessment concluded that significant residual effects were predicted for seven receptors, with five of these being at a moderate level and two at a major level. Remaining receptors assessed were predicted to experience a negligible effect.

The assessment concluded that significant residual cumulative effects were predicted for seven receptors when considering the Proposed Development in conjunction with operational and consented developments. Five of these receptors were predicted to experience a moderate level of cumulative effects and two receptors experiencing a major level. Remaining receptors assessed were predicted to experience a negligible or no cumulative effect.

The assessment concluded that the same level of residual cumulative effects were predicted when considering the Proposed Development in conjunction with operational, consented and proposed developments.

15.11.4 Of the seven receptors predicted to experience significant residual effects, three individual properties are owned by those financially involved with the Proposed Development. These are Nether Cairn, Nether Cairn Cottage, Rigg Farm, Hillend and Crockroy.

15.11.5 With regard to the 'Lavender Test', this RVAA concludes that no residential receptor within a 2 km distance from the Proposed Development has failed the 'Lavender Test'. Whilst the Proposed Development would give rise to several significant effects in conjunction with operational and consented wind farms, it is judged that the Proposed Development would not be dominant, overbearing or oppressive to the point that any dwelling would become an undesirable place in which to live.

15.11.6 The predicted residual effects for the Proposed Development are similar to the Consented Development which would arise from the 'do-nothing scenario', which would result in the implementation of the Consented Development.

15.11.7 The EIA Regulations, at Schedule 4, require the EIA Report to provide a

"description of the likely significant effects of the development on the environment resulting from, inter alia:

... (e) the cumulation of effects with other existing and/or approved development, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;"

15.11.8 In this regard, the Proposed Development would be indiscernible from the Consented Development.

Table 15.7 – Summary of Proposed Development Effects

Description of Effect	Potential Effect		Mitigation	Residual Effect	
	Significance	Adverse/ Beneficial		Significance	Adverse/ Beneficial
Residential visual amenity of Nether Cairn Farm and Nether Cairn Cottage	Moderate	Adverse	Embedded mitigation through the design iteration process.	Moderate	Adverse
Residential visual amenity of Crockroy	Major	Adverse		Major	Adverse
Residential visual amenity of Polneul	Negligible	Adverse		Negligible	Adverse
Residential visual amenity of High Cairn Farm	Negligible	Adverse		Negligible	Adverse
Residential visual amenity of Hillend	Moderate	Adverse		Moderate	Adverse
Residential visual amenity of Unknown north of Crockroy	Negligible	Adverse		Negligible	Adverse
Residential visual amenity of Cairn Smithy	Moderate	Adverse		Moderate	Adverse
Residential visual amenity of Rigg Farm and Rigg House	Moderate	Adverse		Moderate	Adverse
Residential visual amenity of Rigg Cottage	Negligible	Adverse		Negligible	Adverse
Residential visual amenity of Laigh Cairn	Moderate	Adverse		Moderate	Adverse
Residential visual amenity of Netherton (Nether Glenmucklock)	Major	Adverse	Major	Adverse	

15.12 References

Landscape Institute and the Institute of Environmental Management & Assessment (2013). Guidelines for Landscape and Visual Impact Assessment. Third Edition.

SNH (2012). Assessing the Cumulative Impact of Onshore Wind Energy Developments. Available at: <https://www.nature.scot/sites/default/files/2017-09/A675503%20-%20Assessing%20the%20cumulative%20impact%20of%20onshore%20wind%20energy%20developments.pdf>

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