Technical Appendix

Lairdmannoch Energy Park

Technical Appendix 5-6: Residential Visual Amenity Assessment

Lairdmannoch Energy Park Limited

May 2025

APPENDIX 5.6: RESIDENTIAL VISUAL AMENITY

Introduction

Background

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

   "The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity'."

2. It further notes that:

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

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

3. This assessment considers only what the resident may see from a property. Views or 'visual amenity' are just one component of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, etc., in addition to residential visual amenity. This RVAA considers the visual amenity aspects of residential amenity. Where necessary, other aspects are considered in the relevant chapters of this EIAR and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.

4. Overall residential amenity is discussed within the Planning Statement accompanying the application for the Proposed Development.

5. This assessment, and the process of RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may become "overwhelming" to receptors and hence need to be considered in the overall balance of 'Residential Amenity' or 'Living Conditions'. The point at which this happens is referred to as the "Residential Visual Amenity Threshold".

Approach

6. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.

7. The fourth step involves a further assessment of the change to visual amenity of individual properties identified as "*having the greatest magnitude of change*" and identifying whether the RVA threshold is reached.

Methodology

Study Area and Initial Assessment

8. There are no standard criteria for defining the RVAA study area and this is determined on a case-by-case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 2km for the wind farm is considered appropriate. In the case of the solar farm, a 500m study area was chosen (see RVAA Figure 1).

9. Within the RVAA study area 20 residential properties have been identified (see RVAA Figure 1 for locations). However, those properties within the study areas stated above but which the ZTV indicates no theoretical visibility with both the wind farm and/or solar farm elements of the Proposed Development (see Figures 5.7 and 5.11) and/ or those buildings which appear uninhabitable, and as confirmed by field survey, have also been scoped out of the assessment as follows.

   - Lairdmannoch Lodge, Glengap (no intervisibility); and
   - Upper Lairdmannoch (house appears uninhabitable, with most of the roof missing and no windows or doors; with one disused open shed and two roofed but apparently disused stone byres within its curtilage)

10. An initial appraisal was undertaken to identify those remaining properties in the RVAA study area likely to experience the greatest magnitude of change, therefore requiring further detailed assessment, and those where effects would be less and unlikely to approach the RVA threshold. This process may draw on the findings of the LVIA as a starting point and is supplemented by other tools including ZTV maps, wireframes, aerial photography and field work.

Further Detailed Assessment

11. For those properties that have been identified at the initial stage as requiring further detailed assessment the process follows the following key stages:

    - Evaluation of baseline visual amenity;
    - Assessment of likely change to the visual amenity of properties; and
    - Forming the RVAA judgement.

12. Properties are usually assessed individually but may be considered in groups where their outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the site. Where properties are grouped for assessment this would be clearly identified and reasons for grouping described.

Baseline Visual Amenity

13. The existing baseline visual amenity is described for each property and is informed by desk study and field work. Iin line with guidance, property visits are only undertaken where effects cannot be adequately assessed from nearby public locations and there is potential for the RVAA threshold to be exceeded. Where access is not possible or necessary, this step is informed by visits to nearby publicly accessible areas. Visual amenity is described 'in the round' and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.

Likely Change to Visual Amenity

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

- Distance between the property and proposed development and their relative locations (e.g. up/down hill)
- Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations
- Direction of view or aspect of property affected
- Extent to which the proposed development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden)
- Scale of change to views, including the proportion of view occupied by the proposed development
- Compositional changes (e.g. loss/addition of landscape features such as woodland)
- Contrast or integration of new features with the existing views
- Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous)

Visualisation and understanding localised mitigating factors

15. This stage may be supported by a range of visual aids as required including maps, ZTV studies, photography and visualisations. The choice of visual aids is determined on a case-by-case basis and may be informed by consultation. In line with best practice guidance the type of visualisation should be proportionate to the nature of the proposed development and assessment stage.

RVAA Judgement

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

Cumulative

17. RVAA is undertaken against the baseline, as described in the accompanying LVIA. As stated in the TGN, future cumulative visual effects are not assessed within the RVAA, as the focus of the RVAA is on the existing visual amenity.

Aviation Lighting

18. The effects of visible aviation lighting are also considered within this RVAA. There would be lights on the nacelles of four turbines only and further detail regarding mitigation for the aviation lighting is included in the accompanying LVIA. The approach to the assessment is set out EIAR Technical Appendix 5.1 LVIA Methodology.

Distances

19. Where distances and directions are given within the assessment, these are distances between the nearest part of the property (including the domestic curtilage) and the nearest turbine, unless explicitly stated otherwise. Distances given are rounded to the nearest 10m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS). Proposed turbine and solar array micro-siting allowances are not taken account of within this assessment.

Assessment

Introduction

20. RVAA Figure 1 illustrates properties within the 2km/0.5km RVAA combined study area. In total there are 20 properties located within the RVAA study area. However, as discussed in paragraph 9 above, two of these properties have been scoped out of the assessment for the reasons stated, leaving 18 to be assessed. Of these remaining properties, some have been grouped together for the reasons stated below.

    - P1 Nos. 1-6 Gordon's Cairn and The Water House, Glengap; adjacent properties with similar views;
    - P3 Nos 1&2 Kirkconnell Cottages; and Kirkconnell Farm; adjacent properties with similar views;
    - P5 Beoch Old Farmhouse/ Beoch Cottage; adjacent properties with similar views; and
    - P6 Edgarton Farm and Edgarton Cottage; adjacent properties with similar views

Initial Assessment

21. An initial assessment has been undertaken in order to identify those properties with the highest magnitude of change where there would be the potential for the RVA threshold to be reached. The assessment is informed by the bare ground/screened ZTVs in Figures 5.6 and 5.7; night-time (aviation lighting) ZTV in Figure 5.8; solar farm ZTV in Figure 5.11; RVAA wireline visualisations, and site visits undertaken to assess views of individual properties from public locations.

22. Where it is identified that effects at properties could have the potential to reach the RVA threshold (*'having the greatest magnitude of change''*) this is identified and further detailed assessment is provided on individual property assessment sheets in the following section. The initial assessment is provided in Table 5.6.1.

Table 5.6.1 Initial Assessment

Ref	Property	Comments	Magnitude of Change	Level of Effect
P1	1-6 Gordon's Cairn and The Water House, Glengap 2.0km away from the nearest turbine	Gordon's Cairn consists of six, two-storey semi-detached houses with gardens, arranged in a staggered row, stepping downhill away from the direction of the Proposed Development. Immediately to the north of these is The Water House, which is a two-storey craft workshop and semi-detached house. All the properties have west-facing primary views overlooking the road to trees opposite and would be oblique/ side-on to the Proposed Development. As illustrated from the wireline location (which is further north than the properties, but further south than VP5), two hubs and three tips would theoretically be visible through the gap between Dow Craig and Fore Hill of Glengap. However, in the oblique/side-on views from properties, which are further south and downhill of the wireline location, the few visible turbines would be substantially screened by a combination of foreground topography, (due to the properties reducing in elevation away from the viewpoint which is at the top of the hill); intervening deciduous trees at the top of the hill beyond the viewpoint; and the large outbuilding also near the top of the hill, behind The Water House. This would leave only filtered views, mainly in the winter, of the Proposed Development. At night, no red aviation warning lights would be visible against the dark sky.	Slight	Moderate
P2	Lairdmannoch Kennels 2.0km away from the nearest turbine	A one-and-a-half storey house with extensive outbuildings adjoining the west side of the property. The main view is southwards over Glengap Burn valley. The house is located near the floor of the valley and is surrounded by mature, deciduous and coniferous trees, which extends up the valley in a northerly direction. Theoretically, there would be a view northward up the valley to one turbine hub, illuminated at night and one tip. However, extensive foreground trees would fully screen this potential view by day and night.	Negligible	Minor
P3	1,2, Kirkconnell Cottages and Kirkconnell Farm 2.9km away from the nearest turbine	The south-eastern facing farm is a traditional two-storey building located within a group of deciduous trees. The nearby cottages consist of two, one-storey cottages primarily south facing with open views across hedged pasture. The A762 road in the midground is largely hidden by waterside trees. To the rear i.e. the north and northeast of the properties, are a group of mature conifer trees and mature deciduous trees which together with a low ridge to the north, would largely obscure views to the wind farm. Only one tip would be visible, and this would potentially be screened by the trees. However, there would be mid-ground views, albeit partially screened by hedgerow trees, of the solar farm southern array, in the pasture fields to the north. Even though there are some trees to the northern end of the properties which would help screen/filter views of the solar farm from this location, further mitigation of tree planting (see Figure 5.12) has been included. The growth of the trees in the Medium-Long term would provide additional screening.	Slight – after mitigation	Moderate -after mitigation
P4	Backfell 3.1km away from the nearest turbine	A one-and-a-half-storey house facing west in a slightly elevated location overlooking the Tarff Valley, with the A762 in the mid-ground. Primary views from the front across pasture, towards low hills on the opposite side of the valley, are partially screened/ filtered by foreground trees. Views from the front to the southern array of the solar farm would be partially screened/ filtered by riverside trees.	Substantial/ Moderate	Major/

Ref	Property	Comments	Magnitude of Change	Level of Effect
		In west-facing views from the front, and on the approaches, eight turbine hubs and one tip of the wind farm would also be visible, partially screened by landform and further by foreground trees. Where visible, they would be prominent across the valley above the skyline, at a distance of c.2.5km. However, they would only occupy 20 degrees of the wider view. At night, filtered views of three red aviation warning lights would be visible against a dark sky. The lights would appear to blink, when the blades pass in front of the lights when the wind direction is from the east (which is not the prevailing wind direction). This night-time effect would increase the duration of impacts at this property. The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at this property. This property is considered further below with regard to the RVA Threshold.		
P5	Beoch Old Farmhouse/ Beoch Cottage 3.1km away from the nearest turbine	Beoch Cottage is one-storey in height and lies adjacent to Beoch Farm, a one-and-a-half-storey traditional farmhouse and outbuilding. Both properties have slightly elevated, primary views to the southwest over open pasture across the Tarff Valley towards low hills in the background. In front main views, in the mid-ground beyond the river and partially screened by riverside trees there would be views of the southern array of the solar farm. Oblique/side-on views of all nine turbine hubs and tips would appear prominently above the skyline from the properties and on the approaches. However, they would only occupy 21 degrees of the wider view. At night, four red aviation warning lights would be visible in a cluster against a dark sky. The lights would appear to blink, when the blades pass in front of the lights when the wind direction is from the east (which is not the prevailing wind direction). This night-time effect would increase the duration of impacts at these properties. The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at this property. These properties are considered further below with regard to the RVA Threshold.	Substantial/ Moderate	Major
P6	Edgarton Farm and Edgarton Cottage	Both properties are situated in an elevated location overlooking Beoch Moor and the Tarff Valley. The farm faces southeast, and the Cottage south, with open primary views in those directions.	Substantial/ Moderate	Major/Moderate
	1.9km away from the nearest turbine	The farmhouse is two storeys in height. However primary views are to the front, overlooking the valley and partially screened by mature trees with a lean-to extension to the rear; no upper floor windows; and ground floor windows obscured by foreground shrubs. There is one upper storey side widow and one ground floor side window also largely obscured by foreground shrubs. It also has a one-storey byre and courtyard adjacent. Mature deciduous trees back the property to the south and north sides immediately adjacent to the house which screen and filter views in these directions. Edgarton Cottage is a traditional one-and-a-half storey property located very near to Edgarton Farm. Theoretically from the wireline, residents in both properties could have a very prominent albeit oblique / side views of all nine turbines and all four lights at night. However, as mentioned above, the farmhouse has little, or no views in the direction of the turbines and from the cottage, these views would be partially screened by nearby trees and outbuildings in the direction of the Proposed Development. The turbines would however be very visible on the approach to the properties. This night-time effect would increase the duration of impacts at these properties. The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at these properties. In addition, receptors would also have elevated oblique views of the solar farm north array on a sloping hill to the south at a distance of just over 1km. Views of this would be progressively softened and screened by the maturing screen planting (see Figure 5.12) in the short-medium term. When the intervening forestry is felled, the ZTV indicates no change in the visibility of the turbines, since the foreground trees and outbuildings would continue to provide foreground screening as above and the limited views from the farmhouse in the direction of the turbines would be unchanged. These properties are considered further below with regard to the RVA Threshold.		
P7	Cot Cottage 1.7km away from the nearest turbine	A one-and-a half storey house nestled into the edge of conifer forest in elevated location with main views to the east and south. Although theoretically all nine turbines and four lights would be visible at this location the existing commercial forestry located in very close proximity would fully screen the turbines. Similarly, views potentially of the northern array of the solar farm would be obscured by the corner of the forestry to the south of this property. The	Slight/ Negligible – with current forestry	Moderate/Minor

Ref	Property	Comments	Magnitude of Change	Level of Effect
		turbines would however be visible on the approach to the property.		
		When the intervening forestry is felled at some point in the future, south-westerly views to the turbines would potentially be opened-up although topography would screen the lower parts of the towers, similar to that illustrated on the wirelines. All nine turbines and four aviation lights would then be visible at this location. These views would occur from the side/rear, would be oblique and away from the focus of the main front views across the valley to the east. Similarly, southerly views towards the solar farm would then be available. At night, four red aviation warning lights would be visible against a dark sky. The lights would appear to blink, when the blades pass in front of the lights when the wind direction is from the northeast (which is not the prevailing wind direction). This night-time effect would increase the duration of impacts at this property. The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at this property. Forestry would be expected to be replanted, which would begin to screen these views again and as a result it would not approach the RVA threshold.	Substantial/ Moderate – without forestry	Major/Moderate – without forestry
P8	Grobdale of Balmaghie 2.0km away from the nearest turbine	A one-and-a half storey farmhouse facing south at an elevated location above the Grobdale Lane Burn valley. Outbuildings and mature deciduous woodland lie to the rear, with one mature coniferous tree to front, but otherwise open to panoramic views across the valley and Laurieston Forest which rises up the slope to the south and east. It is likely that the intervening coniferous forest would screen all but one or possibly two tips and all views of the aviation light at night. These views would be slightly oblique and not the main focus of the view.	Slight	Moderate
		When the forestry is felled, four of the proposed turbines would theoretically be visible (two tips and two hubs, one lit at night) as illustrated in the wirelines, partially screened by mid-ground topography. These views would be slightly oblique and not the focus of the main views. At night, the single red aviation warning light would be visible against a dark sky. The light would appear to blink, when the blades pass in front of the lights when the wind direction is from the northwest (which is not the prevailing wind direction). This night-time effect would increase the duration of impacts at this property. The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible.	Moderate	Major/Moderate

Ref	Property	Comments	Magnitude of Change	Level of Effect
		The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at this property. Forestry would be expected to be replanted, which would begin to screen these views again.		

23. In summary, further detailed assessment is provided below for the following properties:

- P4 Backfell
- P5 Beoch Old Farmhouse and Beoch Cottage
- P6 Edgarton Farm and Edgarton Cottage

PROPERTY NAME:	Backfell
PROPERTY REFERENCE:	P4
DISTANCE TO NEAREST TURBINE:	3.1km
DISTANCE TO SOLAR ARRAY	0.5km
ORIENTATION OF FRONTAGE	WNW
DIRECTION TO TURBINES:	WNW
DIRECTION TO SOLAR ARRAY	W
RESIDENT DETAILS:	Unknown
SURVEY DETAILS:	Surveyed from nearest publicly accessible location (A762)

Property Details (See aerial photograph and wirelines)

A large traditional slate-roofed one-and-a half-storey house with a rear extension. It has a number of outbuildings of stone and timber construction, also to the rear. A large garden with a pond lies to the south and a yard to the rear; adjacent to the extension and outbuildings. The Barstobrick Burn runs through its' grounds to the rear of the house.

It is approached from a shared access drive off the A762, to the south.

Set back from the road, it lies facing west-northwest in a slightly elevated location.

Visual Amenity:

Primary, front-facing west-northwest views are of the Tarff Valley, with the A762 in the mid-ground. The views are across pasture, towards low hills on the opposite side of the valley. However, these views are partially screened/ filtered by foreground deciduous trees (see photograph).

Secondary, rear-facing views are of the outbuildings, mature conifer trees and fields/woodland and moorland rising up to Back Fell.

Likely Change to Visual Amenity:

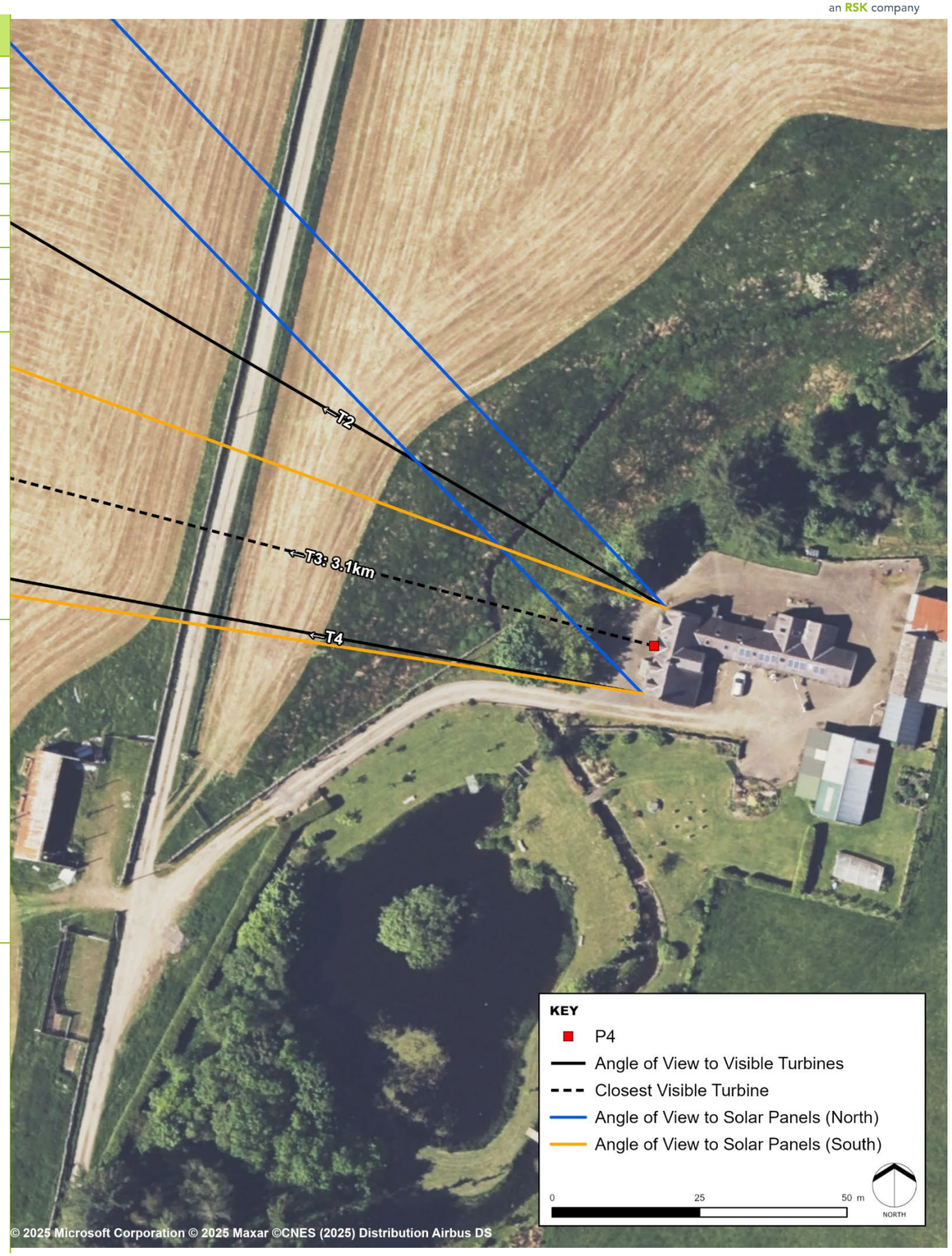
In front views in the mid-ground beyond the river and partially screened/ filtered by riverside trees would be the southern array of the solar farm.

In front views occupying approximately 20 degrees of the 180-degree overall panorama, eight turbine hubs and one tip of the wind farm where not partially screened and filtered by foreground trees would be prominent across the valley above the skyline in slightly oblique westerly views from the house and garden, albeit at a distance of 3.1km. Although a relatively small part of the overall view, it would become a focal point in that view, with the rotation of the blades attracting attention. At night, three red aviation warning lights would be visible against a dark sky; potentially blinking in a south-easterly wind. (which is not the direction of the prevailing wind). The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at this property.

Magnitude of Change: Substantial/Moderate leading to a Major Effect

RVAA Judgement:

The magnitude of change would be Substantial/Moderate, and the effect would be Major. The turbines at over 3km away and solar array at over 0.5km away would form a prominent new addition in views from the front and access track. The three lights on the turbines would also be present at night, extending the duration of the visual effect. However, the screening from trees in the front of the property, relatively limited extent of the view affected and separation distance would mitigate effects from this property These mitigating factors would prevent the turbines from being present in such numbers, size and proximity as to represent an overwhelming and unavoidable presence in main views where it would come to be widely regarded as an unattractive place in which to live. Whilst the visual effect would be Major, it would not be sufficient to breach the Residential Visual Amenity Threshold.



PROPERTY NAME:	Beoch Old Farmhouse and Beoch Cottage
PROPERTY REFERENCE:	P5
DISTANCE TO NEAREST TURBINE:	3.1km
DISTANCE TO SOLAR ARRAY	0.5km
ORIENTATION OF FRONTAGE	SW
DIRECTION TO TURBINES:	SW
DIRECTION TO SOLAR ARRAY	WNW
RESIDENT DETAILS:	Unknown
SURVEY DETAILS:	Surveyed from nearest publicly accessible location (A762)

Property Details (See aerial photograph and wirelines)

Beoch Old Farmhouse: a traditional stone-built slate-roofed one-and-a half-storey house with a two-storey rear extension. The farmhouse has an outbuilding with corrugated iron roof and wall cladding, which lies adjacent, to the south. It also has a large rear garden to the north with some mature trees, and a small garden to the front and a driveway into the house and outbuilding.

Beoch Cottage: located immediately adjacent to the farmhouse on the northwest side, it appears to be a more modern harled single storey cottage with a slate roof. It has a small parking area at the front and a small garden with conifers to the rear.

Both properties are approached from a shared access drive off the A762, to the south.

Set back from the road, they face southwest in a slightly elevated location.

Visual Amenity:

Primary, front-facing views are of the Tarff Valley, with the A762 in the mid-ground. The views are across pasture, towards low hills on the opposite side of the valley. Views to the northwest are screened by nearby White Hill.

Secondary, rear-facing views are of the gardens, with pasture, conifer woodland and moorland rising up to Barstobrick Hill and Neilson's Monument.

Likely Change to Visual Amenity:

In the mid-ground beyond the river and partially screened/ filtered by riverside trees would be the southern array of the solar farm.

Open views to the wind farm would nevertheless be oblique/ side-on from the dwellings but very noticeable on the access and parts of the garden. Occupying approximately 20 degrees of the 180-degree overall panorama, eight turbine hubs and one tip of the wind farm would be prominent across the valley above the skyline, albeit at a distance of c.3.1 km. It would furthermore be a relatively small part of the overall view and oblique or gable end from the properties. At night, four red aviation warning lights would be obliquely visible at night against a dark sky; potentially blinking in a north-easterly wind (which is not the direction of the prevailing wind). The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at these properties.

Magnitude of Change: Substantial/Moderate leading to a Major Effect

RVAA Judgement:

The magnitude of change would be Substantial/Moderate, and the effect would be Major. The turbines at over 3.1km away and solar array at over 0.5km away would form a prominent new addition in views from the side/oblique views from the dwellings and direct from access track. The 4 lights on the turbines would also be present at night, extending the duration of the visual effect. However, the oblique / gable end views from the dwellings, relatively limited extent of the view affected and separation distance would mitigate effects from these properties. These mitigating factors would prevent the turbines from being present in such numbers, size and proximity as to represent an overwhelming and unavoidable presence in main views where it would come to be widely regarded as an unattractive place in which to live. Whilst the visual effect would be Major, it would not be sufficient to breach the Residential Visual Amenity Threshold.

PROPERTY NAME:	Edgarton Farm and Edgarton Cottage
PROPERTY REFERENCE:	P6
DISTANCE TO NEAREST TURBINE:	1.9km
DISTANCE TO SOLAR ARRAY	1.2km
ORIENTATION OF FRONTAGE	S & SE
DIRECTION TO TURBINES:	SW
DIRECTION TO SOLAR ARRAY	S
RESIDENT DETAILS:	Unknown
SURVEY DETAILS:	Surveyed from nearest publicly accessible location (A762)

Property Details (See Aerial Photograph and wirelines)

Edgarton Farm is two storeys in height and primary views are to the front, overlooking the valley and partially screened by mature trees with a full-height lean-to extension to the rear; no upper floor windows; and ground floor windows obscured by foreground overgrown shrubs. There is one upper storey side widow and one ground floor side window also largely obscured by foreground overgrown shrubs. The farmhouse has a single storey stone-built, corrugated iron-roofed byre built around a courtyard, which lies immediately adjacent, to the south. It also has a large garden to the west and a large group of mature trees to the north, and a driveway into the house and outbuilding. Edgarton Cottage is located adjacent to the farm on the northeast side, it appears to be a traditional stone-built harled one-and-a half storey house with a slate roof. It has a small parking area at the side but little in the way of a garden. Both properties are approached from a shared access drive off the A762, to the south and set back considerably from the road, they face south and southwest in a very elevated location.

Primary, front-facing views are of the Tarff Valley, with the A762 in the mid-ground The views are across pasture, towards Beoch Moor and Barstobrick Hill in the background on the opposite side of the valley. Views to the northwest are filtered/screened by the adjacent deciduous tree group around the farm. Secondary, rear-facing views are of Laurieston Forest.

Likely Change to Visual Amenity:

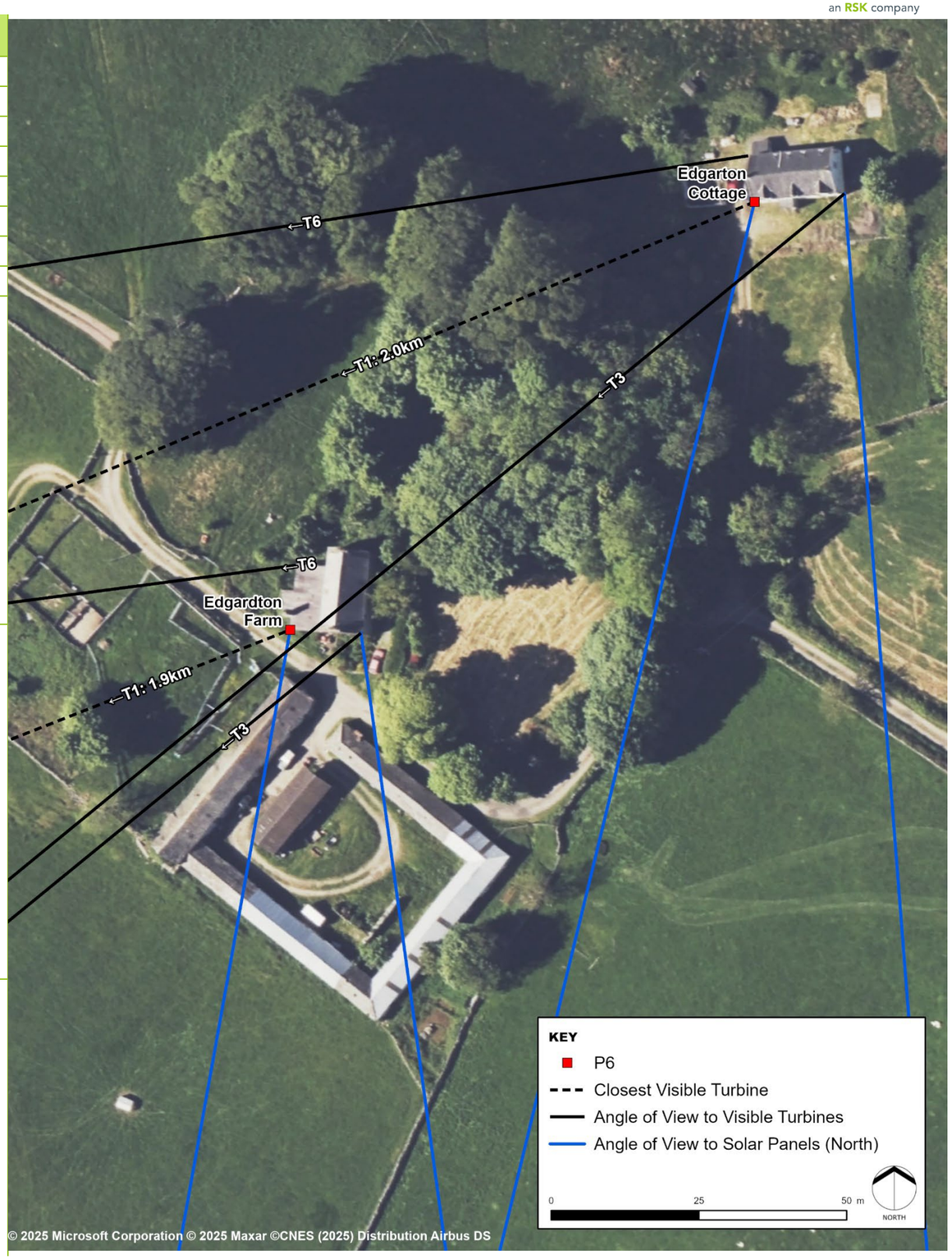
On a slope above the valley to the south, views would be obtained from the cottage of the northern array of the solar farm albeit part-screened by foreground trees. However, proposed tree planting across the slope would progressively screen most of the proposed feature from this location in the medium term. Views from the farm in this direction would be mostly screened by outbuildings.

As observed above, it appears that there are no rear views from the farmhouse towards the windfarm. Side/oblique views towards the turbines from the farmhouse and oblique views from the cottage would be mostly screened/filtered by foreground overgrown shrubs or mature trees and/or partly screened by the farm outbuildings, but where obtainable would be oblique/ side-on/ rear at a distance of 1.9km. At night, potential views of four red aviation warning lights would screened/ filtered generally but where/if views are obtainable, these would be oblique, against a dark sky; potentially blinking in a north easterly wind (which is not the prevailing wind direction). The mitigation of automatic dimming in good visibility would reduce the brightness of the light, but it would remain visible. The secondary mitigation of vertical directional intensity reduction would reduce the brightness even further at these properties. The turbines would however be very noticeable on the approach to and from the properties and from the farm garden.

Magnitude of Change: Substantial/Moderate leading to a Major/Moderate Effect

RVAA Judgement:

The magnitude of change would be Substantial/Moderate, and the effect would be Major/Moderate. The turbines at over 1.9km away and solar array at over 1.2km away would form a prominent new addition in views from the access track, but less evident from side/oblique views from the dwellings. The four lights on the turbines would also be present at night, extending the duration of the visual effect. However, the partially screened and oblique / gable end views from the dwellings and separation distance would mitigate effects from these properties. These mitigating factors would prevent the turbines from being present in such numbers, size and proximity as to represent an overwhelming and unavoidable presence in main views where it would come to be widely regarded as an unattractive place in which to live. Whilst the visual effect would be Major/Moderate, it would not be sufficient to breach the Residential Visual Amenity Threshold.



Summary and Conclusions

24. The aim of the RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that "*the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.*"

25. In total there are 20 properties located within the 2km/0.5km RVAA study areas of the Proposed Development. However, two of these properties have been scoped out of the assessment for either lack of theoretical visibility or due to the properties being uninhabitable, leaving 18 to be assessed. Of these remaining properties, some have been grouped together due to being adjacent, with similar views.

26. Of the properties initially assessed, visual receptors at P4 Backfell, P5 Beoch Old Farmhouse/ Beoch Cottage and P6 Edgarton Farm and Edgarton Cottage, were identified as having the highest magnitude of change and these were then taken forward for a more detailed assessment in order to identify if these effects would be of such magnitude that they would breach the Residential Visual Amenity threshold.

27. If and when screening forestry was removed, to the rear of P7, Cot Cottage, significant effects would be expected, with close, albeit rear/side/oblique views towards the turbines exposed, Forestry would however be expected to be replanted, which would begin to screen these views again and as a result it would not approach the RVA threshold.

28. From the properties investigated in more detail, main views from P5 were found to be to the southwest; with views towards the wind farm to the west-northwest and thus oblique/ side-on. Furthermore, they would occupy a relatively small part of the overall view obtainable and would not be the focus of those views. Primary views from P4 were to the west-northwest and although the wind farm would be prominent and more of a focal part in these views, they would nevertheless be partially screened/ filtered by foreground trees. As with P5, such views of the wind farm which were obtainable would occupy a relatively small part of the overall vista.

29. Primary views from P6 are southwest/ south, with potential north-easterly views towards the windfarm side-on/oblique. In addition, there appears to be no rear view from the farmhouse towards the turbines. Views from the cottage towards the windfarm would be screened/ filtered by a foreground deciduous tree group and farm outbuildings and views to the solar farm part-screened by foreground trees and mitigated by the proposed tree-screening measures.

30. In all three cases the south array of the solar farm would be partially filtered or screened behind existing riverside trees in the valley floor and the mitigation proposals for tree planting at the northern array would progressively screen views of that element of the Proposed Development in the medium term.

31. In each case there were mitigation factors and as a result, in no case would the proposed turbines be present in such numbers, size and proximity as to represent an overwhelming and unavoidable presence in main views where it would come to be widely regarded as an unattractive place in which to live. Whilst the visual effect would be Major or Major/Moderate, it would not be sufficient to breach the Residential Visual Amenity Threshold.

Lairdmannoch Energy Park

wind2

Figure 1
Residential Amenity Plan

Key

- Site boundary
- Community Council Area
- Proposed turbine location
- 1 & 2km turbine radii
- Solar panels
- 500m solar panel radius
- Properties assessed in RVAA

OS Addressbase

- Residential dwelling
- Other address

atmos CONSULTING

0 0.25 0.5 1
Kilometres

N

Scale @ A3:
1:24,000

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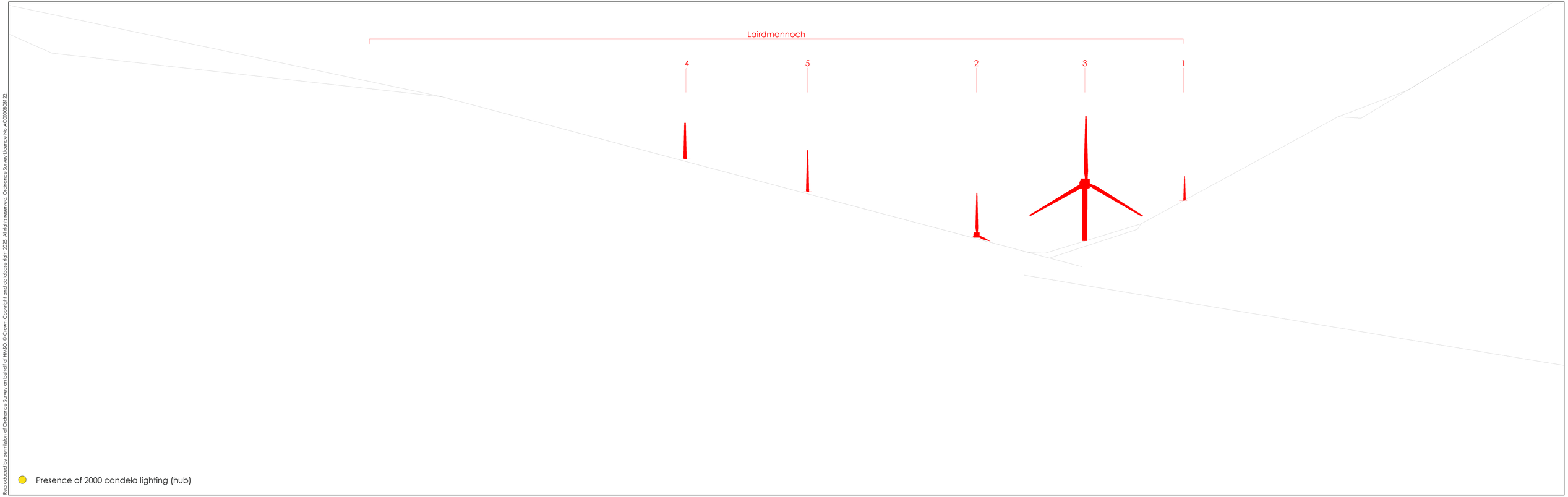

Lairdmannoch Energy Park	**P1: 1-6 Gordon's Cairn and The Water House, Glengap**	Grid Reference Elevation Height Above Ground	E265206, N559429 155m AOD 2m	Proposed Turbine Tips Visible Proposed Turbine Hubs Visible Nearest Proposed Turbine	5 2 1.96km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C001a

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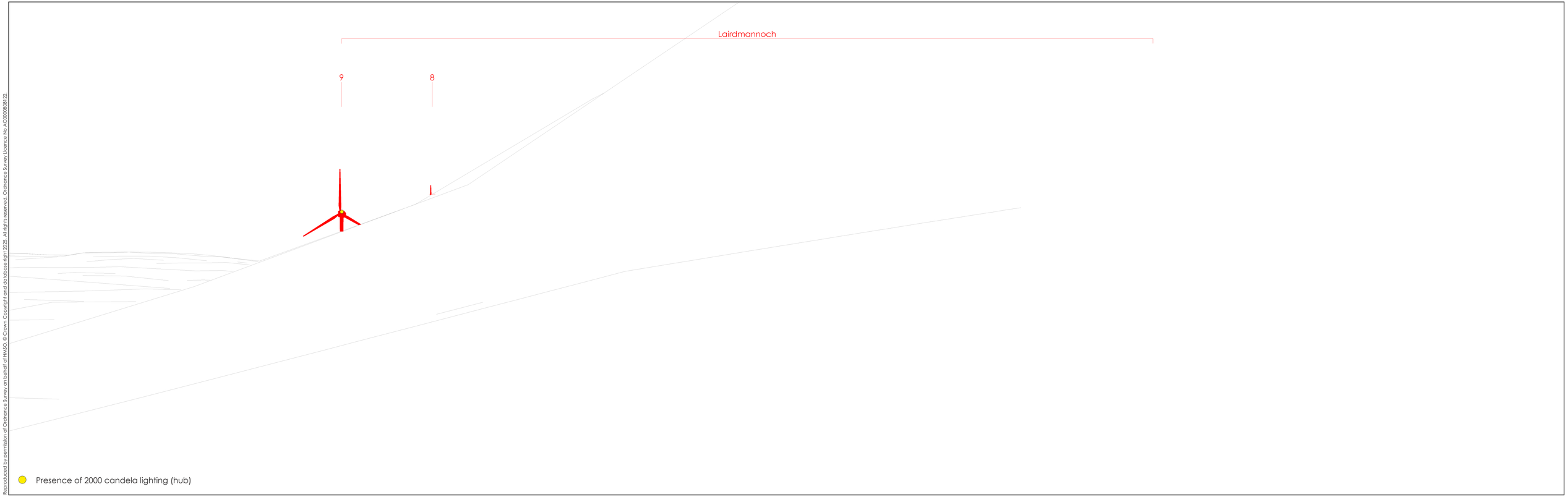

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Lairdmannoch Energy Park	**P2: Lairdmannoch Kennels**	Grid Reference Elevation Height Above Ground	E265359, N559476 152m AOD 2m	Proposed Turbine Tips Visible Proposed Turbine Hubs Visible Nearest Proposed Turbine	2 1 1.96km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C006b

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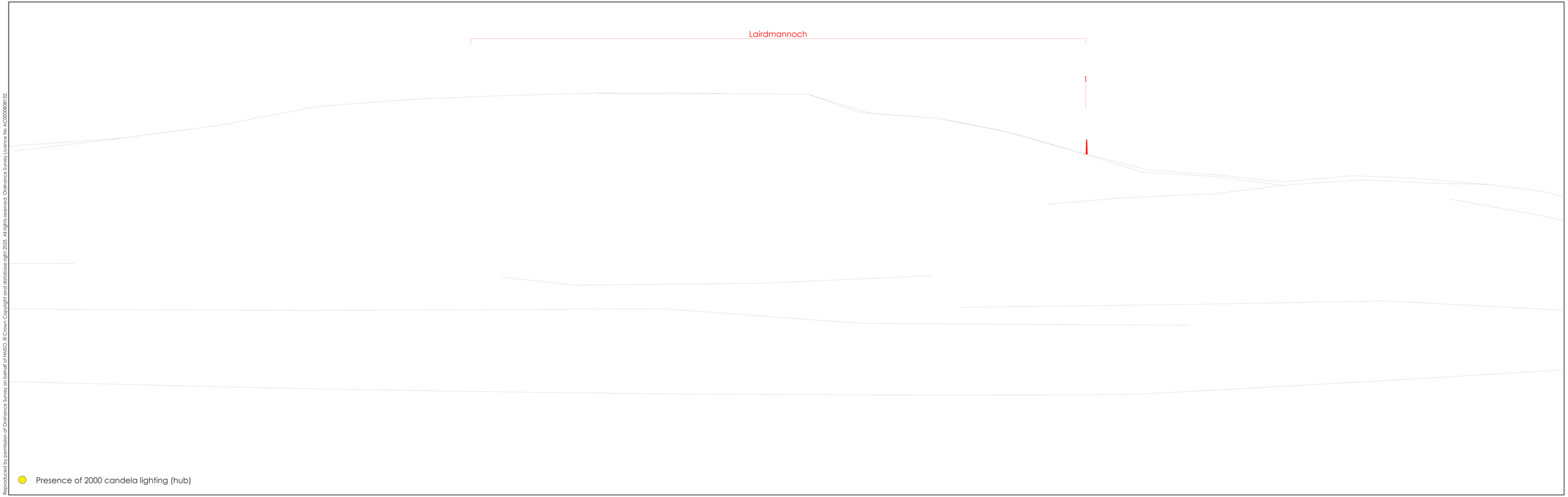

Presence of 2000 candela lighting (hub)

Lairdmannoch Energy Park	**P3: 1, 2 Kirkconnel Cottages and Kirkconnel Farm**	Grid Reference Elevation Height Above Ground	E267705, N560251 58m AOD 2m	Proposed Turbine Tips Visible Proposed Turbine Hubs Visible Nearest Proposed Turbine	1 0 2.87km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C003b

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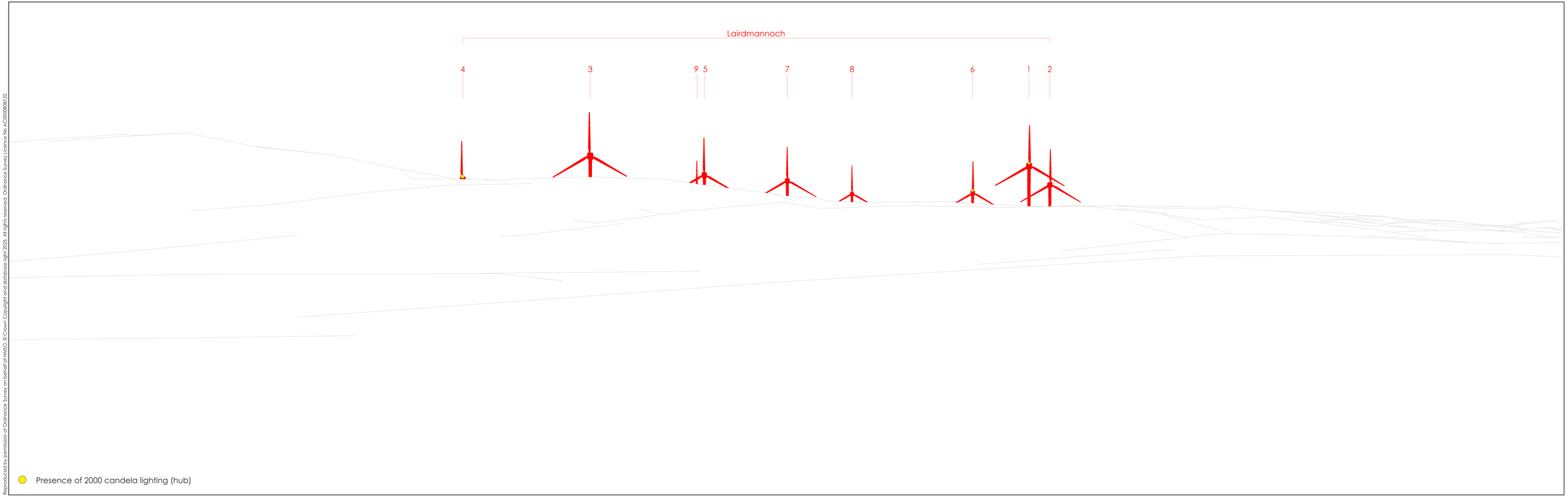

Lairdmannoch Energy Park	**P4: Backfell**	Grid Reference Elevation Height Above Ground	E268158, N560688 59m AOD 2m	Proposed Turbine Tips Visible Proposed Turbine Hubs Visible Nearest Proposed Turbine	9 8 3.14km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C004b

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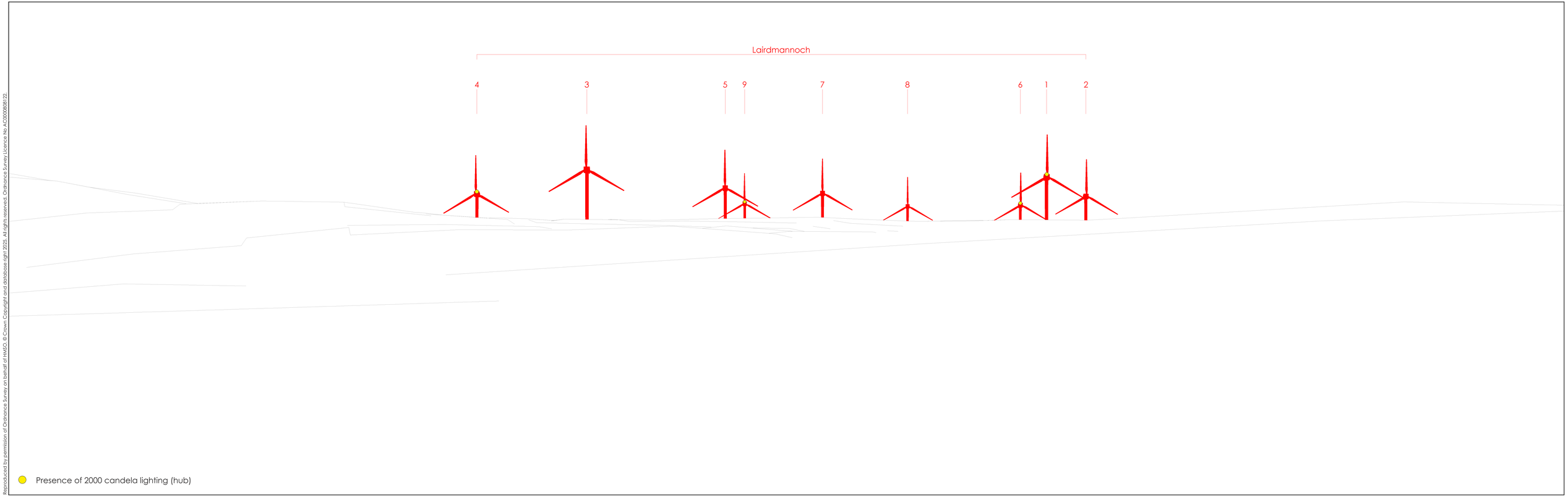

Lairdmannoch Energy Park	**P5: Beoch Cottage**	Grid Reference Elevation Height Above Ground	E68164, N560988 68m AOD 2m	Proposed Turbine Tips Visible Proposed Turbine Hubs Visible Nearest Proposed Turbine	9 9 3.09km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C005b

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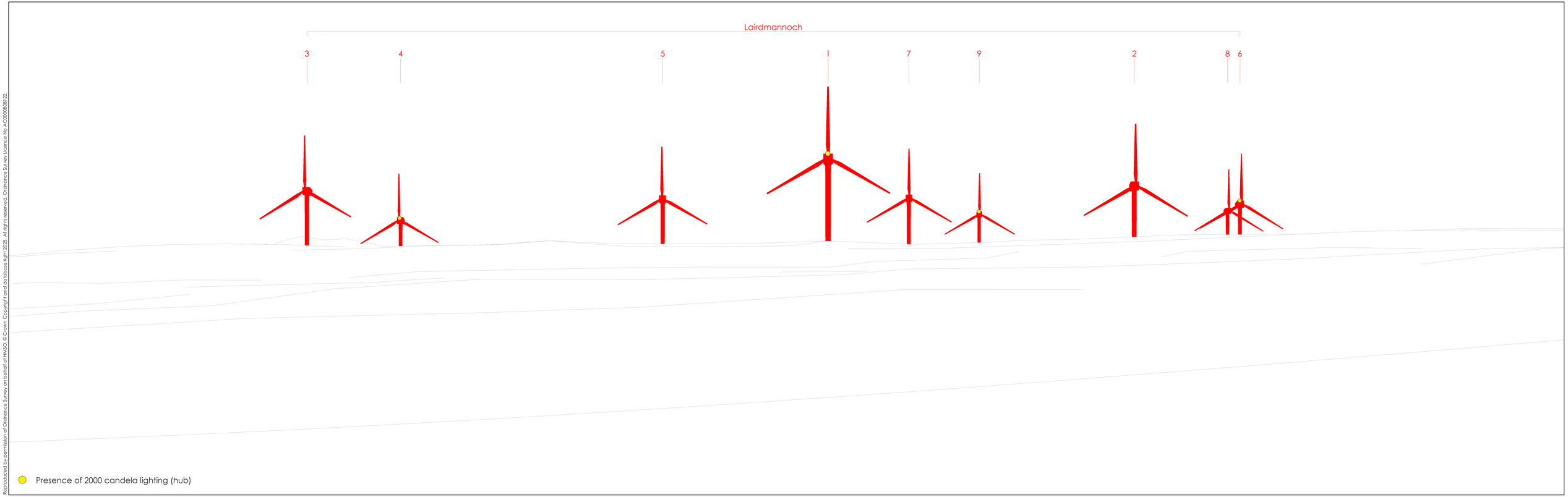

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Lairdmannoch Energy Park	**P6: Edgarton Farm and Edgarton Cottage**	Grid Reference Elevation Height Above Ground	E267016, N563041 128m AOD 2m	Proposed Turbine Hubs Visible Proposed Turbine Tips Visible Nearest Proposed Turbine	9 9 1.90km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C006b

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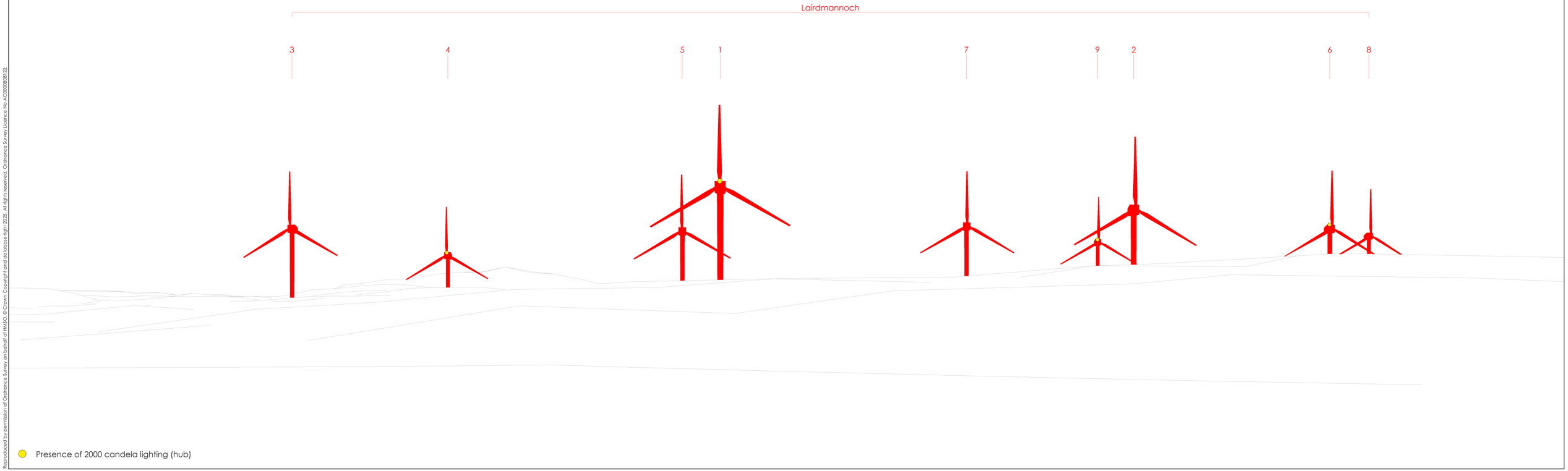

Lairdmannoch Energy Park	**P7: Cot Cottage**	Grid Reference Elevation Height Above Ground	E266571, N563367 153m AOD 2m	Proposed Turbine Tips Visible 9 Proposed Turbine Hubs Visible 9 Nearest Proposed Turbine 1.68km	Proposed Turbine Tip Height 180m Proposed Turbine Hub Height 98.5m Proposed Turbine Diameter 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET T1010 Checked by TH 31/03/2025 Approved by LK 40418_WF_C007b

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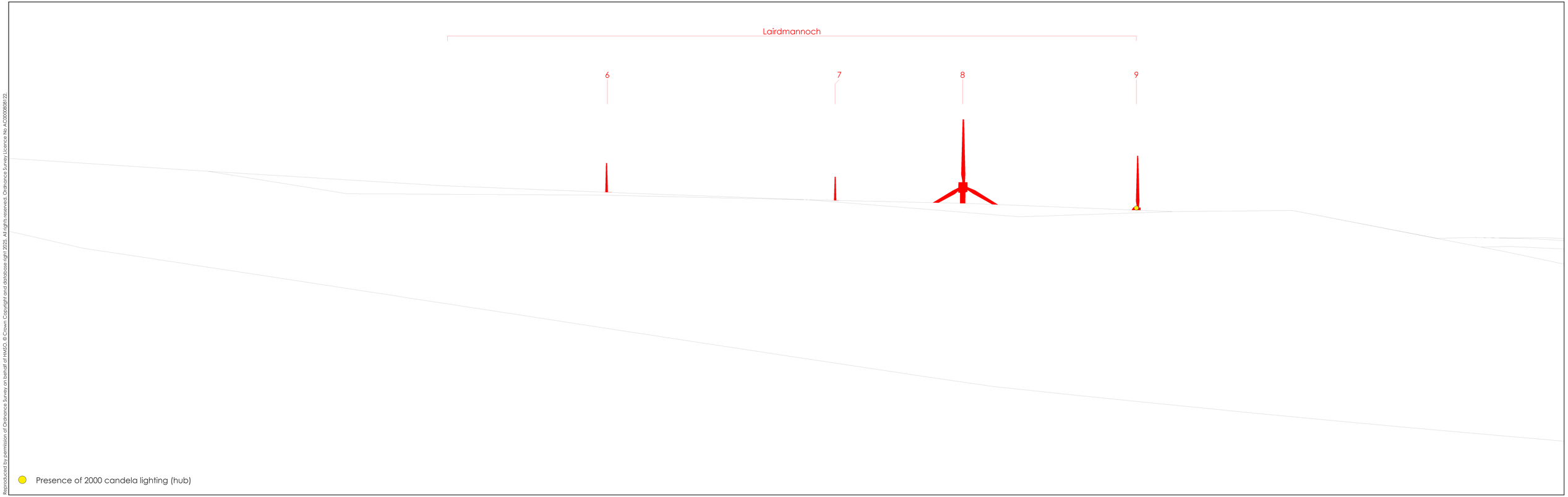

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Lairdmannoch Energy Park	**P8: Grobdale of Balmaghie**	Grid Reference Elevation Height Above Ground	E262479, N564177 183m AOD 2m	Proposed Turbine Tips Visible Proposed Turbine Hubs Visible Nearest Proposed Turbine	4 1 2.03km	Proposed Turbine Tip Height Proposed Turbine Hub Height Proposed Turbine Diameter	180m 98.5m 163m	Horizontal Field of View - 53.5° Vertical Field of View - 18.2°	Planar Projection	Principal distance of the image - 81 cm	Paper Size - 84.1 x 29.7 cm (A1 width)	View flat at a comfortable arm's length. If viewing this image on a screen, enlarge to full screen height.	Image Size - 82.0 x 26.0 cm	wind2 atmos	Drawn by ET Checked by TH Approved by LK	TI010 31/03/2025 40418_WF_C008b

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