

Technical Appendix 3.4 Residential Visual Amenity Assessment

Introduction

1. This Residential Visual Amenity Assessment (RVAA) has been prepared in accordance with Landscape Institute Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment (15 March 2019). The TGN states 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. And further 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 the EIA Report 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. This assessment, and the process of RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of 'Residential Amenity' or 'Living Conditions'. The point at which this happens is referred to as the Residential Visual Amenity (RVA) Threshold.

Methodology

Study Area

5. 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.
6. The proposed change to the turbine blade tip heights from the consented development is an increase of 14.9m to seven of the nine turbines and based on the LVIA this change would not be sufficient to alter effects on properties from being medium magnitude to large. Accordingly, this assessment only considers those identified as receiving greater than medium magnitude effects in the previously submitted RVAAs as set out within the RVAA for Ben Sca Wind Farm Extension which is included as **Annex 3.4B**. Previous assessments for Ben Sca Wind Farm and Ben Sca Wind Farm Extension have considered properties up to 3.5km from the turbines, but only identified a magnitude of change greater than medium at the centre and south of Upper Edinbane around 3km to the northeast of the turbines and at Upperglen, 1.5km to the north as illustrated by RVAA **Figure 3.4.1**.
7. The numbered assessment locations shown on RVAA **Figure 3.4.1** match those of the previous assessment in **Annex 3.4B** and the same references are used in this assessment. OS AddressBase data for properties in the area

covered by the previous RVAA was purchased to ensure any recent changes were included in this assessment resulting in the addition of assessment location 11.

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

Approach

9. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude of change and level of visual effects is assessed. It follows the same general approach as that of the LVIA and may draw on its findings, supplemented by other information (ZTVs, visualisations, fieldwork) as required. The first three steps of the process can be summarised as:
 - Preliminary review
 - Evaluation of baseline visual amenity
 - Assessment of the likely change to visual amenity
10. The fourth step involves a further assessment of the change to visual amenity of individual properties identified as *“having the greatest magnitude of change”* (i.e. large magnitude within this assessment) and identifying whether the RVA threshold is reached. Where a magnitude of change is identified that is less than large, this final step is not required as the effects would not reach the RVA threshold.

Preliminary Review and Evaluation of Baseline Visual Amenity

11. The first step considers whether a property requires more detailed assessment or if effects are *“judged unlikely to occur or so insignificant that it is not essential to consider them further”* (GLVIA3, para. 3.19), for example, where properties are outside of the ZTV or would experience such limited views that the change to the outlook would be negligible. These properties are identified, and a brief summary is provided but no further consideration is given to these within the assessment. Properties that are financially involved with the Proposed Development are also identified at this stage as, typically, it is understood that those with such a vested interest would be content with any consequential change to their living conditions.
12. Where it is identified that notable effects may arise at a property, the existing baseline visual amenity is described. This is done ‘in the round’ and considers both views from the dwelling itself, garden areas and driveways and views experienced when arriving or leaving the property. This step is informed by desk study and field surveys from nearby publicly accessible locations.

Assessment of the Likely Change to Visual Amenity

13. The change views and visual amenity as a result of the Proposed Development is described for each property and a judgement on the magnitude of change and level of effect¹ likely to be experienced is provided. This involves 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;
 - Any uncertainties inherent to the design of the Proposed Development (e.g. micro-siting allowances); and

¹ Note that in considering the level of effect, all residential receptors are treated as being of High sensitivity (high susceptibility and high value) as directed by TGN 02/19 para. 4.23

- Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous).
14. 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 guidance² the type of visualisation should be proportionate to the nature of the Proposed Development and assessment stage.

RVAA Judgement

15. 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 for those properties where detailed assessment has identified the property or group of properties as likely to experience the greatest magnitude of change (large) ‘such that the Residential Visual Amenity threshold may be engaged’³.

Cumulative Developments

16. The RVAA is undertaken against the baseline as set out within the LVIA and includes consideration of any pertinent consented developments unless there is clear reason to believe that they would not be built. Future, unconsented, cumulative development is generally not a RVAA consideration and is not included within this assessment.

Distances/Directions

17. Where distances and directions are given within the assessment, these are distances between the nearest part of the property (including garden and driveway areas) and the house, unless explicitly stated otherwise. Distances given are rounded to the nearest 100m.

Assessment

18. RVAA **Figure 3.4.1** illustrates the location of individual and groups of properties considered within the RVAA study area. Property locations and assessment results from the previous RVAAs are also shown for completeness. The assessment is provided in the table overpage, supported by the wireline from Upperglen provided in **Annex 3.4A**.

² Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals

³ TGN 02/19 – *Figure 1 RVAA Process*

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
5 & 6	Homes in central and south Upper Edinbane	3.0km	Large/medium	Major/moderate	<p>These homes comprise a mix of one and two storey properties and are all accessed via a single track road from the A850. The main orientation of the properties varies a little, but generally they face southwest, broadly aligned with the site. The houses are generally set within relatively open gardens, allowing open views over the landscape. There are open views towards the strath, beyond which are the rolling hills where the site is located. There are views to Loch Greshornish and the Greshornish peninsula to the northwest. The blade tips of Ben Aketil are visible in the same direction as the site and Edinbane turbines are obliquely visible to the south.</p> <p>Viewpoint 2 illustrates the changes to views that would arise here (see viewpoint analysis in Technical Appendix 3.3 for description and Volumes 3b and 3d for visualisations from this viewpoint), which would be large/medium scale and would affect a wide extent of those properties with open gardens and their main outlook towards the site.</p> <p>Note: The previous assessment identified a high magnitude of effects at this location, but it also did not use intermediate ratings (i.e. effects were rated as high or medium, never high/medium) so would have been 'rounded up' to high.</p>
9	Upperglen	1.5km	Large	Major	<p>Effects would remain as described in the RVAA for Ben Sca Extension in Annex 3.4B, as the nearest proposed turbines would remain in the same locations as the consented turbines and would be the same blade tip height as for the consented development. The increased height of the more distant turbines would not cause the effects to exceed the RVA threshold. The wireline in Annex 3.4A illustrates the revised composition of the proposed turbines from this property, though existing forestry reduces visibility as noted in Annex 3.4B.</p>

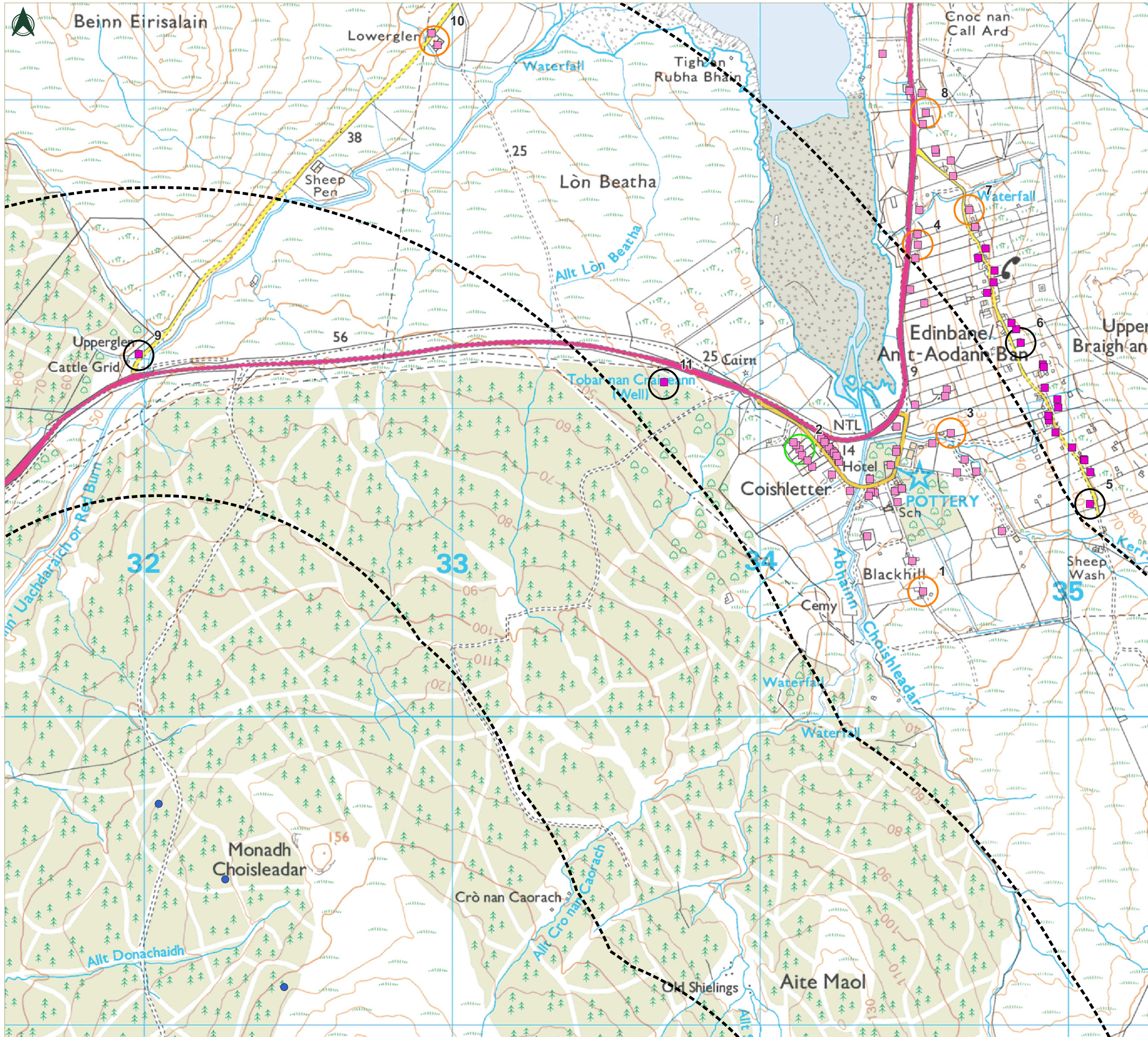
Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
11	Coishletter Lodge	2.1km	Negligible	Minor	This property is closely surrounded by forestry which would screen views towards the Proposed Development. The main outlook is to the north northwest to take advantage of the open and elevated outlook along Loch Greshornish as shown by the photograph below, taken from the A850. The property is financially involved in the Proposed Development (and consented development).



Summary and Conclusions

19. 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.”*
20. Given that previous RVAA studies have considered properties within 3.5km of the consented development in detail, this RVAA has taken account of the findings of those studies to consider only those properties likely to receive the highest magnitude effects.
21. Properties at Upper Edinbane (south and central), Upperglen and Coishletter Lodge have been considered within this RVAA. Except for effects at Upperglen, effects on the homes considered would be lower than large magnitude.
22. Effects at Upperglen would be of large magnitude and as such requires consideration of whether the effects would trigger the Residential Visual Amenity threshold. However, effects on this property would be unchanged from the consented development, as the blade tip heights and positions of the proposed turbines 8 and 9 (which are closest to the property) would remain unchanged, and effects would not exceed the RVA threshold.
23. The assessment concludes that in no case would effects be of such nature and / or magnitude that it potentially affects living conditions at any property to the point it becomes an unattractive place to live, when judged objectively in the public interest.

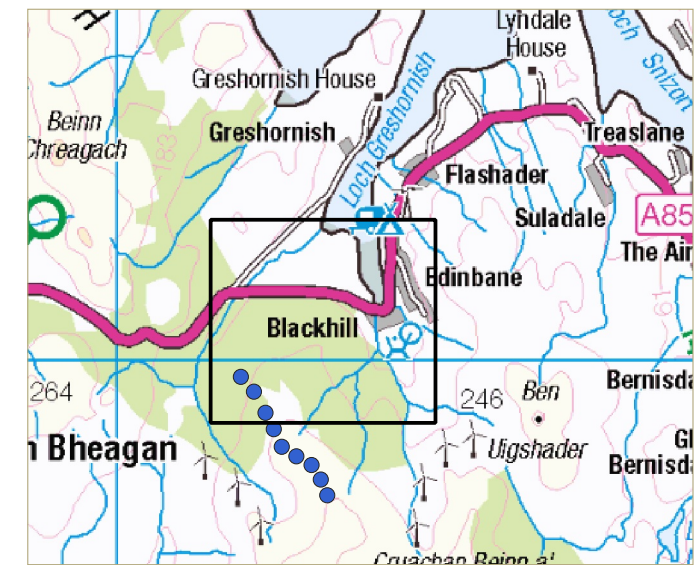
Figure 3.4.1 – Residential Properties



BEN SCA REDESIGN WIND FARM

Figure 3.4.1 Residential Properties

- Proposed Turbines
- Distance from Proposed Turbines (1, 2, 3km)
- Assessment Locations
 - Considered in this RVAA
 - Low magnitude effects identified in RVAA for consented development
 - Medium magnitude effects identified in RVAA for consented development
- Residential Properties
 - Considered in this RVAA
 - Identified as receiving Medium magnitude or lower effects in RVAA for consented development

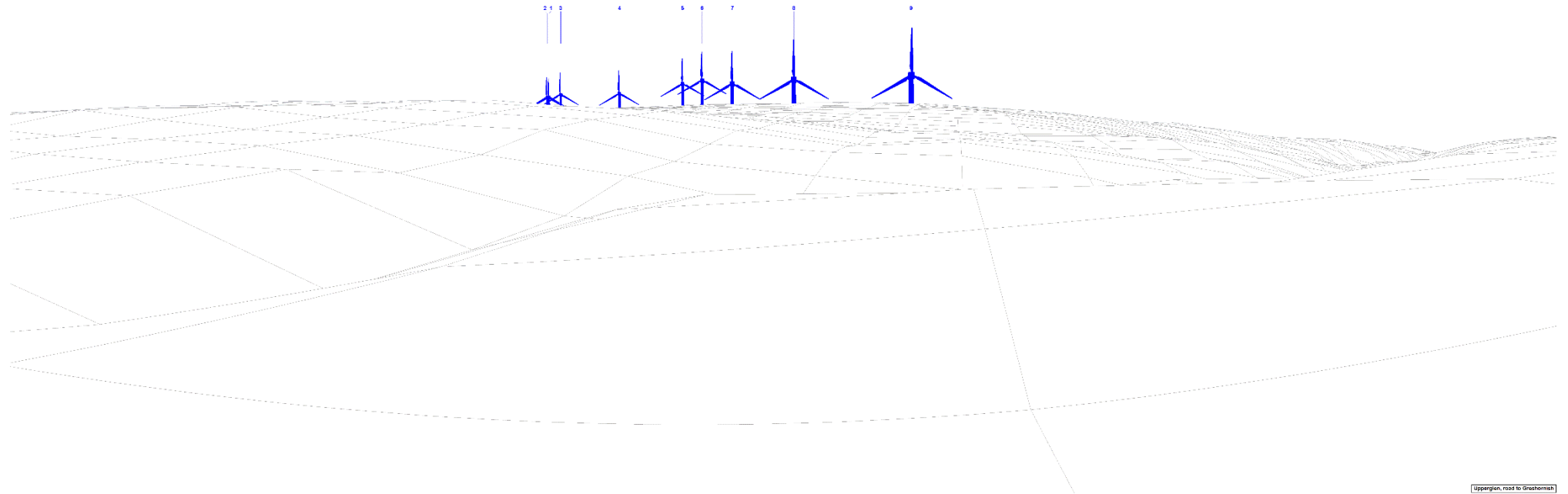


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Scale: 1:12,000	Drawing Size: A3	Revision: 01	

Coordinate System: OSGB36 / British National Grid



Annex 3.4A – Upperglen Wireline



Upperglen, road to Grashornsh

Annex 3.4B - Ben Sca Wind Farm Extension RVAA

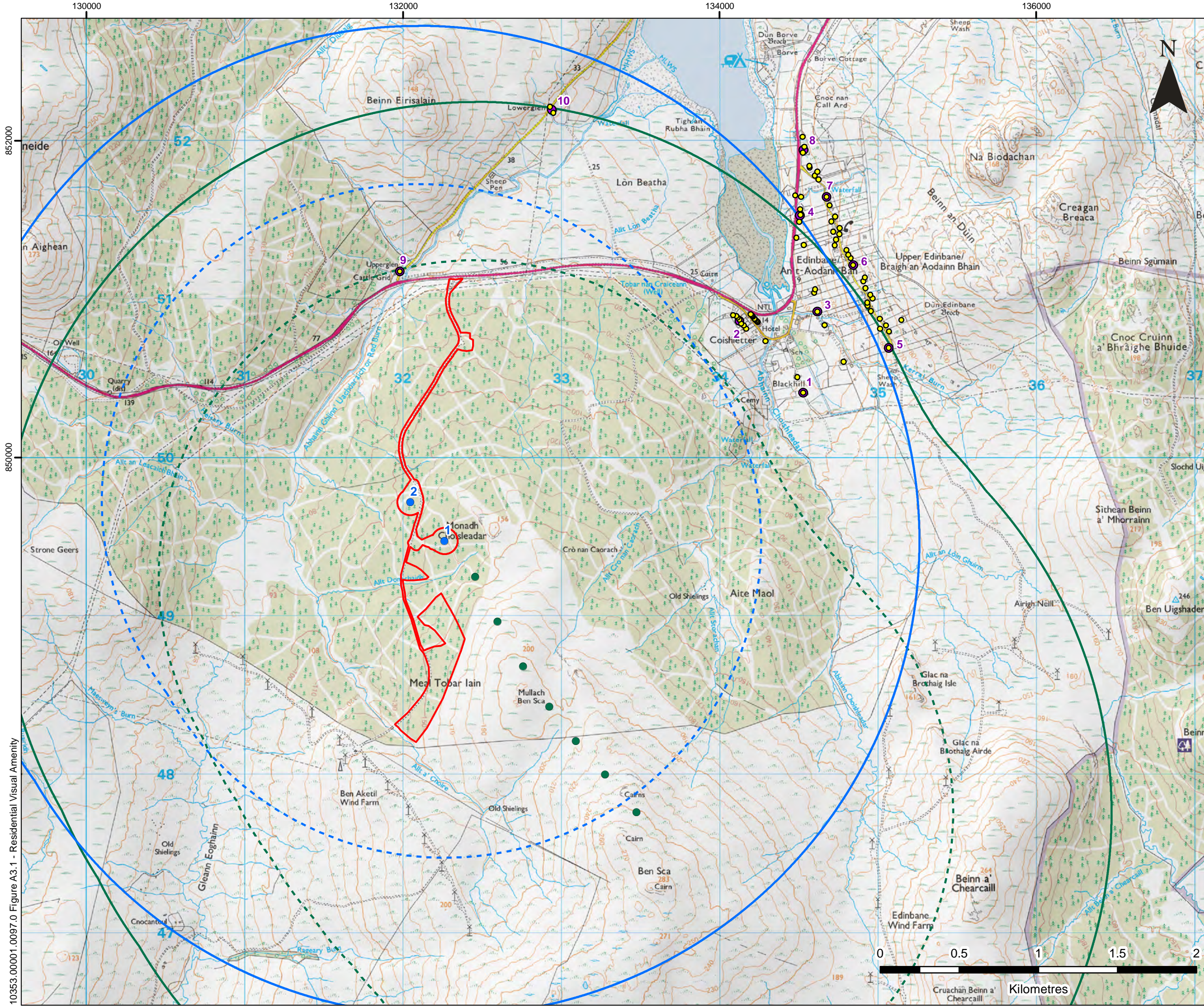
TECHNICAL APPENDIX A3: RESIDENTIAL VISUAL AMENITY ASSESSMENT

Ben Sca Wind Farm Extension

Prepared for: Ben Sca Wind Farm Limited

SLR Ref: 405.10353.00002
Version: FINAL
November 2021





LEGEND

- Application Site Boundary
- Proposed Turbine Location
- 2km Buffer
- 3km Buffer
- Ben Sca Consented Turbines
- 2km Buffer
- 3km Buffer
- RVAA Locations (Proposed Ben Sca Wind Farm Extension)
- Residential Properties Assessed in Relation to the Consented Ben Sca Wind Farm



**BEN SCA
WIND FARM LTD**

SLR 4/5 LOCHSIDE VIEW
EDINBURGH PARK
EDINBURGH
EH12 9DH

T: +44 (0)131 335 6830
www.slrconsulting.com

**BEN SCA EXTENSION
EIA REPORT
TECHNICAL APPENDIX A3
RESIDENTIAL VISUAL AMENITY**

FIGURE A3.1

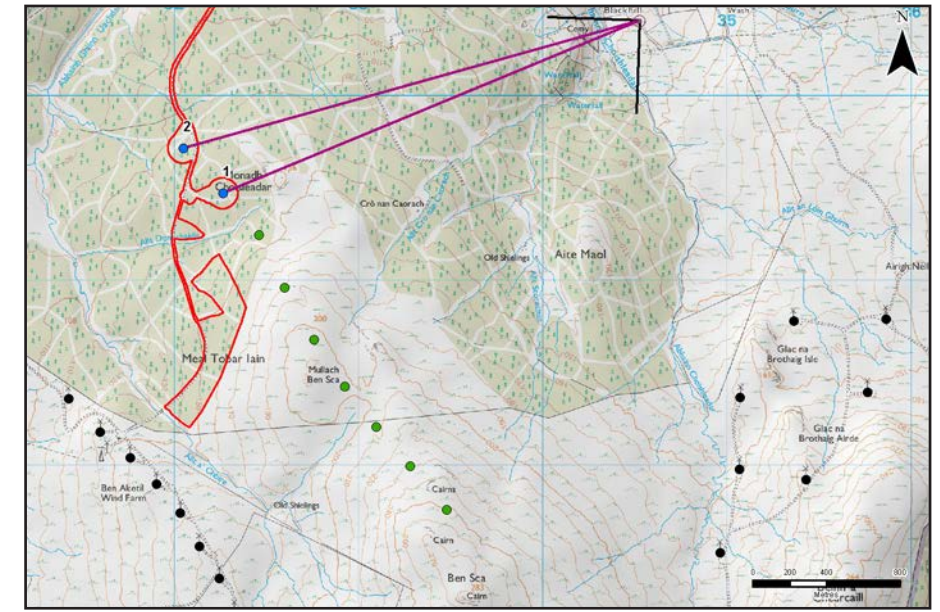
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10353.00001.0097.0 Figure A3.1 - Residential Visual Amenity

Figure A3.2
Location 1: 25 Blackhill Road

Property location
 OS reference: 134528 E 850407 N
 Elevation: 27.5 m AOD
 Direction of view: 227°
 Nearest turbine: 2.450 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 9.5°
 No. blade tips visible: 2
 No. hubs visible: 1



Step 2, evaluation of baseline visual amenity:

This is a single property which is accessed from a track which leads south from Edinbane. Whilst it is slightly separated from the main part of the settlement, there are other properties located along the same track. It comprises a two storey property with dormer windows in the roof. The primary façade is on the northern side of the building, away from the site. The property is set within a fenced area of outside space, from which there are open views over the adjacent landscape. The view towards the site comprises the low, inland hills, with forestry on part of the skyline (including towards the site). There are views to the operational Edinbane Wind Farm to the south east.

Step 3, assessment of likely change:

The seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 2.5km. The lower elevation of the two proposed turbines, combined with the intervening ridge would mean they would be less prominent than the consented turbines. The forestry on the skyline would further reduce the potential extent of the proposed turbines that would be seen. Whilst the proposed turbines would be less prominent than the consented development, there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a medium magnitude of change in relation to this location (with the same judgement being applied 8 Blackhill Road to the north). Given the factors described above, it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.

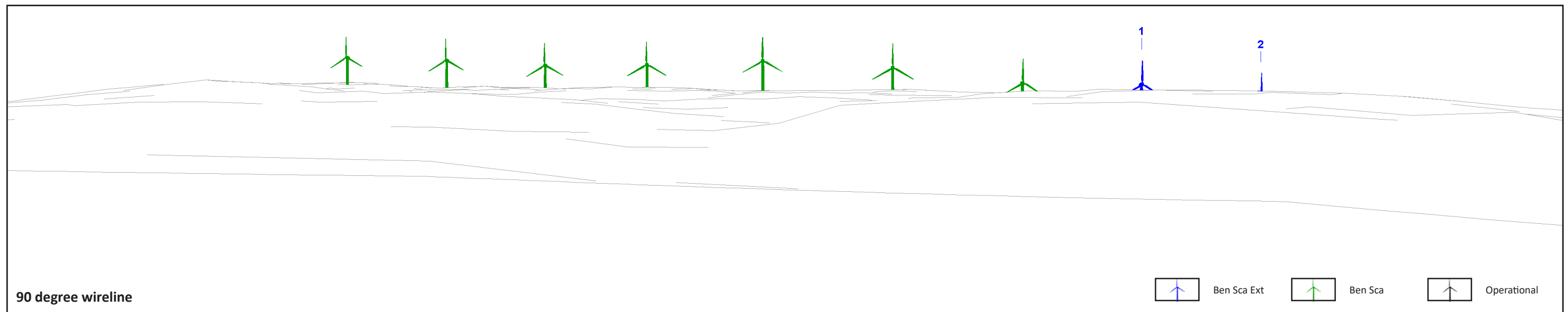
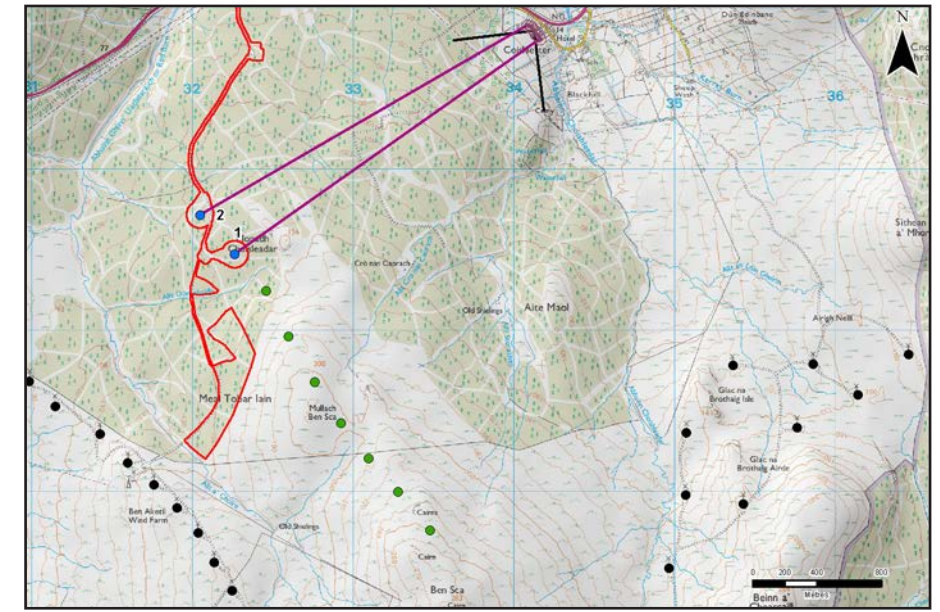


Figure A3.3
Location 2: Detached properties/Hawthorn Place, Edinbane Loop

Property location
 OS reference: 134127 E 850861 N
 Elevation: 21.5 m AOD
 Direction of view: 218°
 Nearest turbine: 2.324 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 10.7°
 No. blade tips visible: 2
 No. hubs visible: 1



Step 2, evaluation of baseline visual amenity:

This location represents a group of properties on the western edge of Edinbane. A line of detached properties is located on rising ground to the south west of the road and a line of semi-detached and terraced properties lies to the north east. The detached properties comprise a mix of one and two (dormer level) storey properties: the semi-detached and terraced properties are all two storeys. The primary views from the properties appears to be to the north west, towards Loch Greshornish. Although the properties also have windows facing south west, towards the site, this is assumed to be the case for the properties to the south west of the road as no access was obtained. The properties have front and rear gardens, with properties to the south west of the road having open views towards the site from rear gardens. The land slopes upwards to the south west, towards the site, with forestry extending along the skyline.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. However actual visibility would be reduced by the forestry present along the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 2.3km. The lower elevation of the two proposed turbines, combined with the intervening ridge would mean they would be less prominent than the consented turbines and are likely to be largely screened by the forestry on the skyline. Whilst the proposed turbines would be less prominent than the consented development, there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a low magnitude of change in relation to these properties, applicable to those on both sides of the road. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.

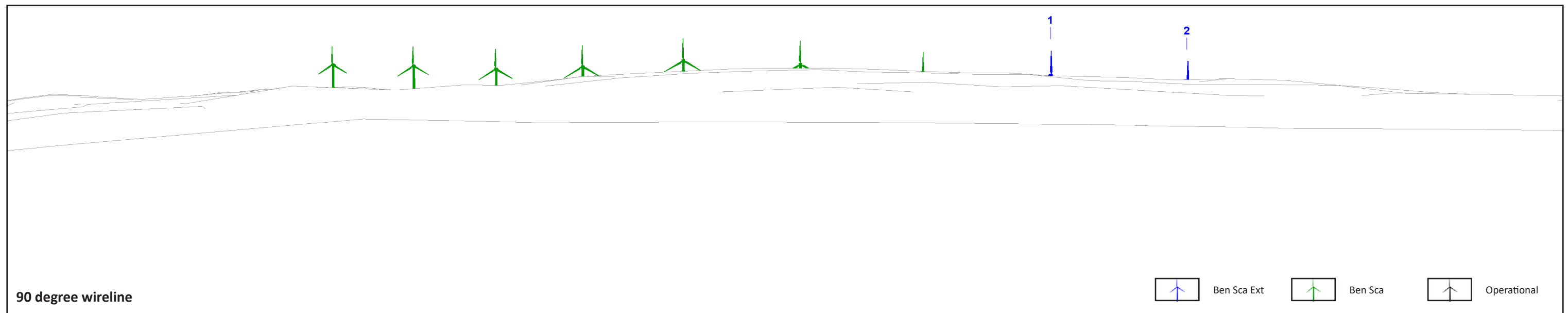
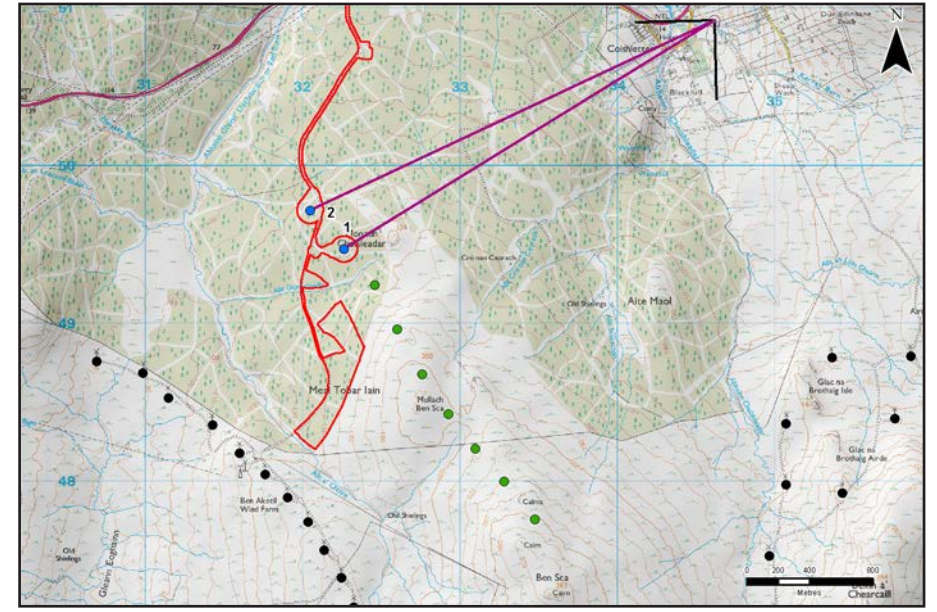


Figure A3.4
Location 3: Kerrol, Edinbane Loop Road

Property location
 OS reference: 134618 E 850921 N
 Elevation: 16.5 m AOD
 Direction of view: 222°
 Nearest turbine: 2.765 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 8.8°
 No. blade tips visible: 2
 No. hubs visible: 2



Step 2, evaluation of baseline visual amenity:

This location has been selected to represent a group of properties within Edinbane. It comprises a cluster of properties, including Kerrol, located to the north east of Edinbane Loop Road. The properties are slightly isolated from the main cluster of properties within the lower part of Edinbane. The majority are detached two storey properties, which generally appear to be orientated to the south west. Kerrol Farm is an exception to this, which appears to be orientated more towards the north west, although there is a conservatory on the south west side of the house. The two properties to the north west of Kerrol are bungalows, although one has a dormer level window. The properties are set within gardens, most of which appear to be enclosed to some degree by vegetation. The two properties north west of Kerrol are set in a more open situation and are likely have open views to the ridgeline towards the site. The properties are all set back from the road network and a partly surrounding by vegetation, making detailed observations difficult. This vegetation is likely to restrict views towards the site.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. However actual visibility would be reduced by intervening vegetation and also the forestry present along the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 2.8km. The lower elevation of the two proposed turbines, combined with the intervening ridge would mean (where visible) they would be less prominent than the consented turbines and forestry on the skyline would reduce the visibility of the turbines further. Whilst the proposed turbines would be less prominent than the consented development, there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a low or medium magnitude of change in relation to these properties, applicable all properties in the vicinity of Kerrol. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.

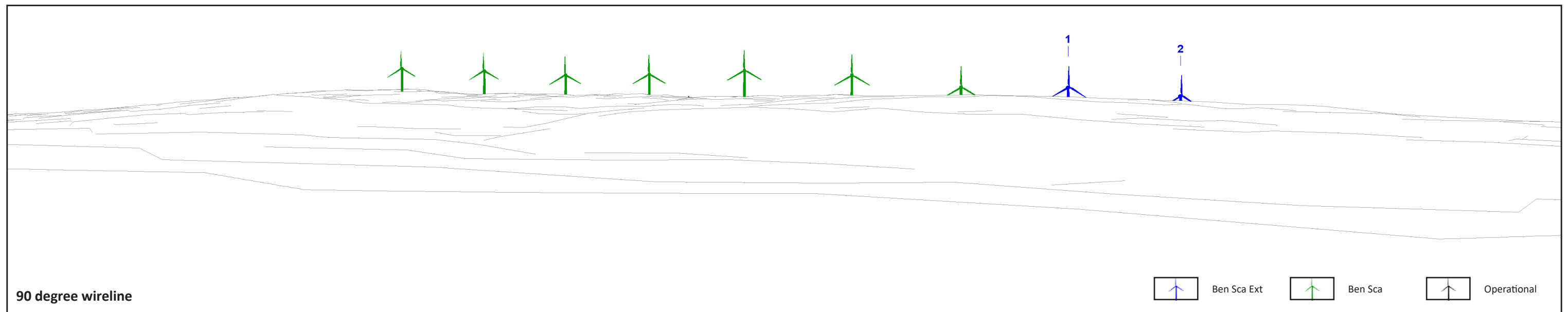
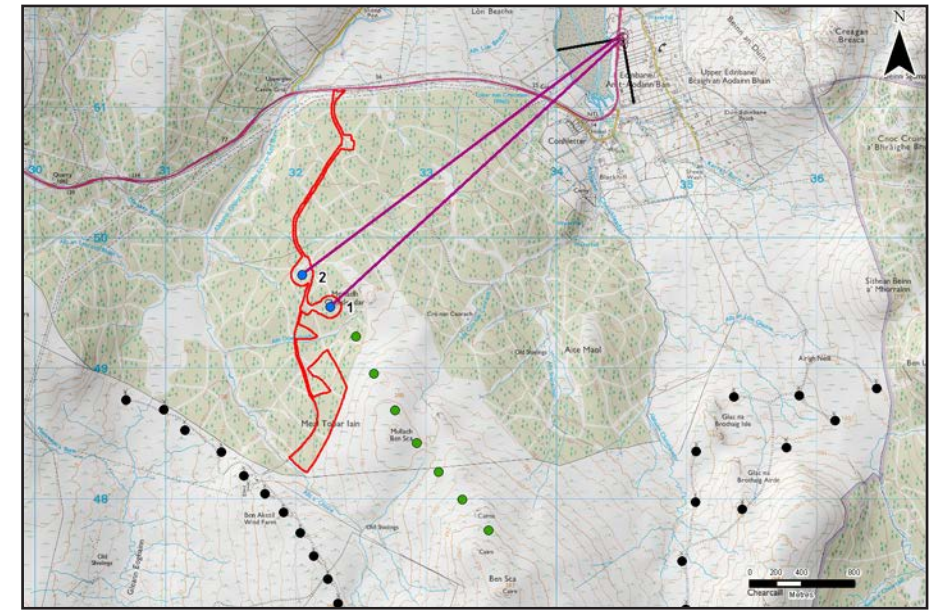


Figure A3.5
Location 4: Detached properties, A850

Property location
 OS reference: 134508 E 851528 N
 Elevation: 20.5 m AOD
 Direction of view: 215°
 Nearest turbine: 3.044 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 8.2°
 No. blade tips visible: 2
 No. hubs visible: 2



Step 2, evaluation of baseline visual amenity:

This location has been selected to represent a group of properties along the A850, between the lower part of Edinbane and Edinbane Top Road. The properties are generally located to the east of the A850, although one is positioned to the west of the road, adjacent to Loch Greshornish. The properties are orientated more towards Loch Greshornish and the site is in a more oblique direction. The properties are set within gardens, which vary in terms of their openness, but the properties are typically raised slightly above the level of the A850 and the gardens appear managed to maintain an open, or relatively open, outlook. There are views to the operational Edinbane Wind Farm to the south east.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 3km. The forestry would screen lower parts of the turbines, but the intervening distance between the location and the woodland would limit the extent of this screening. The proposed turbines would be no more prominent than the consented turbines and there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a medium magnitude of change in relation to all these properties. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.

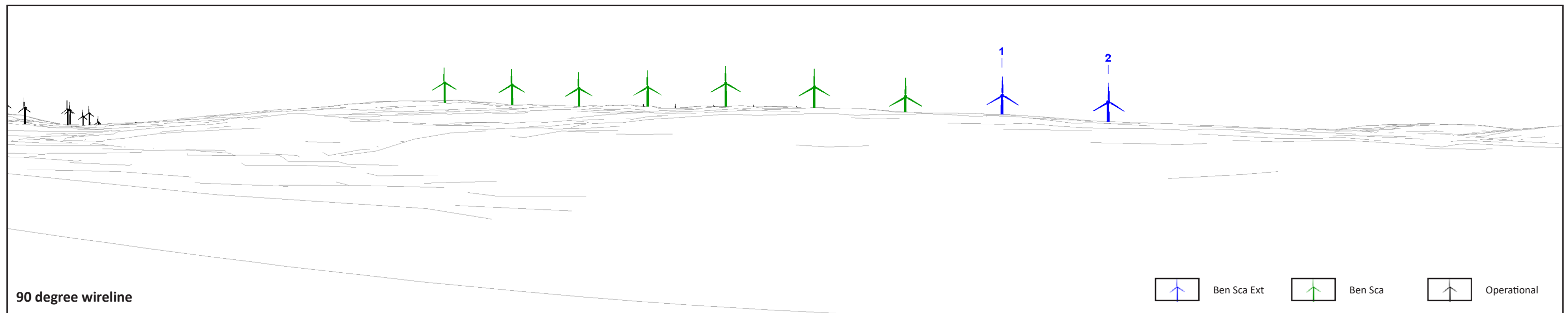
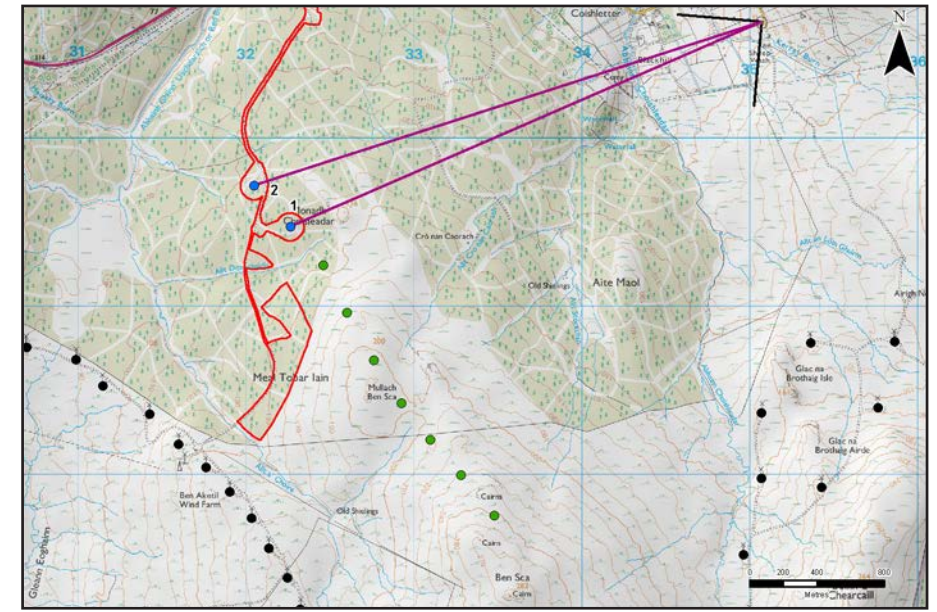


Figure A3.6
Location 5: Upper Edinbane, south east end

Property location
 OS reference: 135070 E 850691 N
 Elevation: 63.5 m AOD
 Direction of view: 230°
 Nearest turbine: 3.060 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 7.7°
 No. blade tips visible: 2
 No. hubs visible: 2



Step 2, evaluation of baseline visual amenity:

There are a number of properties at the south east end of Edinbane Top Road. They comprise a mix of one and two storey properties and are all accessed via a single track road from the A850. The main orientation of the properties varies a little, but generally they face south west, broadly aligned with the site. The houses are generally set within relatively open gardens, allowing open views over the landscape. There are open views towards the strath, beyond which are the rolling hills where the site is located. There are views to Loch Greshornish and the Greshornish peninsula to the north west. The blade tips of Ben Aketil are visible in the same direction as the site and Edinbane turbines are obliquely visible to the south.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 3.1km. The landform and forestry would screen the base and lower parts of the proposed two turbines, but the intervening distance between the location and the woodland would limit the extent of this screening. The view to the consented development would be slightly oblique, but the proposed two turbines would extend the line of turbines towards the direct views from the property. The proposed turbines would be no more prominent than the consented turbines and there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a high magnitude of change in relation to all these properties and therefore further assessment of the predicted changes was undertaken.

Step 4, further assessment of predicted change:

The assessment of the consented Ben Sca Wind Farm concluded that the visual effect of the turbines would not result in unacceptable effects on living conditions. Whilst the turbines would be clearly visible and within the primary view from the properties at this location, their position on the opposite side of the strath would limit their imposition on the view. In addition, the previous RVAA noted the open, panoramic views that could be obtained from this location, which include views to Loch Greshornish and the Greshornish peninsula. The consented Ben Sca Wind Farm would not disrupt these views to the north west.

The proposed two turbine extension to the consented wind farm would not be more prominent. The turbines would extend closer to Loch Greshornish, but still would not impinge on views of the Loch. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location and would not introduce additional factors that would result in unacceptable effects on living conditions.

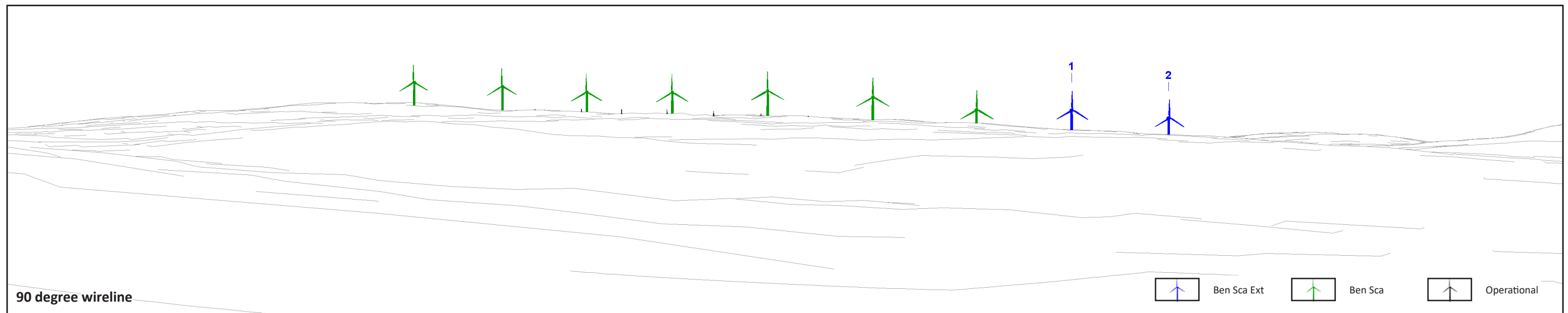
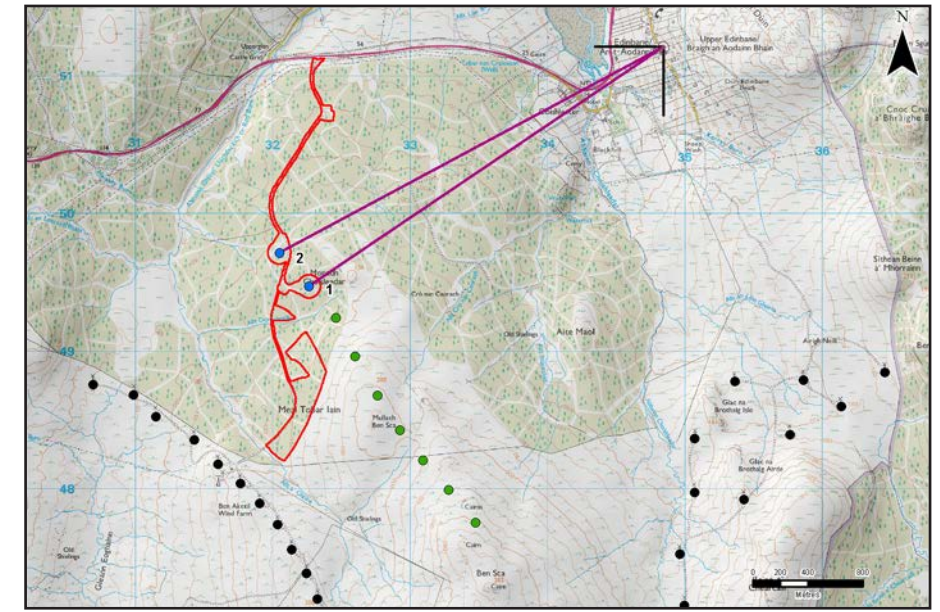


Figure A3.7
Location 6: Upper Edinbane, centre

Property location
 OS reference: 134845 E 851214 N
 Elevation: 57.5 m AOD
 Direction of view: 225°
 Nearest turbine: 3.114 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 7.9°
 No. blade tips visible: 2
 No. hubs visible: 2



Step 2, evaluation of baseline visual amenity:

There are a number of properties around the central part of Edinbane Top Road. They comprise a mix of one and two storey properties and are all accessed via a single track road from the A850. The main orientation of the properties varies a little, but generally they face south west, broadly aligned with the site. The houses are generally set within relatively open gardens, allowing open views over the landscape. There are open views towards the strath, beyond which are the rolling hills where the site is located. There are views to Loch Greshornish and the Greshornish peninsula to the north west. The blade tips of Ben Aketil are visible in the same direction as the site and Edinbane turbines are obliquely visible to the south.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 3.1km. The landform and forestry would screen base and lower parts of the proposed two turbines, but the intervening distance between the location and the woodland would limit the extent of this screening. The view to the consented development would be slightly oblique, but the proposed two turbines would extend the line of turbines towards the direct views from the property. The proposed turbines would be no more prominent than the consented turbines and there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a high magnitude of change in relation to all these properties and therefore further assessment of the predicted changes was undertaken.

Step 4, further assessment of predicted change:

The assessment of the consented Ben Sca Wind Farm concluded that the visual effect of the turbines would not result in unacceptable effects on living conditions. Whilst the turbines would be clearly visible and within the primary view from the properties at this location, their position on the opposite side of the strath would limit their imposition on the view. In addition, the previous RVAA noted the open, panoramic views that could be obtained from this location, which include views to Loch Greshornish and the Greshornish peninsula. However, the consented Ben Sca Wind Farm would not disrupt these views to the north west.

The proposed two turbine extension to the consented wind farm would not be more prominent. The turbines would extend closer to Loch Greshornish, but still would not impinge on views of the Loch. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location and would not introduce additional factors that would result in unacceptable effects on living conditions.

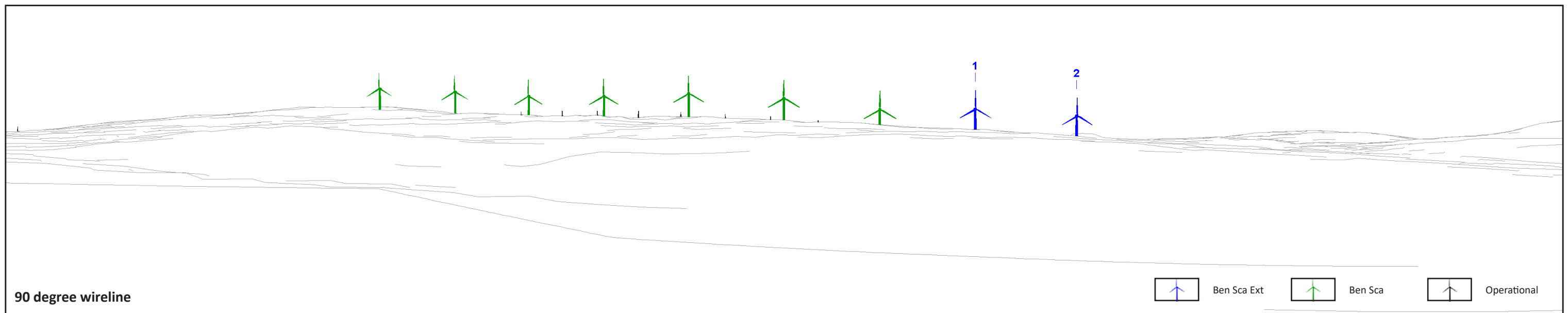
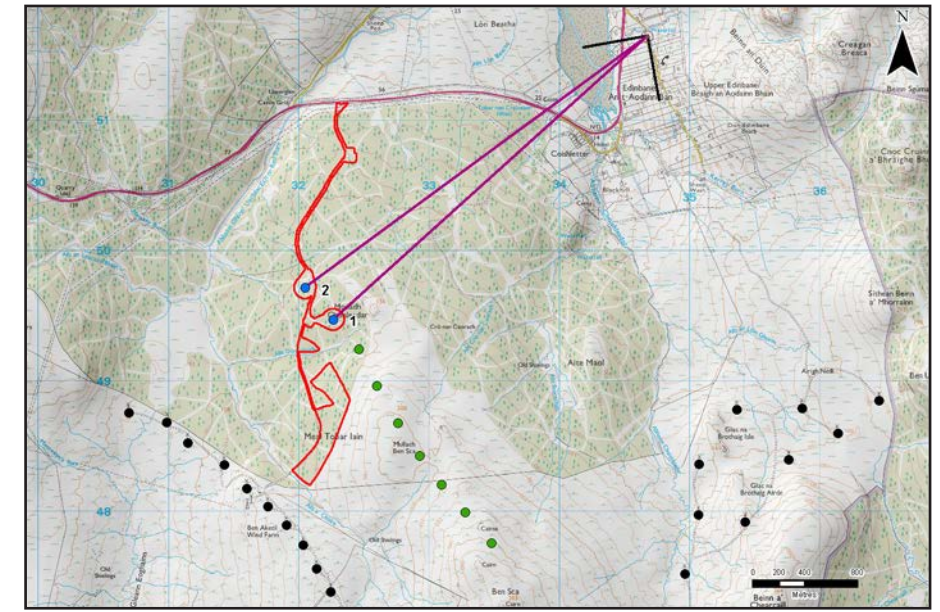
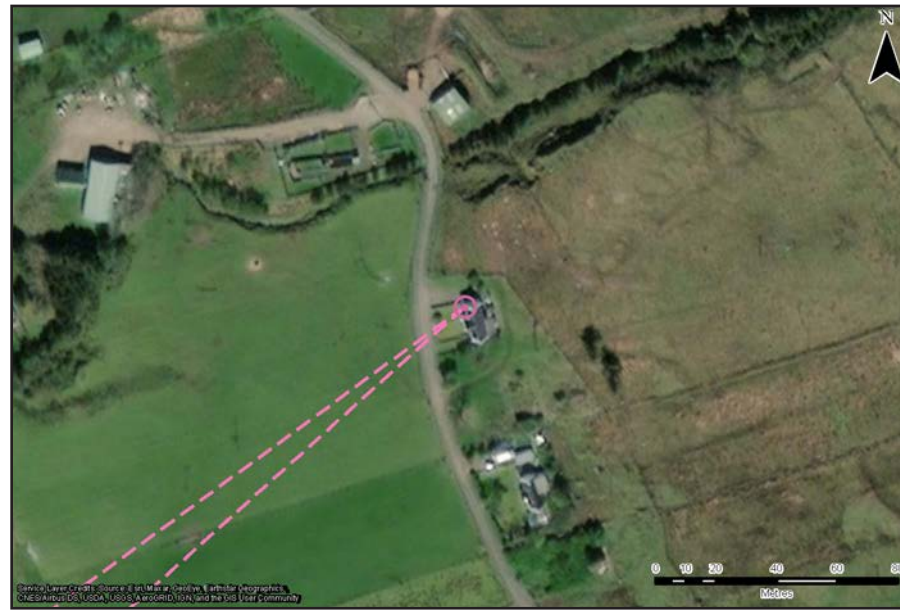


Figure A3.8
Location 7: Upper Edinbane, north west end

Property location
 OS reference: 134678 E 851645 N
 Elevation: 42.5 m AOD
 Direction of view: 215°
 Nearest turbine: 3.248 km



Step 2, evaluation of baseline visual amenity:

There are a number of properties towards the north west end of Edinbane Top Road. They comprise a mix of one and two storeys and are all accessed via a single track road from the A850. The main orientation of the properties varies a little, but generally they face south west, broadly aligned with the site. The houses are generally set within relatively open gardens, allowing open views over the landscape. There are open views towards the strath, beyond which are the rolling hills where the site is located. There are views to Loch Greshornish and the Greshornish peninsula to the west and north west. The blade tips of Ben Aketil are visible in the same direction as the site and Edinbane turbines are obliquely visible to the south.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 3.3km. The landform and forestry would screen the base and lower parts of the proposed two turbines, but the intervening distance between the location and the woodland would limit the extent of this screening. The view to the consented development would be more oblique than locations further south along Edinbane Top Road, but the proposed two turbines would extend the line of turbines towards the direct views from the property. In addition, the position of the site relative to the property and Loch Greshornish means the two turbines would be seen above the southern part of the Loch. The proposed turbines would be no more prominent than the consented turbines and there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a medium magnitude of change in relation to all these properties. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.

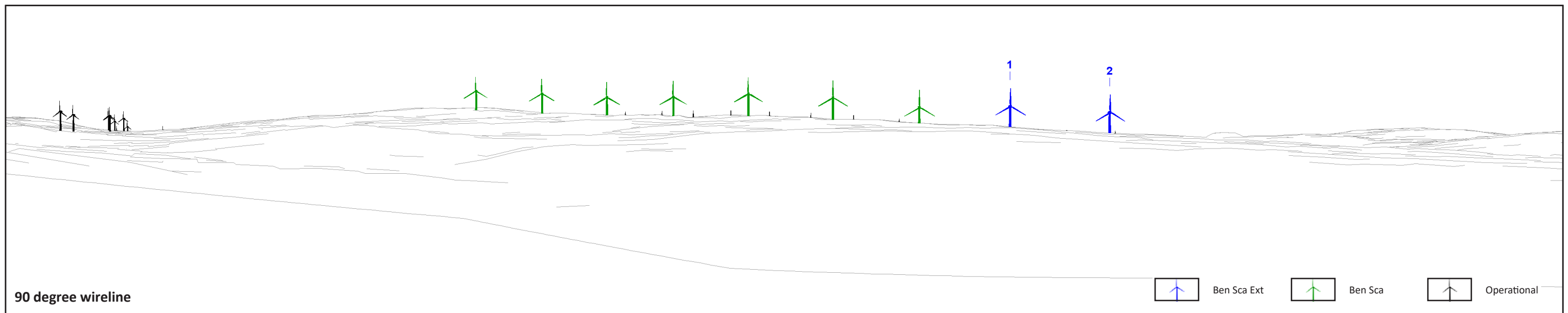
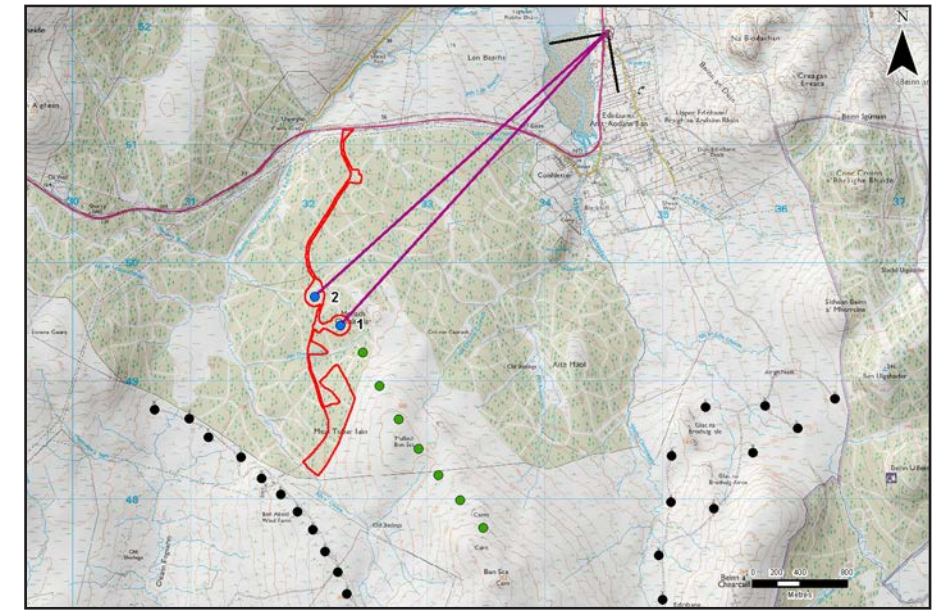
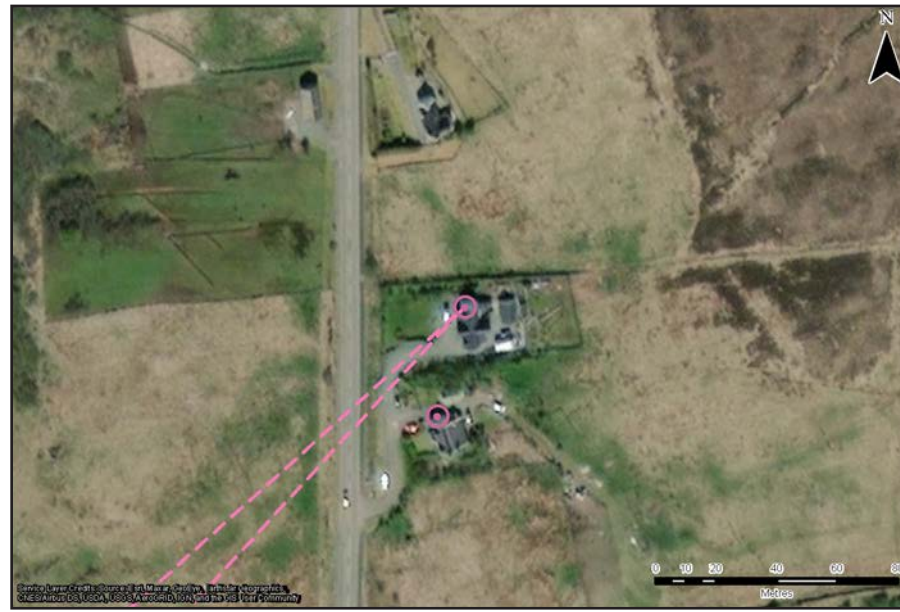


Figure A3.9
Location 8: Detached properties, A850

Property location
 OS reference: 134531 E 851942 N
 Elevation: 35.5 m AOD
 Direction of view: 215°
 Nearest turbine: 3.334 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 7.5°
 No. blade tips visible: 2
 No. hubs visible: 2



Step 2, evaluation of baseline visual amenity:

This location has been selected to represent a group of properties along the A850, north of Edinbane Top Road. The properties are generally located to the east of the A850, although one is positioned to the west of the road, adjacent to Loch Greshornish. The properties are orientated more towards Loch Greshornish and the site is in an oblique direction. The properties are set within gardens, which appear to be relatively enclosed by vegetation but the relative elevation of the properties means it is anticipated open views over the surrounding landscape can be obtained. The blade tips of Ben Aketil are visible in the same direction as the site and Edinbane turbines are obliquely visible to the south.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 3.3km. The forestry would screen lower parts of the turbines, but the intervening distance between the location and the woodland would limit the extent of this screening. The proposed turbines would be no more prominent than the consented turbines and there would be consistency in the overall appearance of the combined development, with the same rotor diameter being used and the similar spacing between turbines apparent.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a medium magnitude of change in relation to all these properties. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.

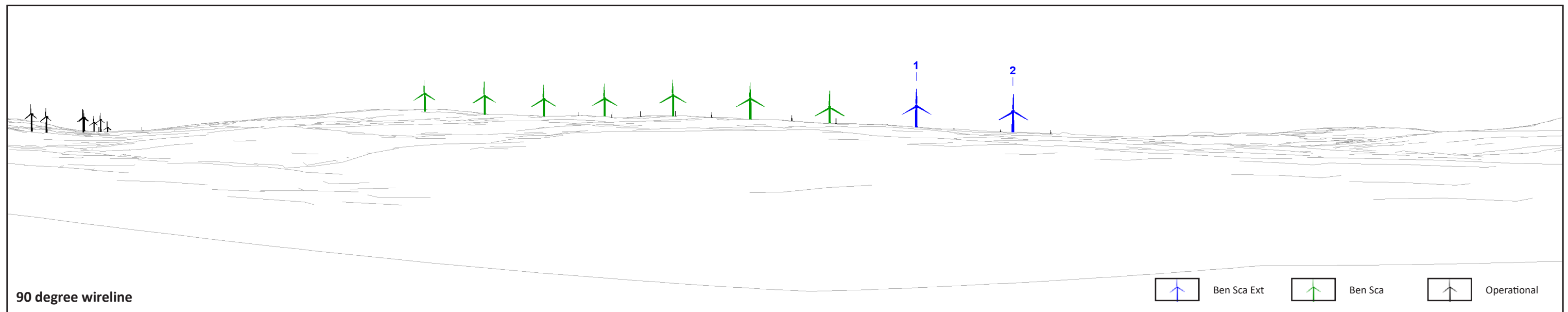
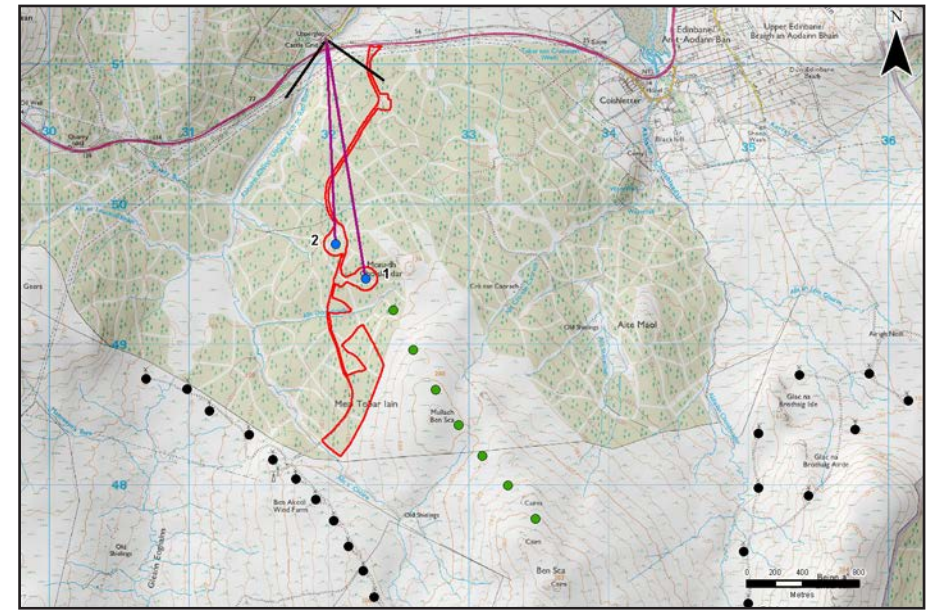


Figure A3.10
Location 9: Upperglen, road to Greshornish

Property location

OS reference: 131981 E 851173 N
 Elevation: 47.5 m AOD
 Direction of view: 170°
 Nearest turbine: 1.456 km



Ben Sca Extension theoretical visibility

Horizontal field of view: 10.9°
 No. blade tips visible: 2
 No. hubs visible: 2

Step 2, evaluation of baseline visual amenity:

This location has been selected to represent a single isolated property located at the northern end of the road to Greshornish, close to the junction with the A850. It is a single storey house, orientated to the south east, with the site located in an oblique direction to the south. The property has been refurbished recently and there is no defined garden surrounding it, but there is unenclosed grassland. There is potential for glimpsed views of Loch Greshornish to the north east between landform and the roadside vegetation, together with the ridge of the Trotternish hills. The more northerly turbines within Ben Aketil Wind Farm are visible, together with blades/blade tips of more southerly turbines.

Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 1.5km. The forestry would screen lower parts of the turbines, but the upper parts of both turbines would be visible above this. The reduced distance to the proposed turbines means they would be more prominent than the consented turbines, and they would appear larger in the view. The relative position of the site relative to the properties means there would be slightly greater spacing between the turbines compared with the consented Ben Sca Wind Farm.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a medium magnitude of change in relation to all these properties. However, given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would result the magnitude of change being high in relation to this location.

Step 4, further assessment of predicted change:

The proposed two turbine extension to the consented wind farm would be more prominent. The turbines would extend closer to the property, and whilst the lower parts of the turbines would be screened by the intervening woodland the upper sections would be clearly visible. They would not introduce new elements to the view, particularly due to the consented Ben Sca development. In addition, the views to the turbine would be sufficiently oblique for them not to impinge on views from the house itself. Overall, it is considered that the proposed development would not result in unacceptable effects on living conditions.

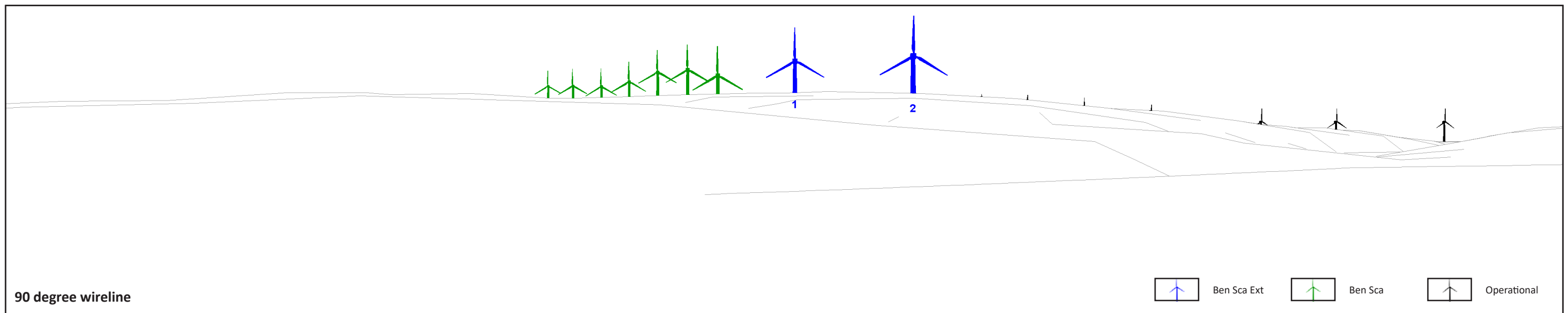
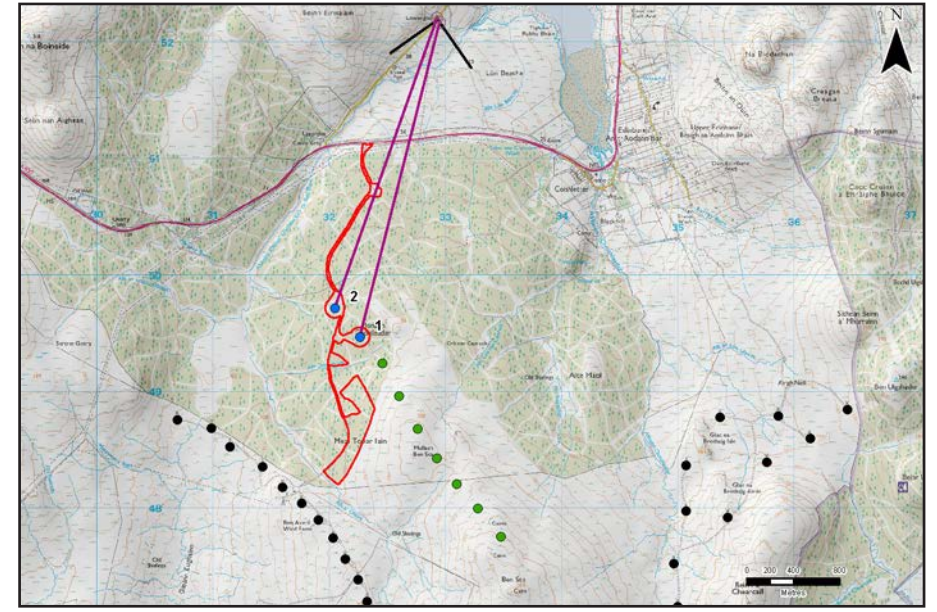


Figure A3.11
Location 10: Lowerglen and Shepherd's Cottage, road to Greshornish

Property location
 OS reference: 132941 E 852194 N
 Elevation: 34.5 m AOD
 Direction of view: 190°
 Nearest turbine: 2.632 km

Ben Sca Extension theoretical visibility
 Horizontal field of view: 8.33°
 No. blade tips visible: 2
 No. hubs visible: 2



Step 2, evaluation of baseline visual amenity:

This location has been selected to represent two single storey properties located on the road to Greshornish. The properties are located either side of the road and both are orientated south east, towards the southern end of Loch Greshornish. The properties are orientated more towards Loch Greshornish and the site is in an oblique direction, almost directly to the south, also with views to the Trotternish range of hills to the east. The properties are set within gardens, which comprise open grass, enclosed by fences meaning open views over the surrounding landscape can be obtained. The blades of Ben Aketil Wind Farm are visible in the same direction as the site, with lower parts of the turbines largely screening by the intervening forestry, Edinbane Wind Farm turbines are visible to the south east.

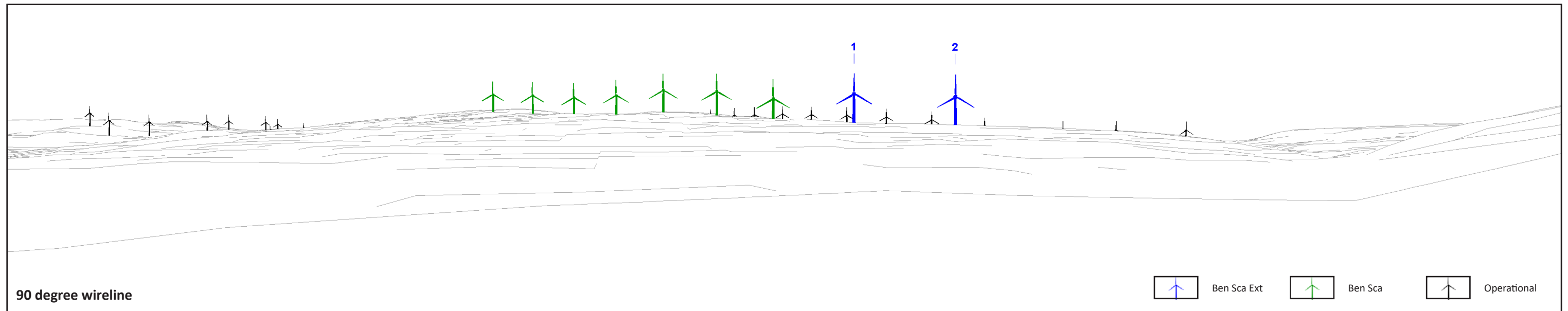
Step 3, assessment of likely change:

The wirelines show the seven consented Ben Sca turbines would be visible above the skyline. The proposed Ben Sca Wind Farm Extension would lie to the north east (right) of these, with the closest turbine positioned at approximately 2.6km. The forestry would screen lower parts of the turbines, but the intervening distance between the location and the woodland would limit the extent of this screening. The reduced distance to the proposed turbines means they would be more prominent than the consented turbines, but they would be broadly comparable in scale. There would be consistency in the overall appearance of the combined development, with the same rotor diameter being used. However, relative position of the site relative to the properties means there would be slightly greater spacing between the turbines compared with the consented Ben Sca Wind Farm.

The RVAA for the consented Ben Sca Wind Farm concluded that there would be a medium magnitude of change in relation to all these properties. Given the factors described above it is considered that the proposed Ben Sca Wind Farm Extension would not result in an increased magnitude of change in relation to this location.

Step 4, further assessment of predicted change:

No further assessment is required.



EUROPEAN OFFICES

United Kingdom

AYLESBURY

T: +44 (0)1844 337380

BELFAST

belfast@slrconsulting.com

BRADFORD-ON-AVON

T: +44 (0)1225 309400

BRISTOL

T: +44 (0)117 906 4280

CARDIFF

T: +44 (0)29 2049 1010

CHELMSFORD

T: +44 (0)1245 392170

EDINBURGH

T: +44 (0)131 335 6830

EXETER

T: +44 (0)1392 490152

GLASGOW

glasgow@slrconsulting.com

GUILDFORD

guildford@slrconsulting.com

LONDON

T: +44 (0)203 805 6418

MAIDSTONE

T: +44 (0)1622 609242

MANCHESTER (Denton)

T: +44 (0)161 549 8410

MANCHESTER (Media City)

T: +44 (0)161 872 7564

NEWCASTLE UPON TYNE

T: +44 (0)191 261 1966

NOTTINGHAM

T: +44 (0)115 964 7280

SHEFFIELD

T: +44 (0)114 245 5153

SHREWSBURY

T: +44 (0)1743 23 9250

STIRLING

T: +44 (0)1786 239900

WORCESTER

T: +44 (0)1905 751310

Ireland

DUBLIN

T: +353 (0)1 296 4667

France

GRENOBLE

T: +33 (0)6 23 37 14 14