

Appendix 6.2 Residential Visual Amenity Assessment

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Residential Visual Amenity Assessment (RVAA)

Introduction

In accordance with the third edition of ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), the LVIA, contained in Chapter 6, assesses the visual impact of the Proposed Development on public views and public visual amenity. This Residential Visual Amenity Assessment goes a stage beyond the LVIA by assessing the visual impact of the Proposed Development on private views and private visual amenity. It has been prepared in accordance with the Landscape Institute’s recently published Technical Guidance Note 2/19 ‘Residential Visual Amenity Assessment’ (RVAA). This guidance sets out the ‘Steps’ to be followed when undertaking a RVAA and highlights how it should be informed by the principles and processes of GLVIA3. The purpose of the RVAA is to identify those properties where the effect of the Proposed Development leads to the ‘Residential Visual Amenity Threshold’ being reached or, in other words, where the effect is of such a nature and / or magnitude that it potentially affects living conditions. In relation to a wind farm development, this may occur as a result of the wind turbines giving rise to an ‘overbearing’ or ‘overwhelming’ magnitude of effect.

This RVAA assesses the likely effects of the Proposed Development on the visual component of residential amenity relating to individual properties within a localised study area. The term ‘residential amenity’ refers to the living conditions at a house, including its gardens and domestic curtilage, which are commonly interpreted to include visual amenity, noise amenity and other factors such as shadow flicker. In a RVAA, such as this, OPEN addresses only the visual amenity aspect of residential amenity, as this is its area of expertise. Effects from noise and shadow flicker are assessed in the EIA Report in Chapters 9 and 15 respectively.

The purpose of the RVAA is to inform the planning process. It is in this context that the Technical Guidance makes the following statement: “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.”

Approach

The approach set out in the Technical Guidance is based on the four following Steps:

- Step 1: Definition of the study area and scope of the assessment, informed by the description of the Proposed Development, defining the study area extent and scope of the assessment with respect to the properties to be included.
- Step 2: Evaluation of baseline visual amenity at properties to be included, having regard to the landscape and visual context and the potential influence of the Proposed Development.
- Step 3: Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.
- Step 4: Further assessment of predicted change to the visual amenity of properties where a judgement in relation to the Residential Visual Amenity Threshold is required.

Step 1

Step 1 involves defining the extent of the study area and establishing the scope of the assessment. In respect of defining the extent of the study area, Landscape Institute Technical Guidance Note presents the following advice, “When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5 to 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA.” In line with this guidance, the study area for the Proposed Development has been drawn out to the larger 2 km radius recommended.

Within the 2 km study area, all private residential properties have been identified using Address Point data and then verified in the field. The RVAA has been undertaken from residential properties that appear occupied and in use as dwelling houses. These are individually numbered on Figure A6.2.1 and listed in Table 1 below. All of the properties lie within the Zone of Theoretical Visibility (ZTV) of the Proposed Development, as shown on Figure A6.2.1, and therefore all have been evaluated and assessed in Step 2 and Step 3.

ID	Property	Grid Ref		Dist. nearest turbine (km)
1	Rennibister Farm	339721	1012572	1.48
2	Rennibister Cottage	339627	1012307	1.72
3	1 Quanterness Cottage	341671	1013092	0.65
4	2 Quanterness Cottage	341680	1013092	0.64
5	Quanterness Farm	341831	1012884	0.70
6	Harwood	341956	1012839	0.69
7	2 Saverock Cottage	342515	1012736	0.83
8	Saverock House	342745	1012649	1.02
9	1 Saverock Cottage	342716	1012620	1.03
10	3 Saverock Cottage	342531	1012432	1.12
11	Hatston Farm	343360	1012088	1.84
12	GF Hatston Apartment	343375	1012098	1.84
13	1F Hatston Apartment	343375	1012098	1.84
14	Mile Out	343287	1012044	1.82
15	14 Hatston Park	343274	1012065	1.80
16	13 Hatston Park	343263	1012086	1.78
17	Edenmore	343250	1012110	1.75
18	Hjalta	343226	1012098	1.74
19	Shady Neuk	343206	1012088	1.74
20	Kederta	343188	1012079	1.74
21	Annandale	343166	1012068	1.73
22	Aurlon	343147	1012056	1.73
23	8 Hatston Park	343228	1012062	1.77
24	Bran Danin, Hatston Park	343242	1012045	1.80
25	Tora	343253	1012027	1.82
26	Heiller Holm	343219	1012020	1.80
27	Maynrys	343205	1012031	1.79
28	Kirkiuvag	343187	1012049	1.76
29	1 Hatston Cottage	343171	1011985	1.81
30	2 Hatston Cottage	343157	1011996	1.79
31	Mile Burgh	343249	1011983	1.85
32	Aquarius	343268	1011967	1.88
33	Jonsheim	342925	1011786	1.86
34	Isles View	342954	1011750	1.91
35	Mara	342868	1011812	1.82
36	Glencoe	342816	1011745	1.86
37	Lower Cassie	342771	1011707	1.88
38	Cassie	342651	1011643	1.91
39	Seanevin	342558	1011569	1.96
40	Utstyn	342495	1011547	1.97

Table 1: Properties within a 2 km radius of the Proposed Development.

Step 2

Step 2 involves carrying out an evaluation of the baseline visual amenity at the properties to be included, through a combination of desk study and field work. The key considerations of this evaluation are set out in the Technical Guidance as follows:

- *“The nature and extent of all potentially available existing views from the property and its garden / domestic curtilage, including the proximity and relationship of the property to surrounding landform / landcover and visual foci. This may include primary / main views from the property or domestic curtilage as well as secondary / peripheral views; and*
- *Views as experienced when arriving or leaving the property, for example from private driveways / access tracks.”*

In the course of carrying out the baseline evaluation, OPEN has surveyed the visual amenity of the residential properties from adjacent public roads and access tracks. RVAA Sheets have been prepared for all 40 properties within the 2 km study area. These assessments contain an OS map and aerial photograph of the property, the orientation of the principal facade of each property, the direction of the view and horizontal field of view which will be affected by the proposed Development. The RVAA sheets record details of the baseline residential amenity and the likely visual effects resulting from the Proposed Development. For all 40 properties a 90 degree wireline is presented to illustrate the theoretical visibility of the Proposed Development. The principal viewing distance for the 90 degree wirelines is 522 mm.

Step 3

Step 3 involves carrying out an assessment of the likely change to the visual amenity of properties by applying the process of assessment advocated by GLVIA3, in which the sensitivity of the receptor is combined with the magnitude of change which will arise as a result of the Proposed Development, to determine whether the effect will be significant or not. The aim of Step 3 is to identify those properties with potential to reach Residential Visual Amenity Threshold and therefore require further assessment in Step 4. This will generally only occur where a high magnitude of change is assessed for a close-range property, as the threshold reflects those effects that are at the extreme where they may become overwhelming or over-bearing.

OPEN’s methodology assumes that all occupiers of local residential property within this RVAA typically have a higher sensitivity than other visual receptors. OPEN attaches less weight to views from upper floor rooms in houses compared with ground floor principal rooms; an approach which is reflected in GLVIA3 (paragraph 6.36). The assessment of magnitude of change which will arise from the Proposed Development is determined by the factors influencing magnitude of change on views, the potential change to the outlooks from each property, as well as other factors, such as areas of garden ground or access roads to properties, that are likely to be affected. The key considerations of this assessment are set out in the Technical Guidance as follows:

- *“Distance of property from the Proposed Development having regard to its size, scale and location relative to the property (e.g. on higher or lower ground);*
- *Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations;*
- *Direction of view and aspect of property affected, having regard to both the main, primary and peripheral and secondary views from the property;*
- *Extent to which the development and landscape changes would be visible from the property, or parts of it, having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations;*
- *Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the Proposed Development, taking account of seasonal and diurnal variations;*

- *Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations;*
- *Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and*
- *Mitigation opportunities – consider implications of both embedded and potential further mitigation.”*

Appendix A6.1: LVIA Methodology provides a full description of the criteria that contribute to magnitude of change on views and a description of the magnitude ratings used in this assessment.

The significance of the effect on residential visual amenity experienced at each property is dependent on all of the factors considered in the sensitivity and the magnitude of change resulting from the Proposed Development. These judgements on sensitivity and magnitude are combined to arrive at an overall assessment as to whether the Proposed Development will have an effect that is significant or not significant on residential visual amenity.

Presented below are the RVAA Sheets containing the Step 2 Baseline Evaluation and Step 3 Assessment of Effects for the 40 properties in the 2 km study area. Of these, six are assessed as being subject to a high magnitude of change and, therefore, require a Step 4 assessment to determine whether or not Residential Visual Amenity Threshold has been reached, and this follows on from the RVAA Sheets. These six properties include 1 Quanterness Cottages, 2 Quanterness Cottages, Quanterness Farm, Harwood, 2 Saverock Cottage and 3 Saverock Cottage. For these six properties an additional 53.5 degree wireline is presented. The principal viewing distance for the 53.5 degree wirelines is 812.5 mm.

Step 4

The difference between significant visual effects and those at the ‘threshold’ which might be considered to be unacceptable if found to have an overbearing effect on residential visual amenity, has evolved through Public Local Inquiry (PLI) decisions over the past decade. The factors considered in such an assessment are widely recognised by professional Landscape Architects and decision makers and are often referred to as ‘the Lavender test’ after the Inspector who first developed the concept. The factors considered in the so called ‘Lavender test’ requires a level of visual effect to arise which is greater than a significant visual effect in EIA terms, for the impact to be unacceptable in planning terms. In the Technical Guidance this is referred to as the Residential Visual Amenity Threshold.

The degree of effect must be to such a degree that a property would become widely regarded as an unattractive place in which to live. This public interest test therefore has a higher threshold than ‘significant’ in EIA terms. This approach is commonly applied to the assessment of visual effects on residential amenity. The approach has been refined through decisions for Inquiries and Appeals into wind farm applications across the United Kingdom and recognises that, given no person is entitled to a view in law, it is not sufficient for a property to simply sustain a significant visual effect for its residential amenity to be unacceptably harmed. For residential visual amenity to be harmed a higher threshold requires to be triggered, whereby the turbine(s) are at such proximity to a house, or in such number, that they lead to an overwhelming or overbearing effect on the property to the extent that it becomes an unattractive place in which to live. Where this occurs the matter affects the public interest as such an outcome could be considered to harm the provision of good housing stock.

Where this RVAA identifies any properties at the threshold, in Step 4, this does not denote an unacceptable effect, as any finding of acceptability requires to be undertaken as part of the wider planning balance. The ‘threshold’ acts to identify those properties where a predicted change to visual amenity is of such magnitude that it should be weighed in the planning balance, along with other EIA effects.

RVAA Summary

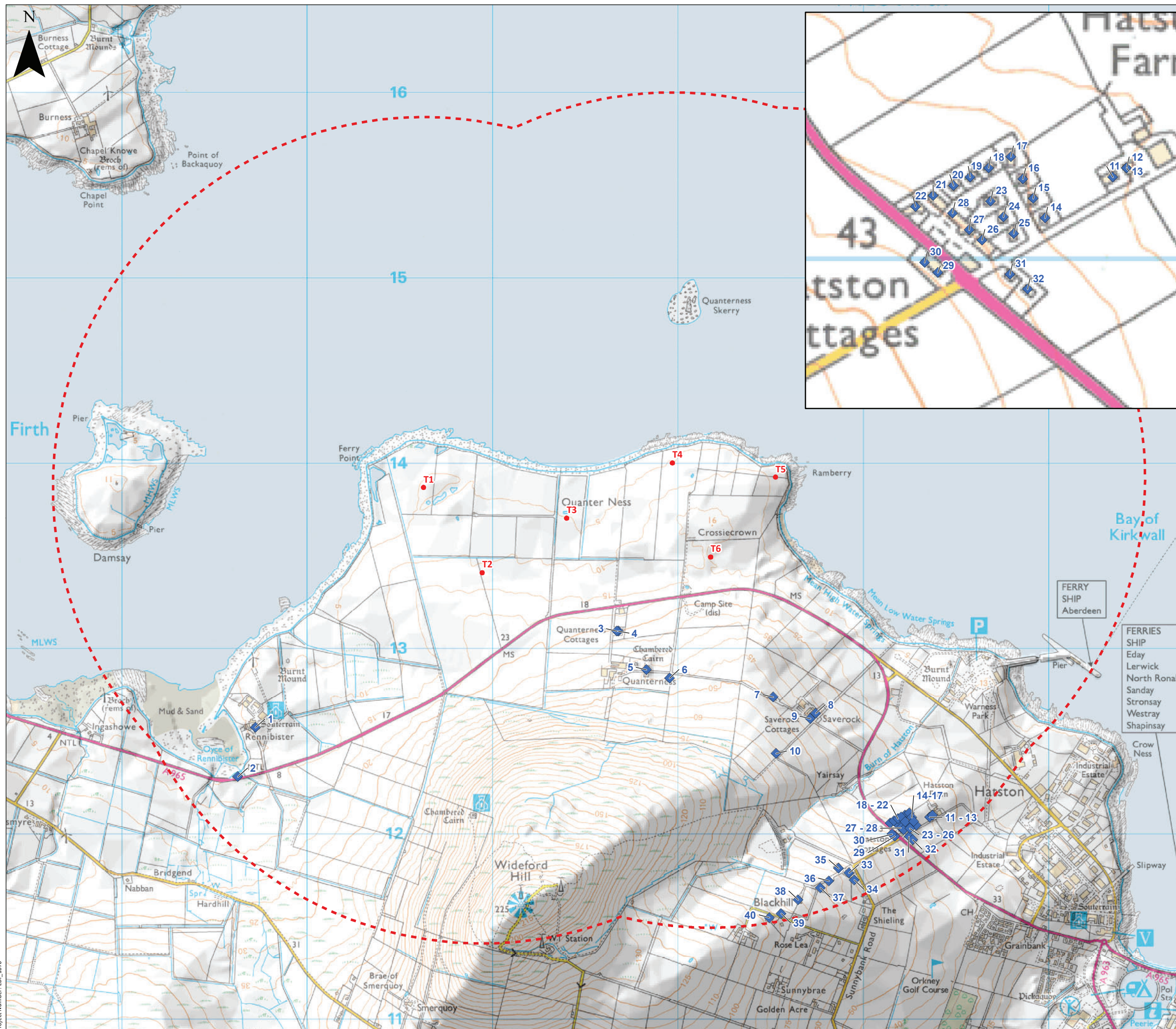
The RVAA Sheets in this report detail the assessments for each property and Table A6.2.1, below, provides a summary of the results of this assessment. There are no properties within 0.5 km of the closest turbine, and the closest properties are the Quanterness Cottages at 0.64 km and 0.65 km. Between this range and 1 km there are a total of five properties, while between 1 km and 1.5 km there are a further three properties. The remaining 32 properties all lie within the range of 1.5 km to 2.0 km.

The RVAA highlights that all 40 properties will undergo some form of significant effect as a result of the Proposed Development. This does not mean to say that the interior spaces of all 40 properties will be affected and a notable number will not, owing either to the orientation of the property in a different direction from that of the Proposed Development or the screening effect from other built form. Of these 40 properties, six were assessed as undergoing a high magnitude of change and, therefore, were required to undergo a Step 4 Assessment. This found that the two closest properties had potential to reach 'Residential Visual Amenity Threshold'; namely 1 Quanterness Cottages and 2 Quanterness Cottages. These properties are currently occupied by tenants and are owned by a party that has a commercial interest in the development. In line with the Landscape Institute's guidance on the matter, the RVAA identifies that the 'Residential Visual Amenity Threshold has been reached making this a matter for the planning balance.

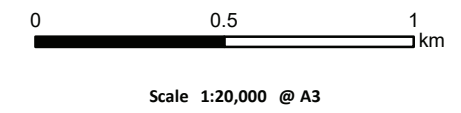
In respect of the accepted limits of the potential micro-siting of the proposed turbines, set at a maximum of 50m, this has been considered in the assessment of the Proposed Development and, in this instance, will not affect the findings of the assessment.

ID	Property	Dist. nearest turbine (km)	Step 3 - magnitude of change / significance	Step 4 - Residential Visual Amenity Threshold
1	Rennibister Farm	1.48	Medium to high / Significant	N/A
2	Rennibister Cottage	1.72	Medium to high / Significant	N/A
3	1 Quanterness Cottage	0.65	High / Significant	Yes
4	2 Quanterness Cottage	0.64	High / Significant	Yes
5	Quanterness Farm	0.70	High / Significant	No
6	Harwood	0.69	High / Significant	No
7	2 Saverock Cottage	0.83	High / Significant	No
8	Saverock House	1.02	Medium to high / Significant	N/A
9	1 Saverock Cottage	1.03	Medium to high / Significant	N/A
10	3 Saverock Cottage	1.12	High / Significant	No
11	Hatston Farm	1.84	Medium to high / Significant	N/A
12	GF Hatston Apartment	1.84	Medium to high / Significant	N/A
13	1F Hatston Apartment	1.84	Medium to high / Significant	N/A
14	Mile Out	1.82	Medium / Significant	N/A
15	14 Hatston Park	1.80	Medium / Significant	N/A
16	13 Hatston Park	1.78	Medium / Significant	N/A
17	Edenmore	1.75	Medium to high / Significant	N/A
18	Hjalta	1.74	Medium to high / Significant	N/A
19	Shady Neuk	1.74	Medium to high / Significant	N/A
20	Kederta	1.74	Medium to high / Significant	N/A
21	Annandale	1.73	Medium to high / Significant	N/A
22	Aurlon	1.73	Medium to high / Significant	N/A
23	8 Hatston Park	1.77	Medium / Significant	N/A
24	Bran Danin, Hatston Park	1.80	Medium / Significant	N/A
25	Tora	1.82	Medium / Significant	N/A
26	Heiller Holm	1.80	Medium to high / Significant	N/A
27	Maynrys	1.79	Medium to high / Significant	N/A
28	Kirkiuvag	1.76	Medium to high / Significant	N/A
29	1 Hatston Cottage	1.81	Medium to high / Significant	N/A
30	2 Hatston Cottage	1.79	Medium to high / Significant	N/A
31	Mile Burgh	1.85	Medium to high / Significant	N/A
32	Aquarius	1.88	Medium to high / Significant	N/A
33	Jonsheim	1.86	Medium to high / Significant	N/A
34	Isles View	1.91	Medium to high / Significant	N/A
35	Mara	1.82	Medium to high / Significant	N/A
36	Glencoe	1.86	Medium to high / Significant	N/A
37	Lower Cassie	1.88	Medium to high / Significant	N/A
38	Cassie	1.91	Medium to high / Significant	N/A
39	Seanevin	1.96	Medium to high / Significant	N/A
40	Utstyn	1.97	Medium to high / Significant	N/A

Table 2: Summary of the Step 3 and Step 4 Assessment



- KEY**
- Proposed Turbines
 - 2km Radius
 - Residential Property
1. Rennibister Farm
 2. Rennibister Cottage
 3. 1 Quanterness Cottages
 4. 2 Quanterness Cottages
 5. Quanterness Farm
 6. Harwood
 7. 2 Saverock Cottage
 8. Saverock House
 9. 1 Saverock Cottage
 10. 3 Saverock Cottage
 11. Hatston Farm
 12. GF Hatston Apartment
 13. 1F Hatston Apartment
 14. Mile Out
 15. 14 Hatston Park
 16. 13 Hatston Park
 17. Edenmore
 18. Hjalta
 19. Shady Neuk
 20. Kederta
 21. Annandale
 22. Aurlon
 23. 8 Hatston Park
 24. Bran Danin
 25. Tora
 26. Heiller Holm
 27. Maynrys
 28. Kirkiuvag
 29. 1 Hatston Cottage
 30. 2 Hatston Cottage
 31. Mile Burgh
 32. Aquarius
 33. Jonsheim
 34. Isles view
 35. Mara
 36. Glencoe
 37. Lower Cassie
 38. Cassie
 39. Seanevin
 40. Utstyn



Orkney's Community Wind Farm - Quanterness
EIA Report
Figure A6.2.1

Residential Properties Overview

Date:	24/01/2020	Drawn by:	SH	Checked by:	JP	Version:	V1
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Property description:

- | | | | | | | | | |
|---|--|---|--|-------------------------------------|--|--|--|---------------------------------------|
| <input checked="" type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input checked="" type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input checked="" type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Rennibister Farm is set on the A965, on the southern side of the Bay of Firth and the south-western side of Quanterness. It lies approximately 1.48 km to the south-west of the closest turbine in an area of rural farmland. The farm comprises a farmhouse with its principal orientation south-east towards the road and a garden on this side. To the north-west, there is a farmyard and a complex of large farm sheds covering a substantial area. To the south-west there are outbuildings, while to the north-east there is a relatively open aspect across the adjacent farmland.

Views from interior of property

The farmhouse follows a traditional rectangular plan with the main windows for the principal rooms on the front and back, and side windows on the gables. The principal orientation of Rennibister Farm is south-east with views from the interior likely to extend across the A965 towards the western slopes of Wideford Hill. The views north-west from the back of the house are contained within the short range by the enclosure of large farm sheds, and views to the south-west are contained by the outbuildings. While it is likely that open views will be experienced from the north-eastern side of the house towards Quanterness, the extent of these views may be partially screened by the farm sheds to the north.

Views from private access

The property is accessed from the A965 via a short access track from which there are open views in all directions.

Views from garden grounds

The space around the farmhouse is mostly farmyard with the exception to the south side of the house where there is a front garden enclosed by a stone wall. As this comprises mostly grass or low shrubby vegetation, views are relatively open in all directions apart from to the north where the house forms a screen.

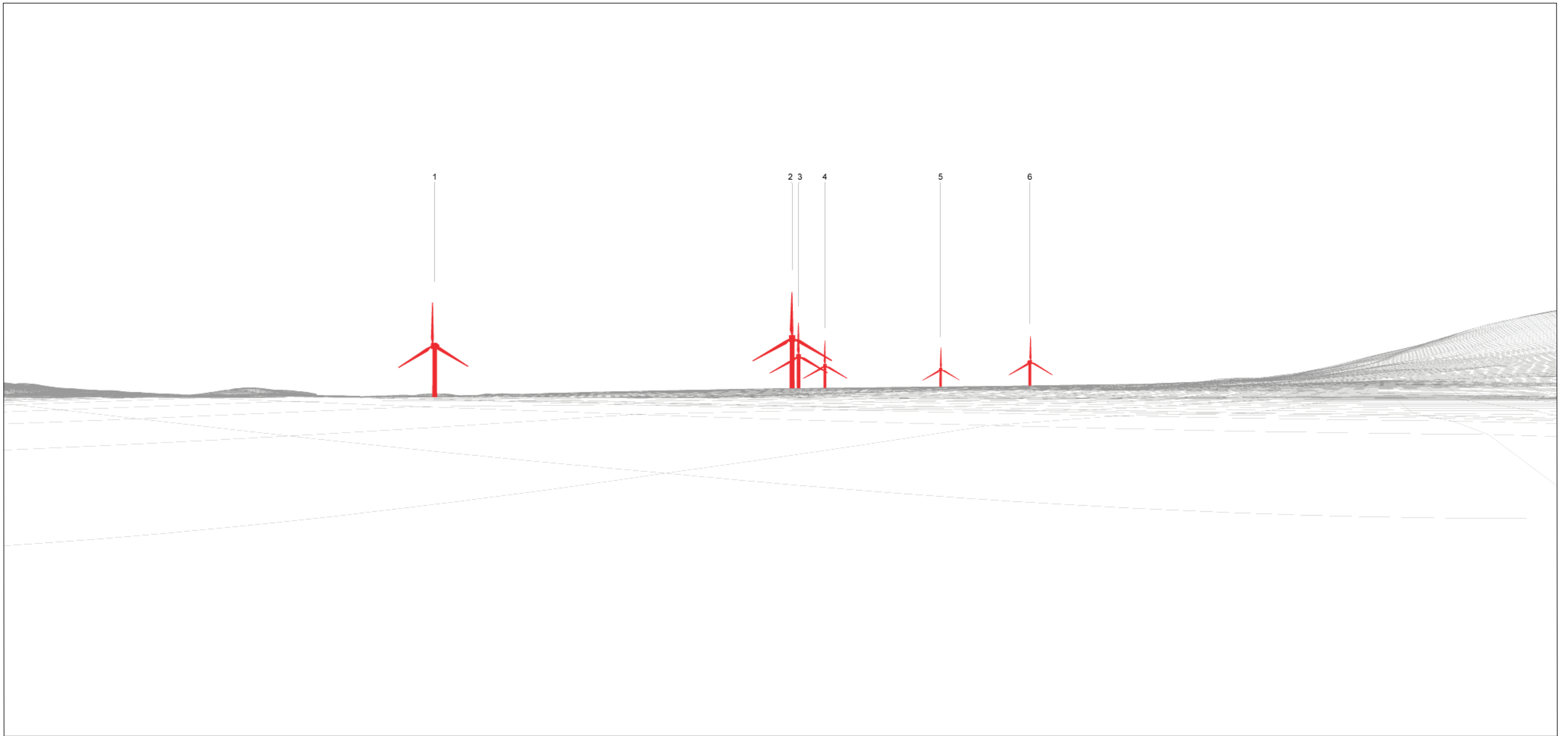
Residential (Visual) Amenity Effects

Magnitude of change: Medium to high

Significance of effect: Significant visual effect

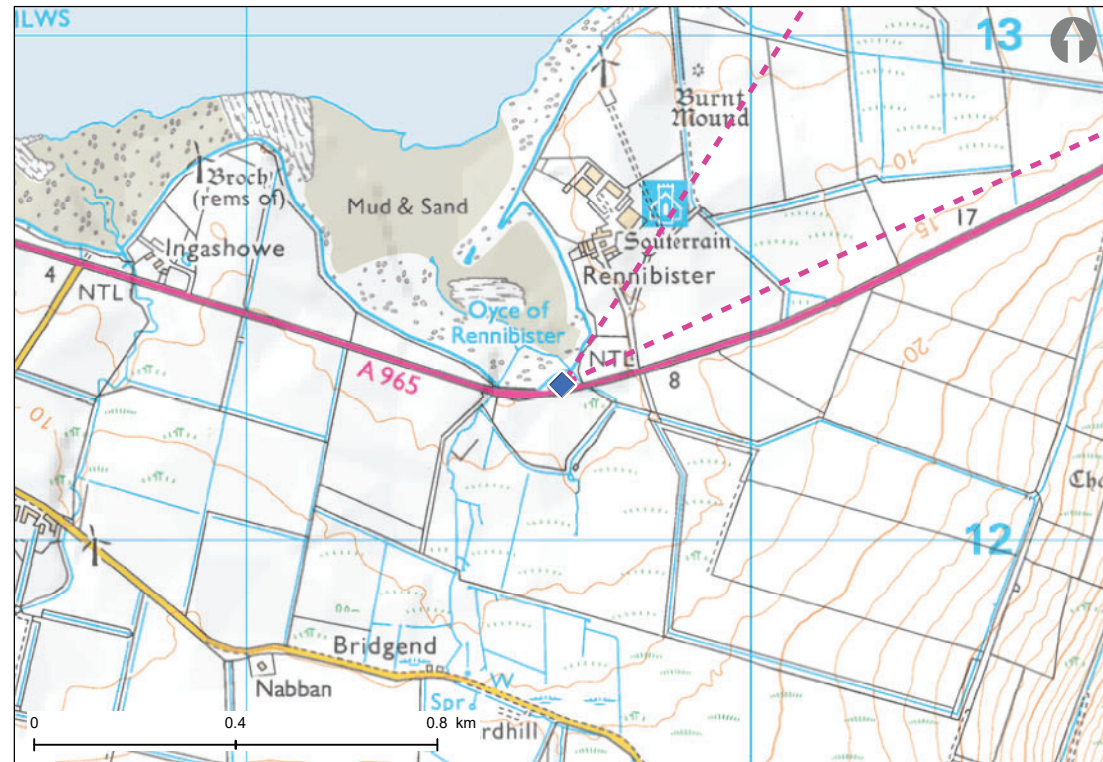
The wireline shows that all six of the turbines will be theoretically visible from the location of the property. With the primary orientation to the south-east, the secondary orientation to the north-west and the Proposed Development to the north-east, views from the main interior spaces of the property will be largely unaffected by the Proposed Development. The exception will occur in views from the few windows which occur on the north-east facing aspect of the house. While large farm sheds to the north of the house may screen visibility of T1, it is likely that the other turbines will be visible as close-range and large scale structures, the closest being 1.48 km from the house. They will occur in one of the two open outlooks from the house. Views from the access track from the A965 and from the front garden will also be affected by the proposed turbines and the overall magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 339721
 Y 1012572
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 1.48km



Bearing - 55°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Rennibister Cottage is set on the A965, to the south-west of Quanterness and approximately 1.72 km to the south-west of the closest turbine. It is a single storey cottage set close to the shoreline, looking over a small inlet named the Oyce of Rennibister. There is a detached garage to the west and a small garden which wraps around the house. Rural farmland and isolated properties occupy the surrounding landscape.

Views from interior of property

The house follows a traditional rectangular form with the front facing south-east onto the A965 with Wideford Hill beyond, and the rear facing north-west across the Bay of Firth to the low-lying Damsay Island and the moorland hills of West Mainland beyond. The traditional windows are small, thus limiting the extent of view that will be experienced. There is also a side window on the north-east aspect which faces towards Quanterness.

Views from private access

The property is accessed directly from the A965.

Views from garden grounds

Views from the garden grounds are relatively open owing to the lack of enclosure and will not be notably limited by the screening of the cottage.

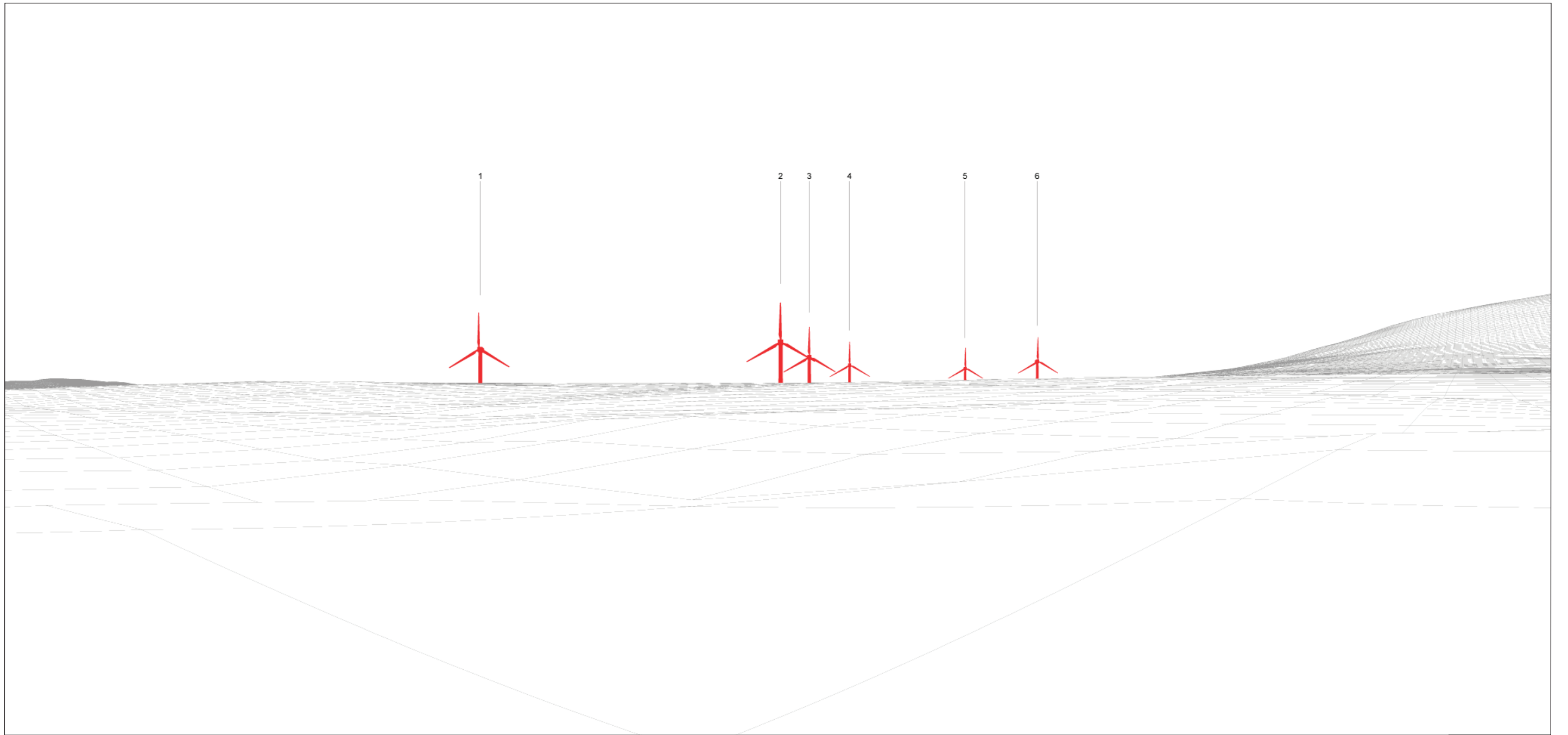
Residential (Visual) Amenity Effects

Magnitude of change: Medium to high

Significance of effect: Significant visual effect

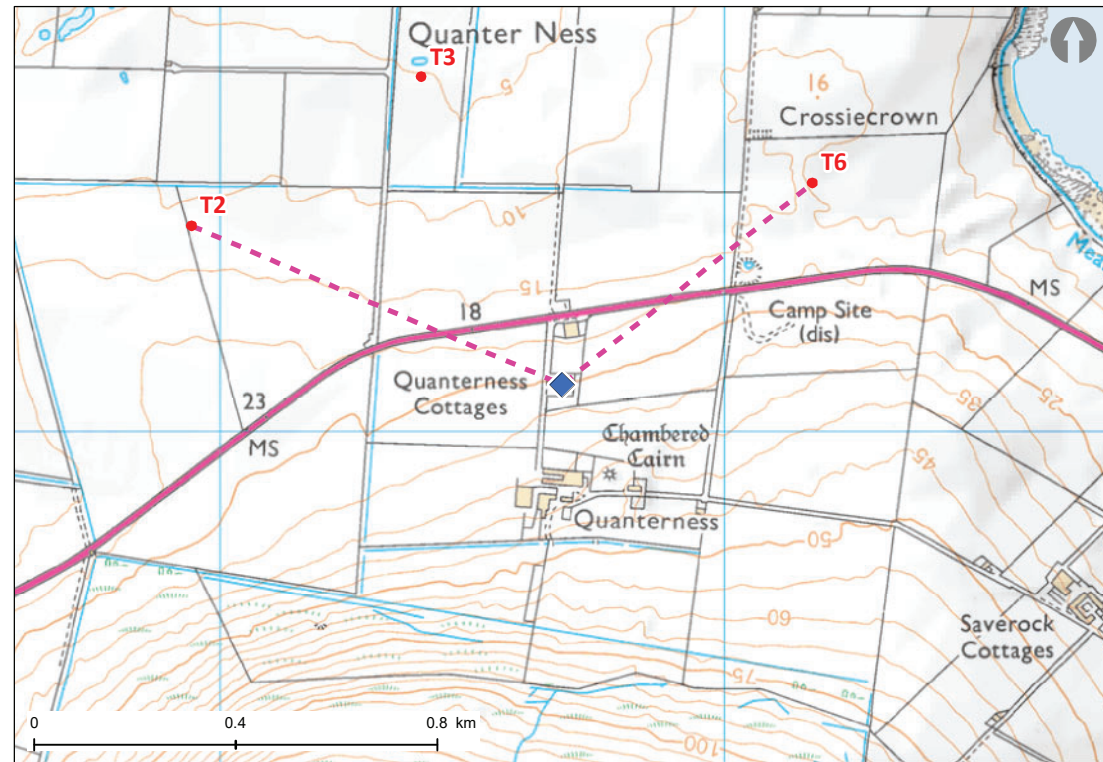
The wireline shows that all six of the turbines will be theoretically visible from the location of the property. With the primary orientation to the south-east, the secondary orientation to the north-west and the Proposed Development to the north-east, views from the main interior spaces of the property will be largely unaffected by the Proposed Development. The exception will occur in views from the single window which occurs on the north-east facing aspect of the house. Although the windows are relatively small, it is likely that some of the turbines will be visible as close-range and large scale structures, the closest being 1.72 km from the house. Views from the garden grounds surrounding the house will also be affected by the proposed turbines and the overall magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 339627
 Y 1012307
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 1.72km



Bearing - 50°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 341680
 Y 1013092
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 0.64km

Property description:

- Farmhouse Semi Detached Stone Built Rendered 1 Storey 2 Storey Outbuildings Front Garden Rear Garden
- Detached Terraced Brick Built Timber-clad 1.5 Storey Conservatory Farmyard Garage(s) Side Gardens

Existing Visual Amenity

Location

1 and 2 Quanterness Cottages are set approximately 0.64 km from the closest proposed turbine and are located to the south of the A965 and to the north of Quanterness Farm. There are two single storey and semi-detached cottages, set within the surrounding farmland with farmsheds set to the north. They both follow a traditional rectangular pattern with the principal orientation northwards, over Quanterness to the Wide Firth. Small garden spaces occur around the cottages with short tracks linking the farm track and the detached garages. Rural farmland and isolated properties occupy the surrounding landscape.

Views from interior of property

The principal rooms are located on the north side of the cottages and as such views from the interiors take in Quanterness and the Wide Firth. There is also an open aspect to the south towards Wideford Hill which will be visible from rooms on the south side of the cottages.

Views from private access

These properties are accessed from the track to Quanterness Farm that extends south from the A965 and from which open views occur in all directions.

Views from garden grounds

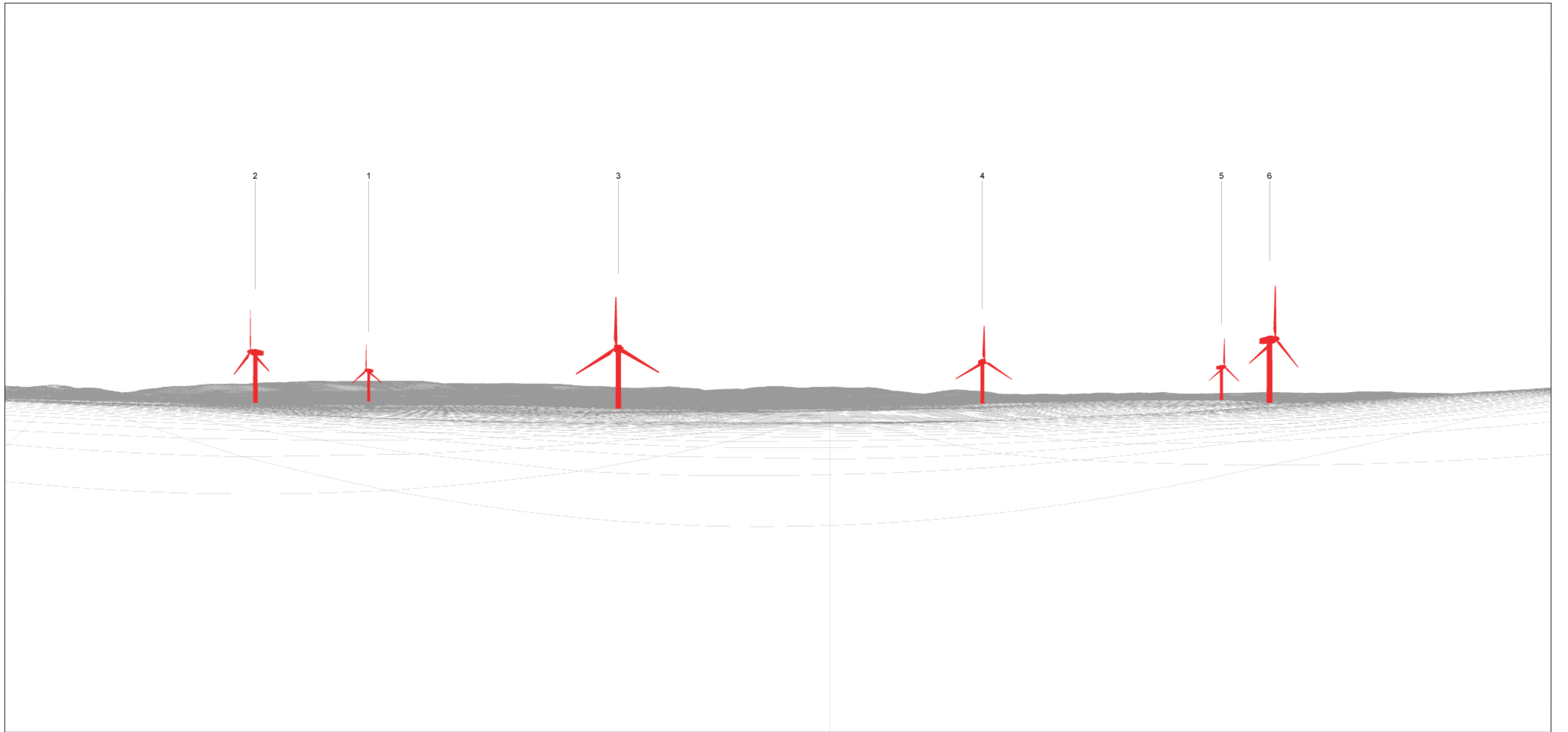
Views from the garden grounds are relatively open with only small pockets of shrub planting and hedging providing some enclosure.

Residential (Visual) Amenity Effects

Magnitude of change: High

Significance of effect: Significant visual effect

The wireline shows that all six of the turbines will be theoretically visible from the location of the cottages. The principal orientation of the cottages northwards towards the site means that the proposed turbines will be directly visible from the front interior spaces. At 0.64 km to the nearest turbine, the close proximity of the cottages will make it unlikely for the full extent of the Proposed Development to be visible from the interior. There will be no views from the rear interior spaces as these face in the opposite direction. There will be practically full visibility from the access track and the garden grounds, albeit with the intervening farm sheds potentially screening some visibility and the location of the proposed turbines on the opposite side of the A965 forming some sense of separation. The magnitude of change will be **high** owing to the very close proximity of the proposed turbines and the eye-catching feature that the moving blades will create. The proposed turbines will redefine the character of the views associated with the Quanterness Cottages and the effect will be **significant**.



Bearing - 354°
Wireline Field of View - 180°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 341831
 Y 1012884
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 0.7km

Property description:

- | | | | | | | | | |
|---|--|---|--------------------------------------|-------------------------------------|--|--|--|---|
| <input checked="" type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input checked="" type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input checked="" type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Quanterness Farm is set to the south of the A965 and to the south of Quanterness Cottages at a distance of approximately 0.70 km to the closest proposed turbine. It comprises a large, two-storey, stone-built farmhouse with the front access on the south and the principal outlook to the north. There are medium sized garden to the north and to the south and a large garage to the west. Also to the west is a large walled enclosure with mature trees, in which Quanterness Cairn is situated. Further west again is a large complex of farm sheds with internal farmyards and access tracks.

Views from interior of property

While there are windows on all four aspects of the house, the principal aspect is to the north and views from the principal rooms on this side of the house, extend across Quanterness to the Wide Firth. On the opposite side of the house, the views from the interior spaces extend south towards Wideford Hill. While views on the western side of the house are contained within the close range by the garages and mature trees, on the eastern side of the house, a more open aspect occurs across the adjacent farmland.

Views from private access

The property is accessed from the farm track drawn from the A965 to the north. Views from the track are mostly open apart from the section that passes through the large farm sheds where views are contained within the close range.

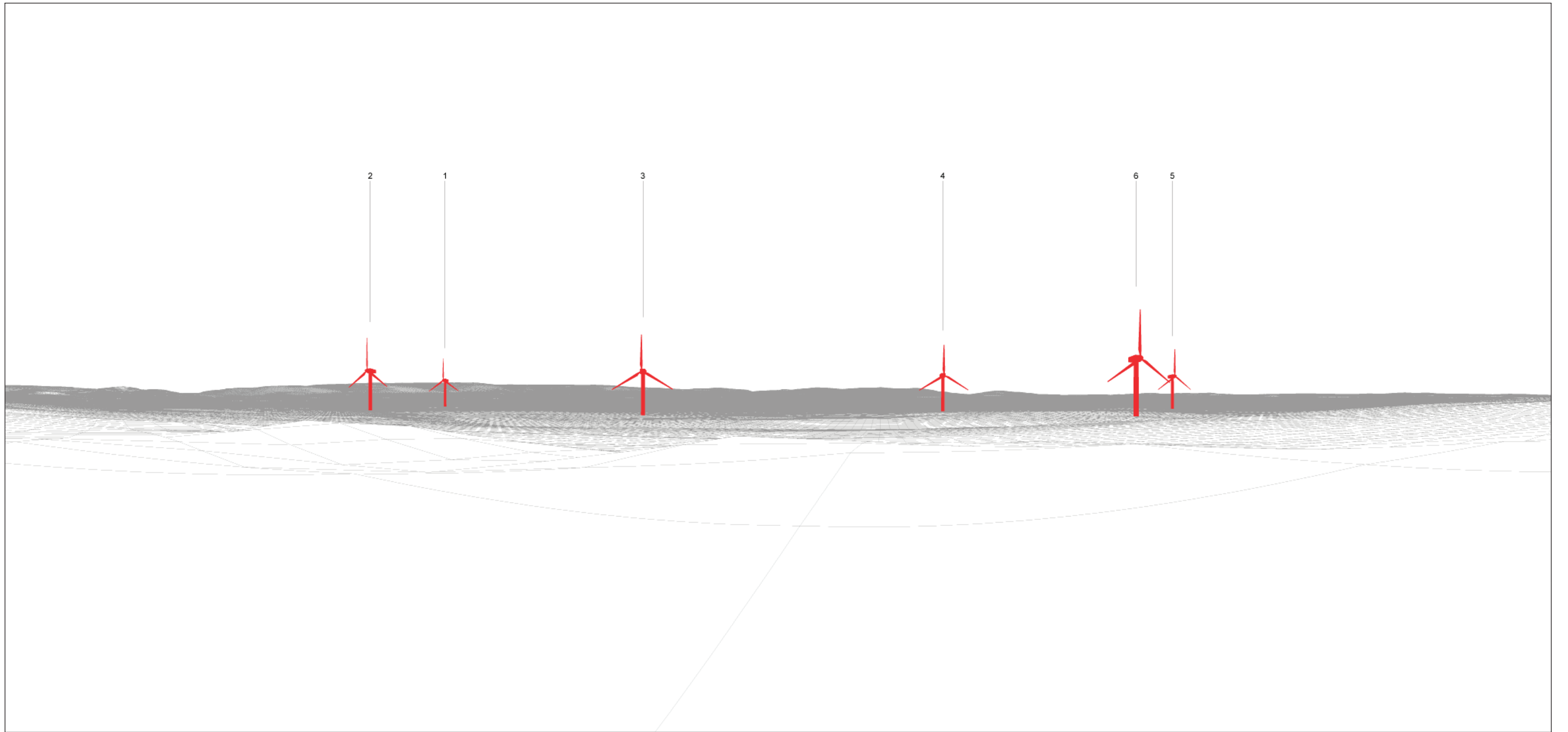
Views from garden grounds

Views from the garden grounds to the south are open towards Wideford Hill to the south but screened to the north by the house. Views from the garden grounds to the north are open towards Quanterness, albeit with some screening to the north-west from the intervening mature tree cover.

Residential (Visual) Amenity Effects

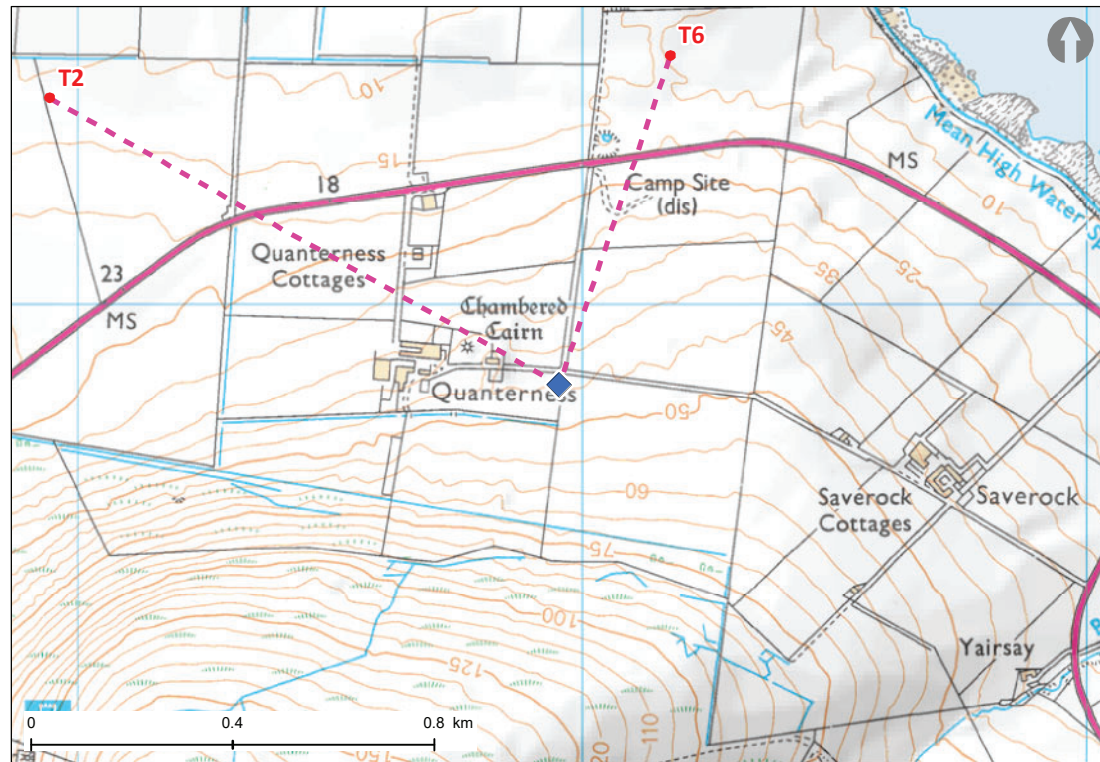
Magnitude of change: High
Significance of effect: Significant visual effect

The wireline shows that all six of the turbines will be theoretically visible from this location. Views from the south-facing interior spaces will remain unaffected, while views from the north-facing interior spaces will be affected by the Proposed Development. The location of Quanterness Farm, more on the eastern side of Quanterness, combined with the screening effect of the woodland to the immediate north-west of the house, means that actual visibility from the house and garden will comprise the three turbines on the east while the three turbines on the west will be mostly screened. At a distance of 0.70 km from the closest proposed turbine, they will appear as large scale and dynamic structures that will change the character of the coastal edge and create a new focus in views from the house. Similar extents of visibility will be experienced from the front garden, while all six turbines are likely to be visible from the access track leading off the A965 to the farm. The magnitude of change will be **high** and the effect will be **significant**.



Bearing - 348°
Wireline Field of View - 180°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 341956
 Y 1012839
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 0.69km

Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Harwood is set on the farm track that extends east from Quanterness Farm at a distance of approximately 0.69 km to the closest proposed turbine. It is a modern, single storey, detached house with its principal orientation north. It has a garage on the eastern side and a small front garden. It is surrounded by farmland with the enclosure of hedgerows to the south.

Views from interior of property

While the principal orientation of the property is to the south, the presence of hedgerow boundaries on this aspect will partially screen the extent of the views available from the interior spaces, albeit with views through gaps potentially extending across Quanterness and out to the Wide Firth. Views from the rear of the property feature the rising landform of Wideford Hill.

Views from private access

The property is accessed from the farm track that connects Quanterness Farm to the west and Saverock Farm to the south-east. While there is enclosure from hedgerow between Quanterness Farm and Harwood, the remainder of the track is open and views extend out across the surrounding farmland.

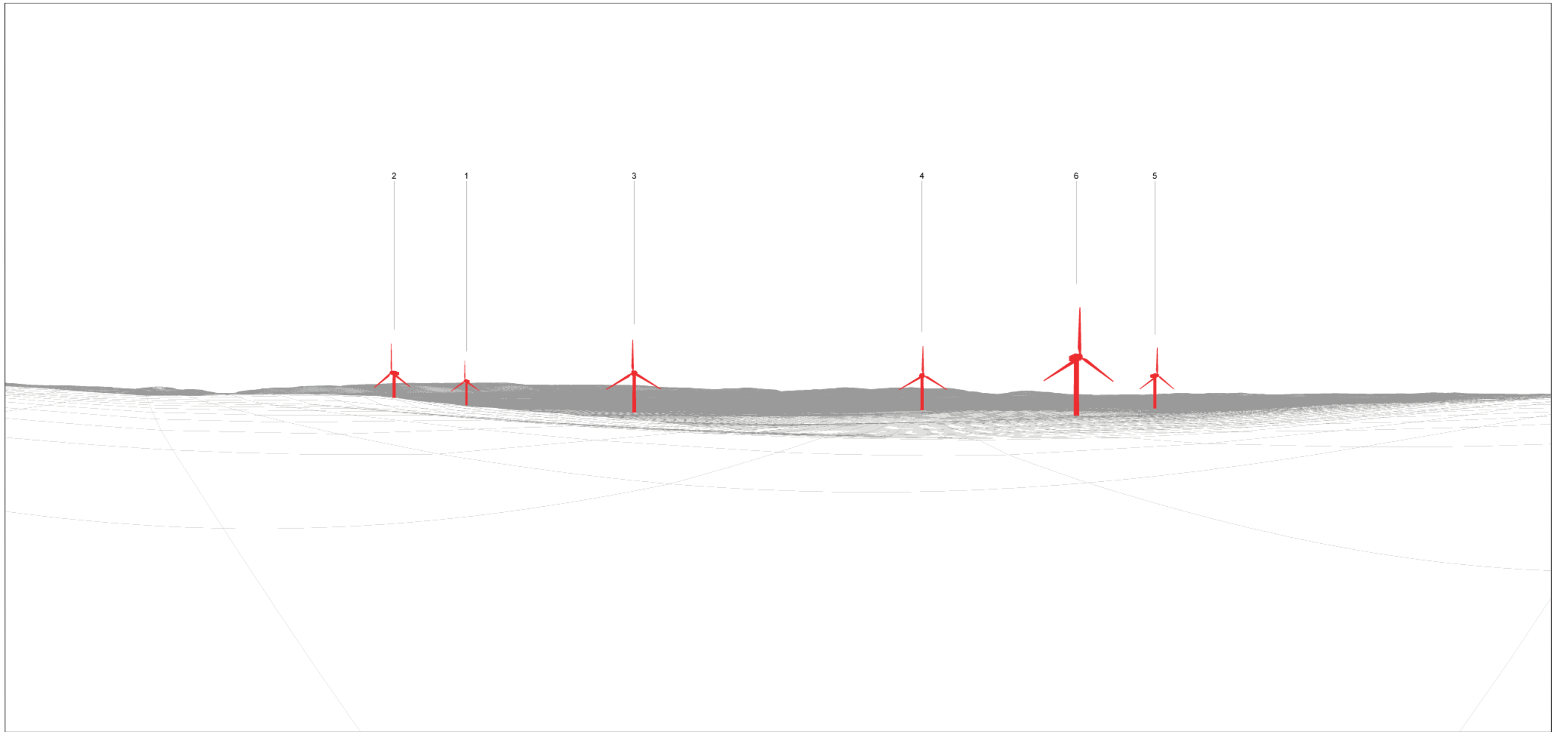
Views from garden grounds

There is a small front garden and despite the enclosure from the hedgerow, more open views of the surrounding farmland are experienced from here, compared to from the interior.

Residential (Visual) Amenity Effects

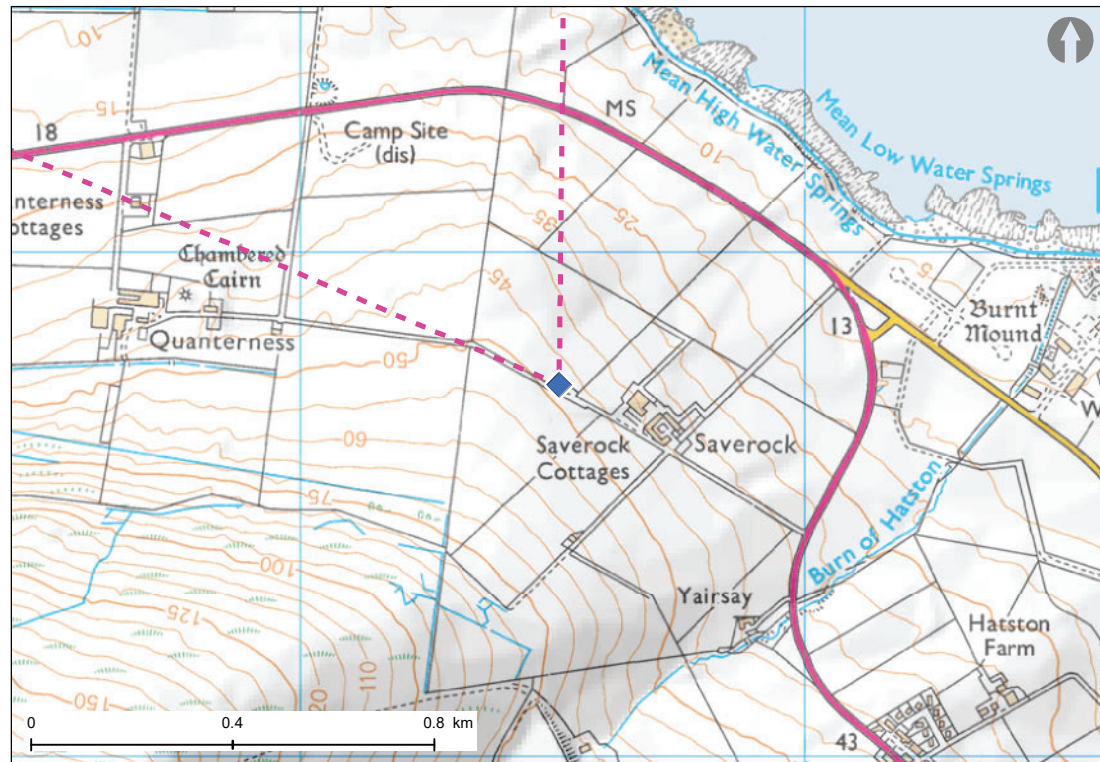
Magnitude of change: High
Significance of effect: Significant visual effect

While the wireline shows that all six turbines will be theoretically visible, the presence of Quanterness Farm and associated woodland to the north-west and the partial enclosure formed by the hedgerow to the north will limit visibility of the lower parts of the turbines, especially from the interior spaces. Nonetheless, the four most easterly turbines are likely to be visible from the garden grounds and all six from the unenclosed sections of the access track, with the closest turbine situated 0.69 km from the property. The magnitude of change will be **high** and the effect will be **significant**.



Bearing - 344°
Wireline Field of View - 180°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 342515
 Y 1012736
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 0.83km

Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|--|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input checked="" type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

2 Saverock Cottage is situated approximately 0.83 km from the closest proposed turbine. It is set on the same farm track as Harwood, albeit further south-east, closer to Saverock Farm, where the landform rises slightly, allowing slightly more open views. In plan, the cottage forms a 'T' shape, with the 'top bar' orientated north-west towards Quanterness, and views from the 'central bar' orientated either north-east or south-west. The front entrance is on the south-east side where access is drawn off the farm track. A small and open garden occurs on the north-west and north-east sides of the house.

Views from interior of property

The principal orientation of the main interior spaces is north-west towards Quanterness and the Wide Firth beyond. Views will also be gained of the Bay of Kirkwall from the north-east aspect and Wideford Hill from the south-west aspect.

Views from private access

The property is accessed from the farm track that accesses Saverock from the A965 to the south-east. It is an open track apart from where it passes by Saverock Farm and some localised screening of views occurs.

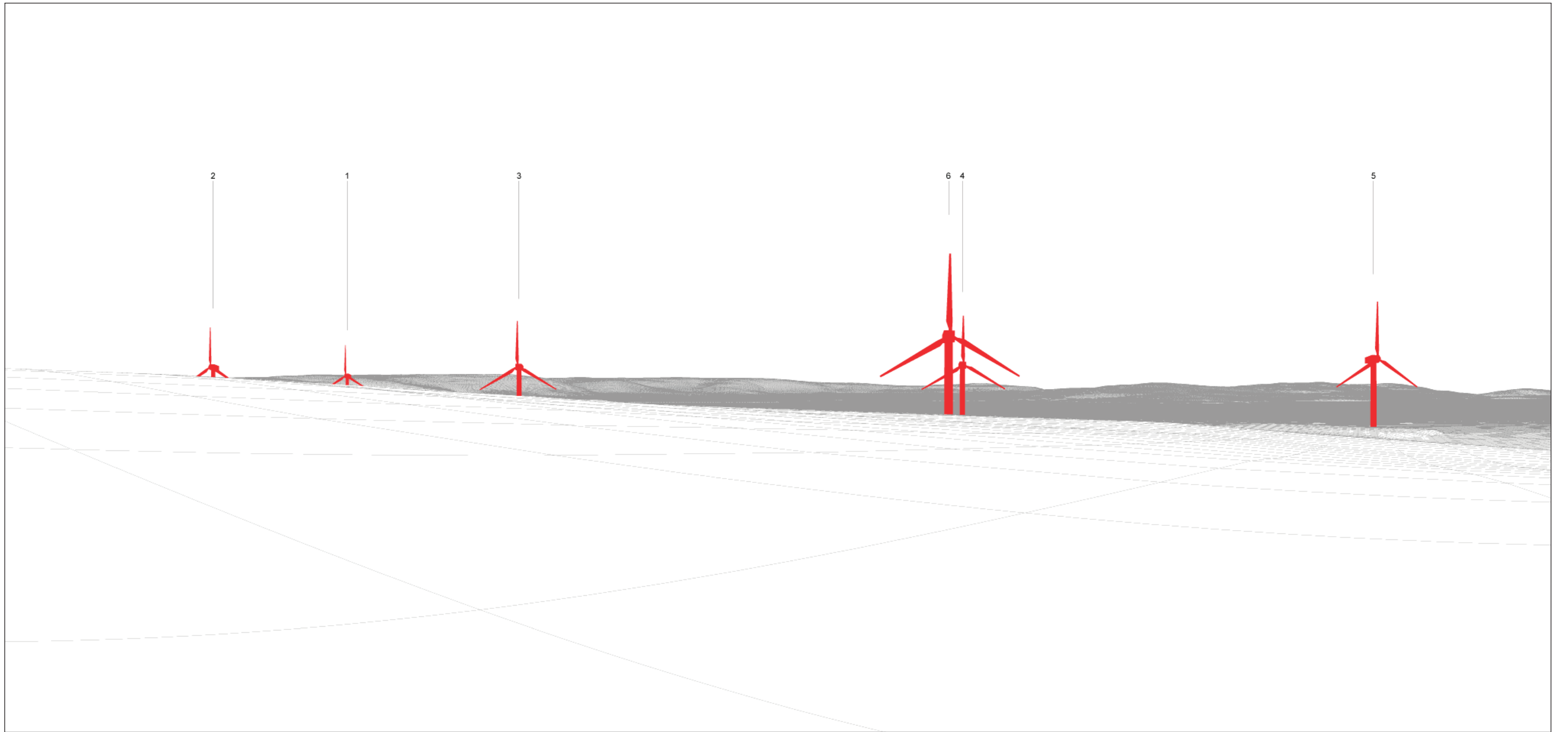
Views from garden grounds

A small garden with a low boundary edge wrap round the north-west and north-east sides of the house. Without any notable garden vegetation, views from the garden are open and extend north-west across Quanterness and Wide Firth and north-east to the Bay of Kirkwall.

Residential (Visual) Amenity Effects

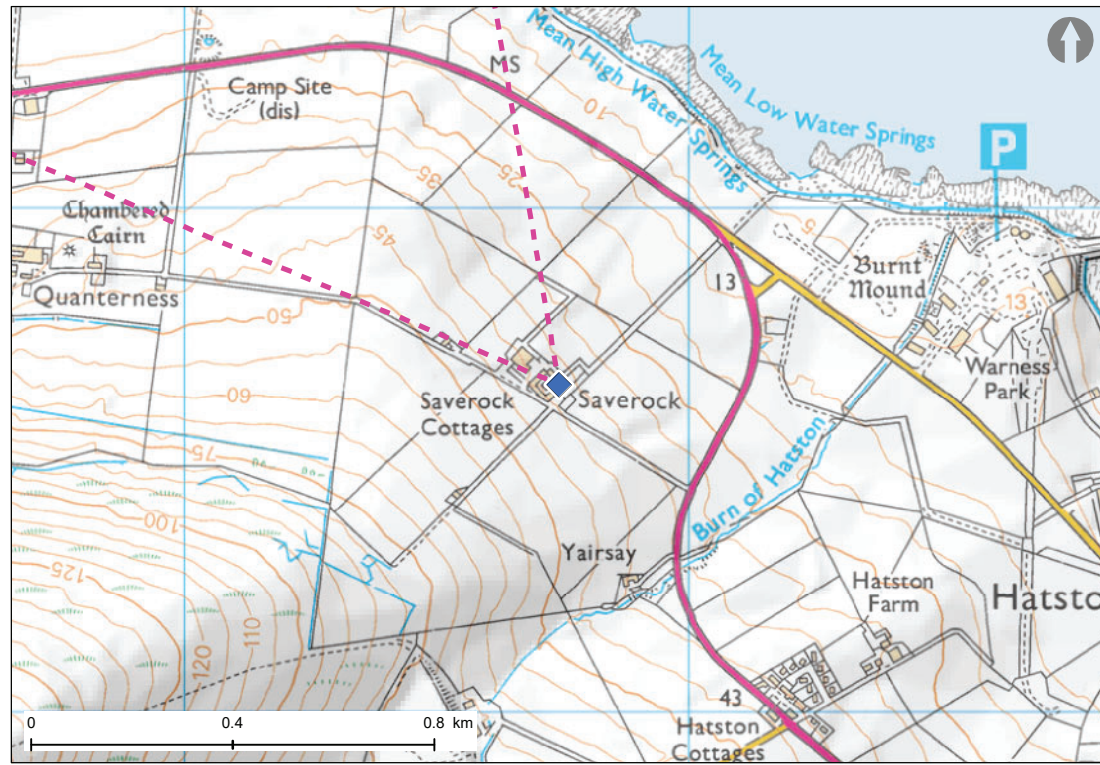
Magnitude of change: High
Significance of effect: Significant visual effect

The wireline shows that all six of the turbines will be theoretically visible and with the openness of the north-west aspect, actual visibility will be likely to be the same. At a range of 0.83 km to the closest proposed turbine, the structures will appear as large scale features, their strong vertical form at variance with the predominantly horizontal emphasis of the landscape and seascape. Views from the interior spaces on the north-east and south-west will remain unaffected, while the views from the principal rooms on the north-west aspect will be changed by the presence of these large scale and dynamic structures. Views from the garden grounds and access track will be similarly affected with potentially fuller visibility experienced from these outdoor situations. The magnitude of change will be **high** and the effect will be **significant**.



Bearing - 326°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 342745
 Y 1012649
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.02km

Property description:

- | | | | | | | | | |
|---|--|---|--------------------------------------|-------------------------------------|--|--|--|--|
| <input checked="" type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input checked="" type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Saverock House is situated on the lower north-western slopes of Wideford Hill at approximately 1.02 km from the closest proposed turbine. It is a traditional, two-storey, stone-built farmhouse. It is situated immediately to the north-east of 1 Saverock Cottages, with both these buildings forming the 'anchor ends' to a square of single storey outbuildings which enclose a square farmyard to the north-west. Further north-west there is a group of more modern large farm sheds. The principal orientation of the house is south-east, looking over the A965 to Kirkwall town centre.

Views from interior of property

The principal orientation of the property is south-east, with views from the principal rooms looking onto the A965, the Hatston residential development and Kirkwall beyond. From rooms on the north-west aspect, views will be largely contained by the enclosure of the outbuildings and farm sheds in this direction, while from rooms on the north-east, a more open aspect over the Bay of Kirkwall will be experienced.

Views from private access

The property is accessed from a farm track off the A965 to the south-east. While the track is relatively open, the combination of a shelterbelt of trees to the north and the rising landform prevents views extending north-west towards Quanterness. A more open aspect occurs to the north and east.

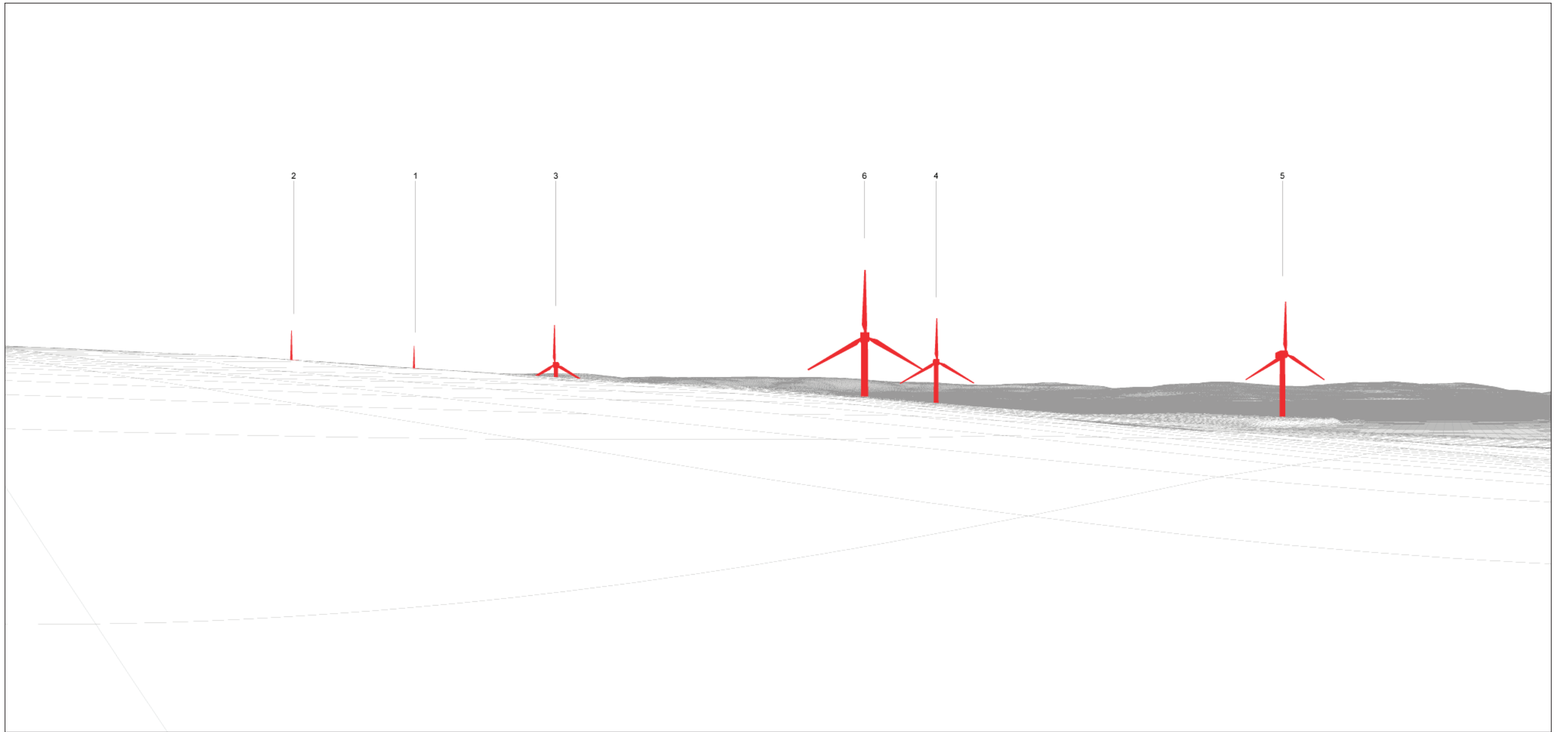
Views from garden grounds

The principal garden is on the south-east aspect of the building and from here views are open to the south-east and north-east but screened to the north-west by the house itself. Another garden occurs to the north-east of the property and from here, while more open views occur, there is some enclosure from vegetation around the garden as well as the shelter-belt running to the north-east.

Residential (Visual) Amenity Effects

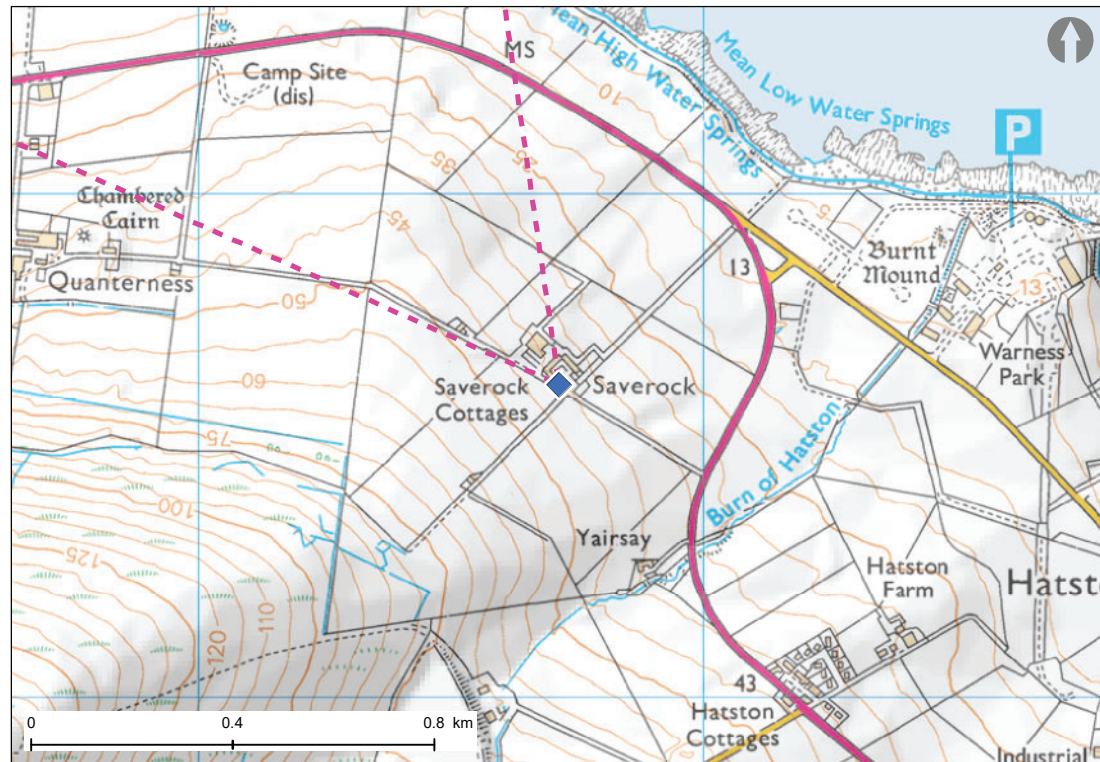
Magnitude of change: Medium to high
Significance of effect: Significant visual effect

While the wireline shows that all six turbines will be theoretically visible from this location, the lower parts of the westerly turbines will be screened by intervening landform. The closest turbine will be at 1.02 km and actual visibility will be notably reduced by the enclosure formed by the outbuildings and farm sheds to the north-west, as well as the tree belt to the north-east. Views south-east from the principal interior spaces will remain unaffected as the Proposed Development will be situated in the opposite direction. Views north-west will be largely screened by the intervening outbuildings and farm sheds although some views may occur from first floor rooms. Views of the Proposed Development from the garden on the south-east aspect will be screened by the house itself, while views from the garden to the north-east will be more likely to be affected even with surrounding enclosure from vegetation. While the rising landform and shelter-belt will partially screen views on the approach from the A965, it is likely that the moving blades will be visible above the enclosure. Despite the limited effect on views from the interior of the property, the potential effects on the garden to the north-east and the access approach will give rise to a **medium to high** magnitude of change and a **significant effect**.



Bearing - 321°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 342716
 Y 1012620
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.03km

Property description:

- | | | | | | | | | |
|------------------------------------|---|---|--------------------------------------|-------------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Farmhouse | <input checked="" type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Front Garden | <input type="checkbox"/> Rear Garden |
| <input type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

1 Saverock Cottage is situated approximately 1.03 km from the closest turbine. It is set to the immediate south-west of Saverock House and forms part of the Saverock Farm complex with the square of single storey outbuildings to the rear. It is modern and two storey and appears to have been extended. It is situated on the lower slopes of Wideford Hill, but at enough of an elevation to gain a fairly expansive view south-east towards Kirkwall.

Views from interior of property

The principal orientation of the property is south-east, with views from the principal rooms looking onto the A965, the Hatston residential development and Kirkwall beyond. From rooms on the north-west aspect, views will be largely contained by the enclosure of the outbuildings and farm sheds in this direction.

Views from private access

The property is accessed from a farm track off the A965 to the south-east. While the track is relatively open, the combination of a shelterbelt of trees to the north and the rising landform prevents views extending north-west towards Quanterness. A more open aspect occurs to the north and east.

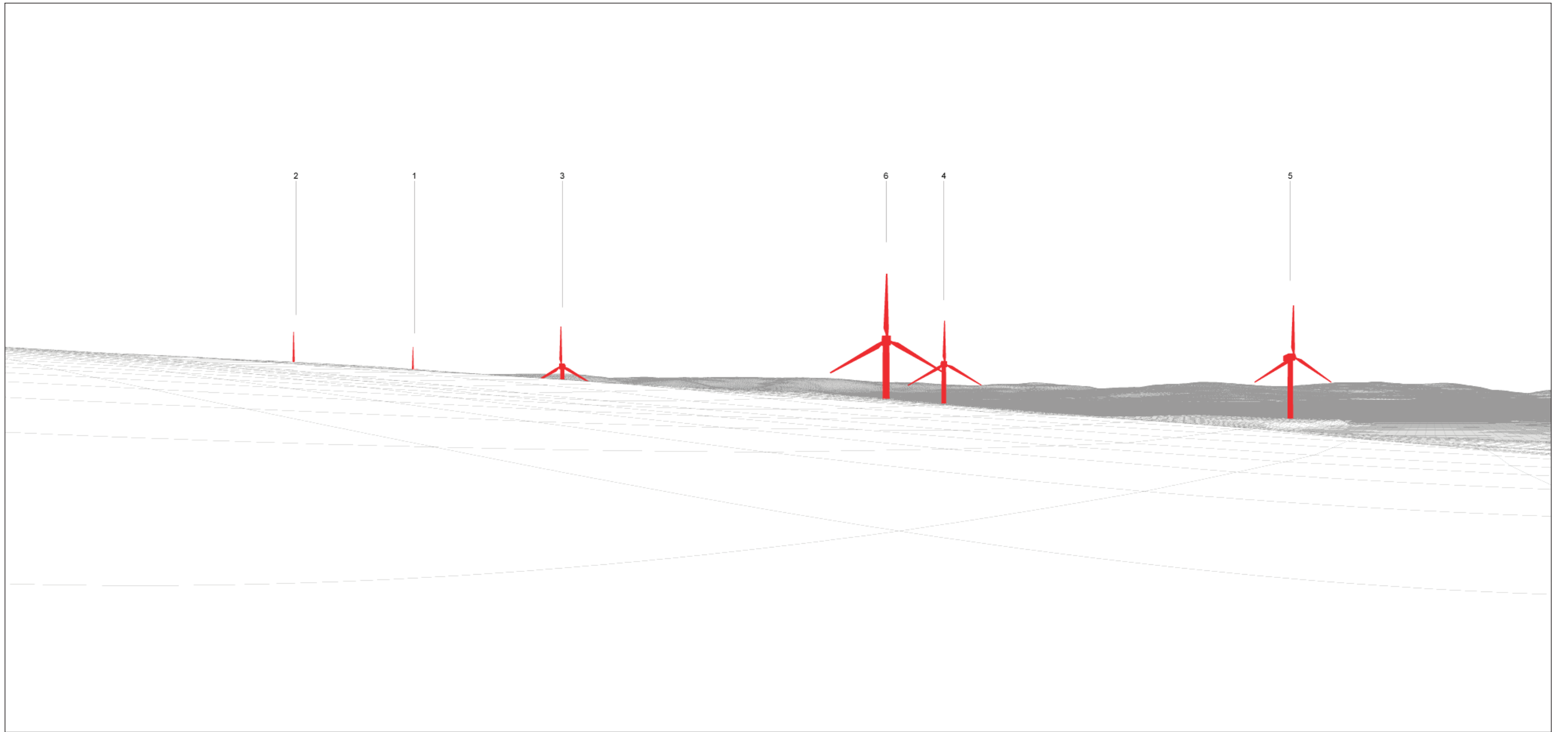
Views from garden grounds

Saverock Cottage has a narrow strip on the south-east aspect, as well as what appears to be a small garden on the opposite side of the track. While there is some enclosure around this space views are generally open.

Residential (Visual) Amenity Effects

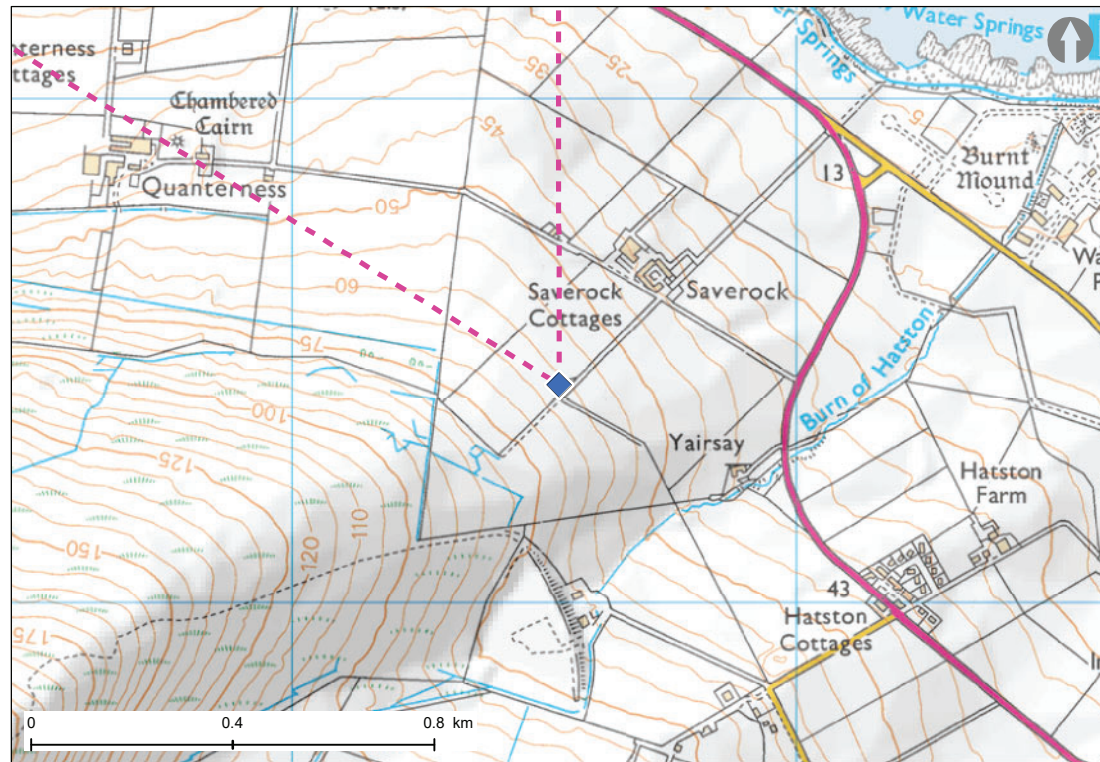
Magnitude of change: Medium to high
Significance of effect: Significant visual effect

While the wireline shows that all six turbines will be theoretically visible from this location, with the closest turbine at 1.03 km, actual visibility will be notably reduced by the enclosure formed by the outbuildings and farm sheds to the north-west. Views south-east from the principal interior spaces will remain unaffected as the Proposed Development will be situated in the opposite direction. Views north-west will be screened by the intervening outbuildings and farm sheds. While views of the Proposed Development from the garden on the south-east aspect may be partially screened by the house itself, it is likely that the upper parts of the turbines will still be visible. While the rising landform and shelter-belt will partially screen views on the approach from the A965, it is likely that the moving blades will be visible above the enclosure. Despite the limited effect on views from the interior of the property and small garden, the potential effects on the access approach will give rise to a **medium to high** magnitude of change and a **significant effect**.



Bearing - 322°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 342531
 Y 1012432
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 6
 Distance to nearest visible turbine: 1.12km

Property description:

- Farmhouse Semi Detached Stone Built Rendered 1 Storey 2 Storey Outbuildings Front Garden Rear Garden
- Detached Terraced Brick Built Timber-clad 1.5 Storey Conservatory Farmyard Garage(s) Side Gardens

Existing Visual Amenity

Location

3 Saverock Cottage is situated at approximately 1.12 km from the closest proposed turbine. It sits to the south-west of Saverock House at a position higher up the hill side. In plan, the cottage forms a 'L' shape, with the main aspects orientated north-west towards Quanterness, and north-east towards the Bay of Kirkwall. The front entrance is on the north-east side where access is drawn off the farm track. A small and open garden occurs on the north-east and south-west sides of the house.

Views from interior of property

The principal orientation of the main interior spaces is north-west towards Quanterness and the Wide Firth beyond. Views will also be gained of the Bay of Kirkwall from the north-east aspect and the rising landform of Wideford Hill from the south-west aspect.

Views from private access

The property is accessed from an extension to the farm track that accesses Saverock from the A965 to the south-east. It is an open track apart from where it passes by Saverock Farm and there is some localised screening of views.

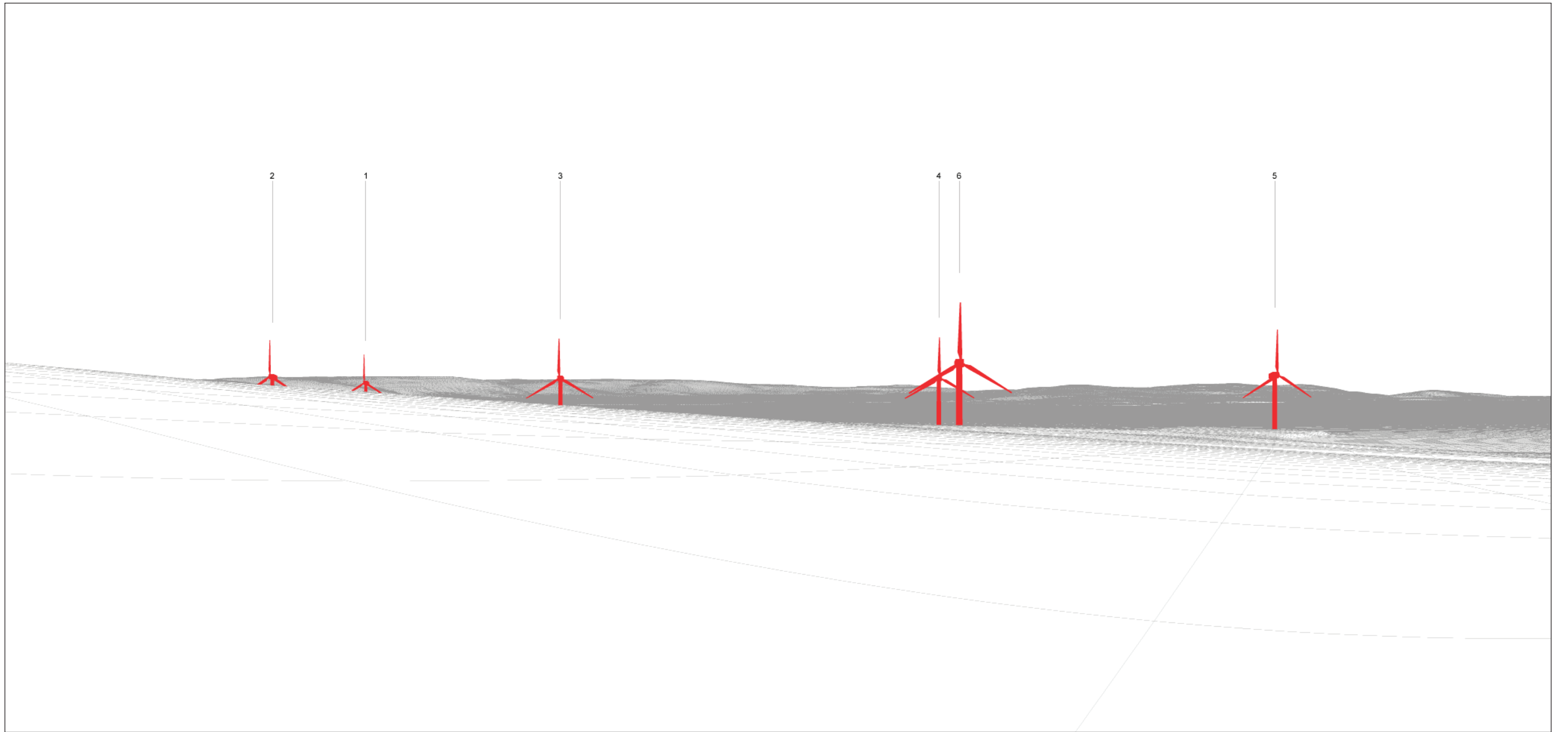
Views from garden grounds

A small garden with a low boundary wall wraps around the north-east and south-west sides of the house. Without any notable garden vegetation, views from the garden are open and extend north-west across Quanterness and Wide Firth and north-east to the Bay of Kirkwall.

Residential (Visual) Amenity Effects

Magnitude of change: High
Significance of effect: Significant visual effect

The wireline shows that all six of the turbines will be theoretically visible and with the openness of the north-west aspect, actual visibility will be likely to be the same. At a range of 1.12 km to the closest proposed turbine, the structures will appear as large scale features, their strong vertical form at variance with the predominantly horizontal emphasis of the landscape and seascape. Views from the interior spaces on the north-east aspect will remain unaffected, while views from the principal rooms on the north-west aspect will be changed by the presence of these large scale and dynamic structures. Views from the garden grounds and access track will be similarly affected, with potentially fuller visibility experienced from these outdoor situations. The magnitude of change will be **high** and the effect will be **significant**.



Bearing - 331°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|---|--|---|--|--|---------------------------------------|---------------------------------------|--|--|
| <input checked="" type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Hatston Farm is located between the A965, to the south, and Grain Shore Road, to the north at approximately 1.84 km from the closest proposed turbine. It is situated on the lower slopes as the landform gradually levels out towards the coast. It is a modern single storey building separated from the farm sheds and farmyard which lie to the north-east, with Hatston Apartments separating them. The front of the house faces south-east while the back of the house faces north-west.

Views from interior of property

The principal orientation of the property is south-east and from the rooms on this aspect views will extend over the close range farmland to the western edge of Kirkwall, largely characterised by the Hatston Industrial Estate. There are also open views from the rooms on the rear of the property, with these extending across the open farmland.

Views from private access

The property is accessed from the farm track drawn north-east from the A965. There is some enclosure where the properties at Hatston sit close to the road, otherwise the aspect from the track is open with views extending across the surrounding farmland.

Views from garden grounds

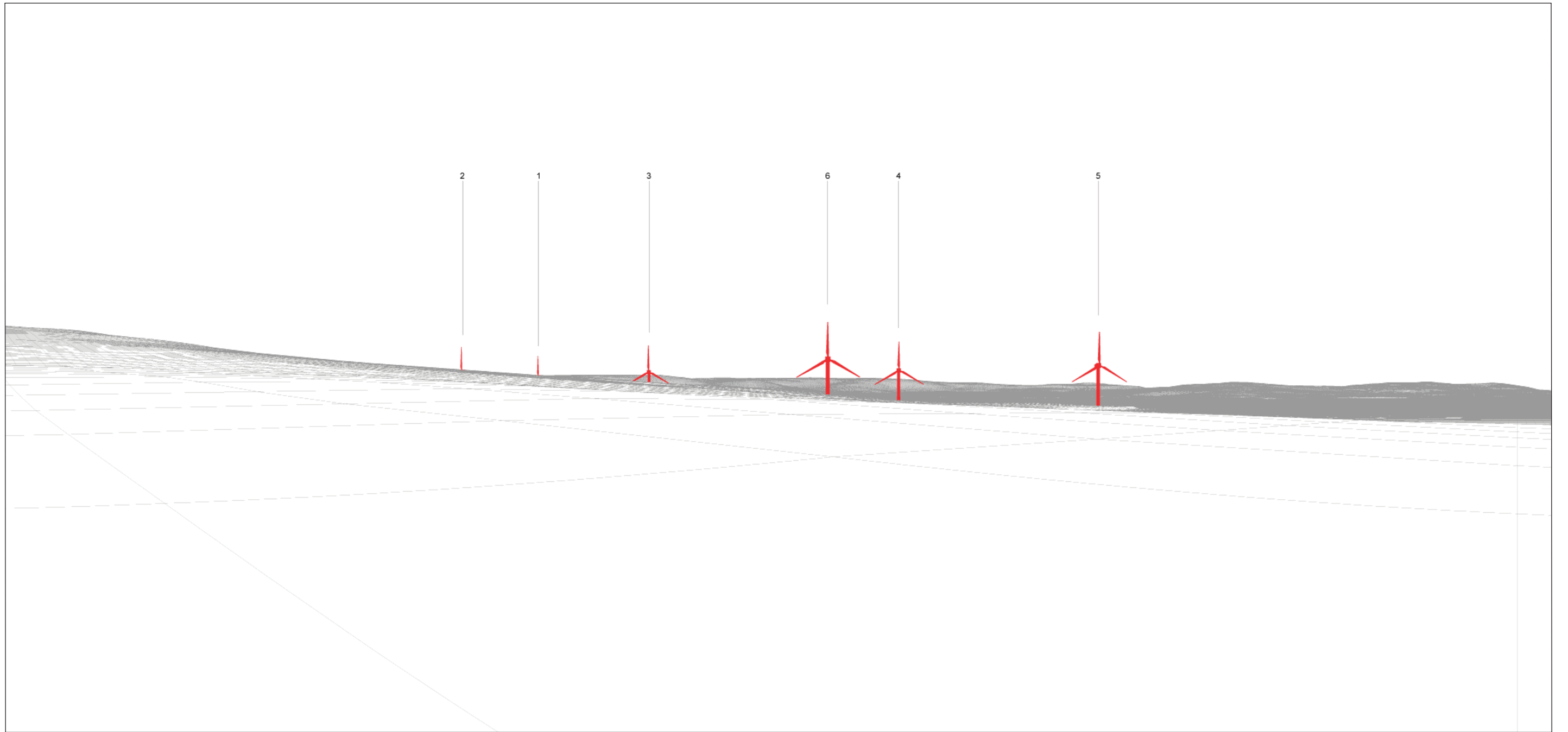
A small garden surrounds this property with the front garden occurring on the south-east aspect and the back garden on the north-west aspect. While the farm sheds to the north-east, and to a lesser extent the rising landform and residential properties to the south-west, will contain the extent of the outdoor views, they are otherwise open and uninterrupted.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

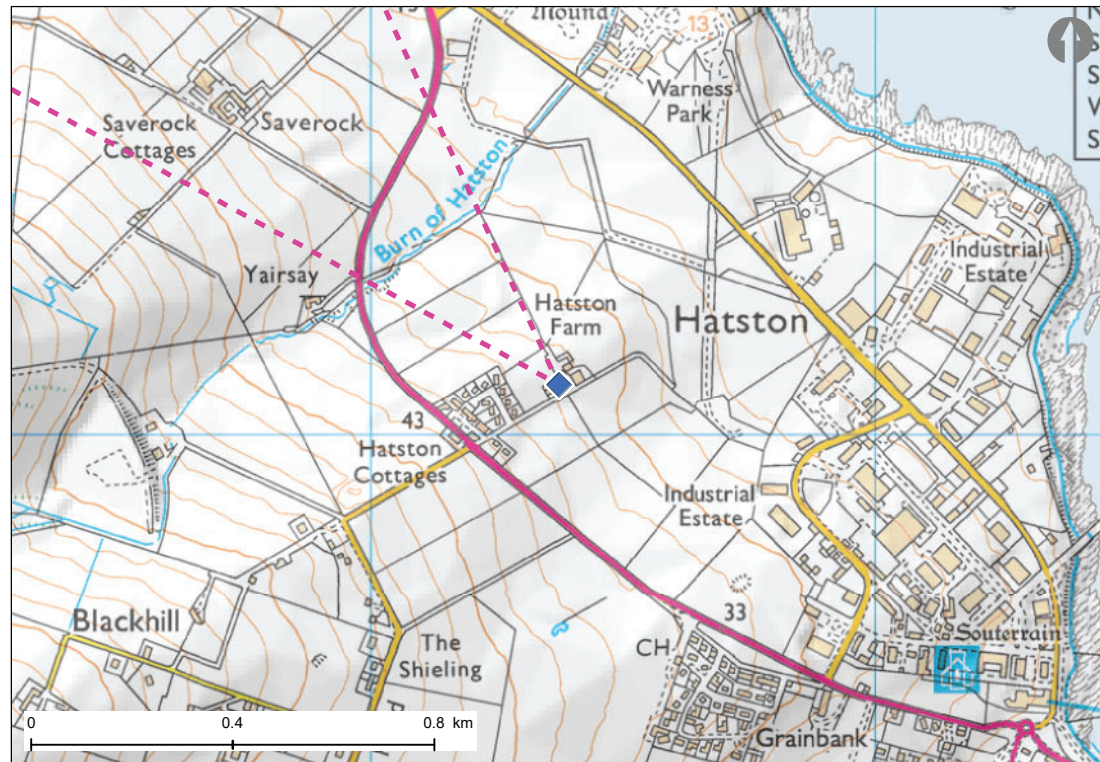
The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to this property will be at 1.84 km. Views from the interior spaces and garden on the north-west aspect will gain visibility of the proposed turbines, which will be seen as large scale and dynamic vertical structures, appearing at variance with the relatively flat and open rural landscape. Views from the interior spaces and garden on the south-east aspect will remain largely unaffected. Views will also be experienced from the open sections of the access track. Taking all these factors into account the magnitude of change will be medium to **high** and the effect will be **significant**.

OS Grid Reference: X 343360
 Y 1012088
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.84km



Bearing - 317°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|-------------------------------------|--|---------------------------------------|--|---|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Hatston Apartments are located between Hatston Farm to the south-west and the farm sheds to the north-east at approximately 1.84 km from the closest turbine. It is a modern two storey building clad in timber and stone and with a small steel balcony. The property is separated into a ground floor and first floor apartment. The main aspects are south-east and north-west with the main interior spaces facing in both these directions. There are also garden grounds on both these aspects, albeit with the north-west aspect presenting the more usable space.

Views from interior of property

The principal orientation of the property is south-east and from the rooms on this aspect views will extend over the close range farmland to the western edge of Kirkwall, largely characterised by the Hatston Industrial Estate. There are also open views from the rooms on the rear of the property, with these extending across the open farmland.

Views from private access

The property is accessed from the farm track drawn north-east from the A965. There is some enclosure where the properties at Hatston sit close to the road, otherwise the aspect from the track is open with views extending across the surrounding farmland.

Views from garden grounds

There is a small front garden occurring on the south-east aspect and the back garden on the north-west aspect. While the farm sheds to the north-east, and to a lesser extent the rising landform and residential properties to the south-west, will contain the extent of the outdoor views, they are otherwise open and uninterrupted.

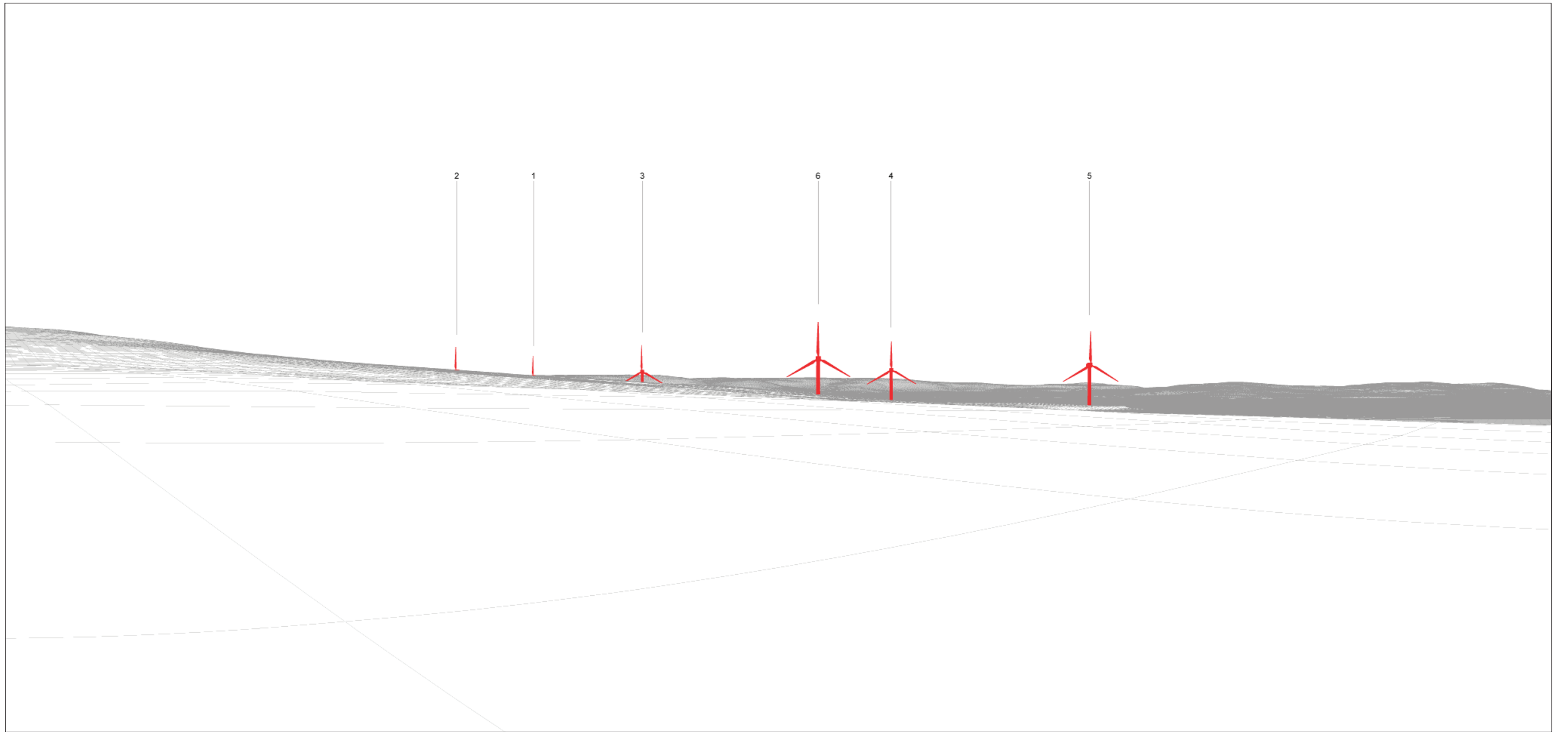
Residential (Visual) Amenity Effects

Magnitude of change: Medium to high

Significance of effect: Significant visual effect

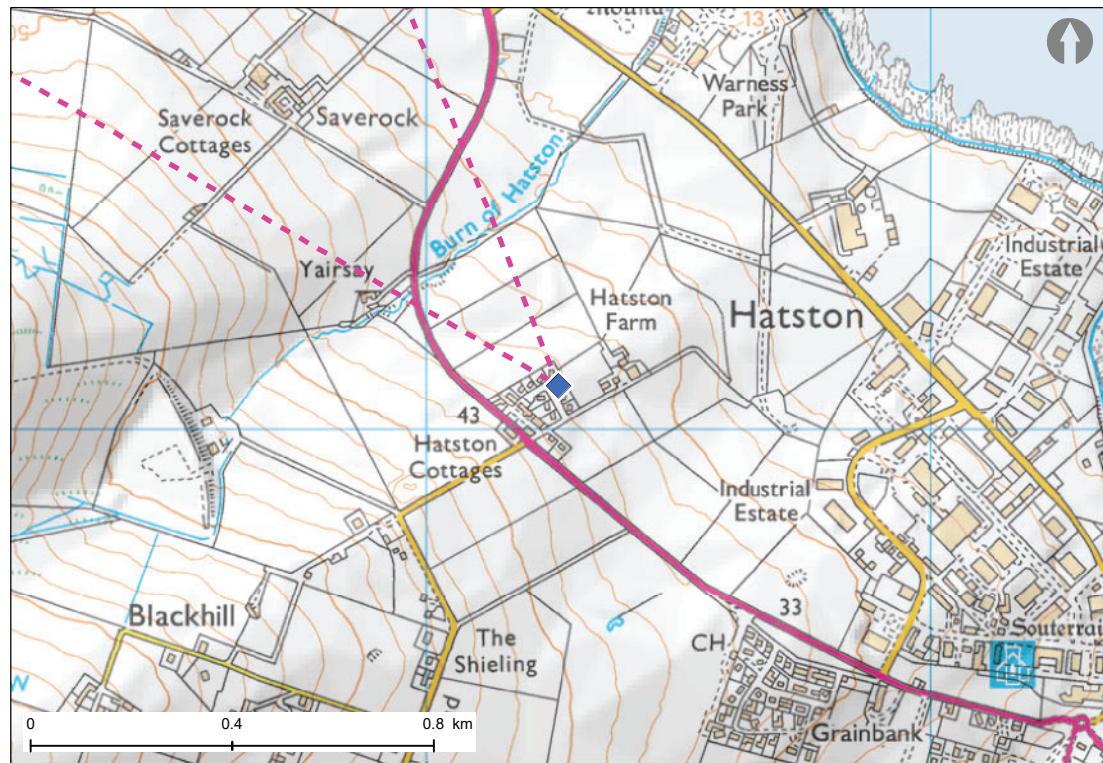
The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to this property will be at 1.84 km. Views from the interior spaces and garden on the north-west aspect will gain visibility of the proposed turbines, which will be seen as large scale and dynamic vertical structures, appearing at variance with the relatively flat and open rural landscape. Views from the interior spaces and garden on the south-east aspect will remain largely unaffected. Views will also be experienced from the open sections of the access track. Taking all these factors into account the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 343375
 Y 1012098
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.84km



Bearing - 317°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|---|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

These three properties are situated on the north-eastern side of the block of residential properties at Hatston, with the closest approximately 1.82 km from the closest turbine. They are all single storey and sit along the 35 m contour, which marks the lower slopes of Wideford Hill. Their fronts face south-west into the street space while their backs face north-east across the adjacent farmland which extends down to Hatston Industrial Estate and the Bay of Kirkwall beyond.

Views from interior of property

The principal rooms are located on the north-east aspect such that the principal views are in this direction. Views from the other rooms in the house are in the opposite direction, towards the south-west and onto the road. The garages prevent views from the gable end on the south-east and there does not appear to be windows on the north-west aspect, although enclosure from adjacent properties will contain the extent of these views anyway.

Views from private access

The properties are accessed directly from Hatston Park via short driveways.

Views from garden grounds

Views from the gardens on the south-west aspect are largely contained by the surrounding built-form. Views from the gardens on the north-east aspect are relatively open, albeit with some fencing and garden vegetation creating partial enclosure.

Residential (Visual) Amenity Effects

Magnitude of change: Medium

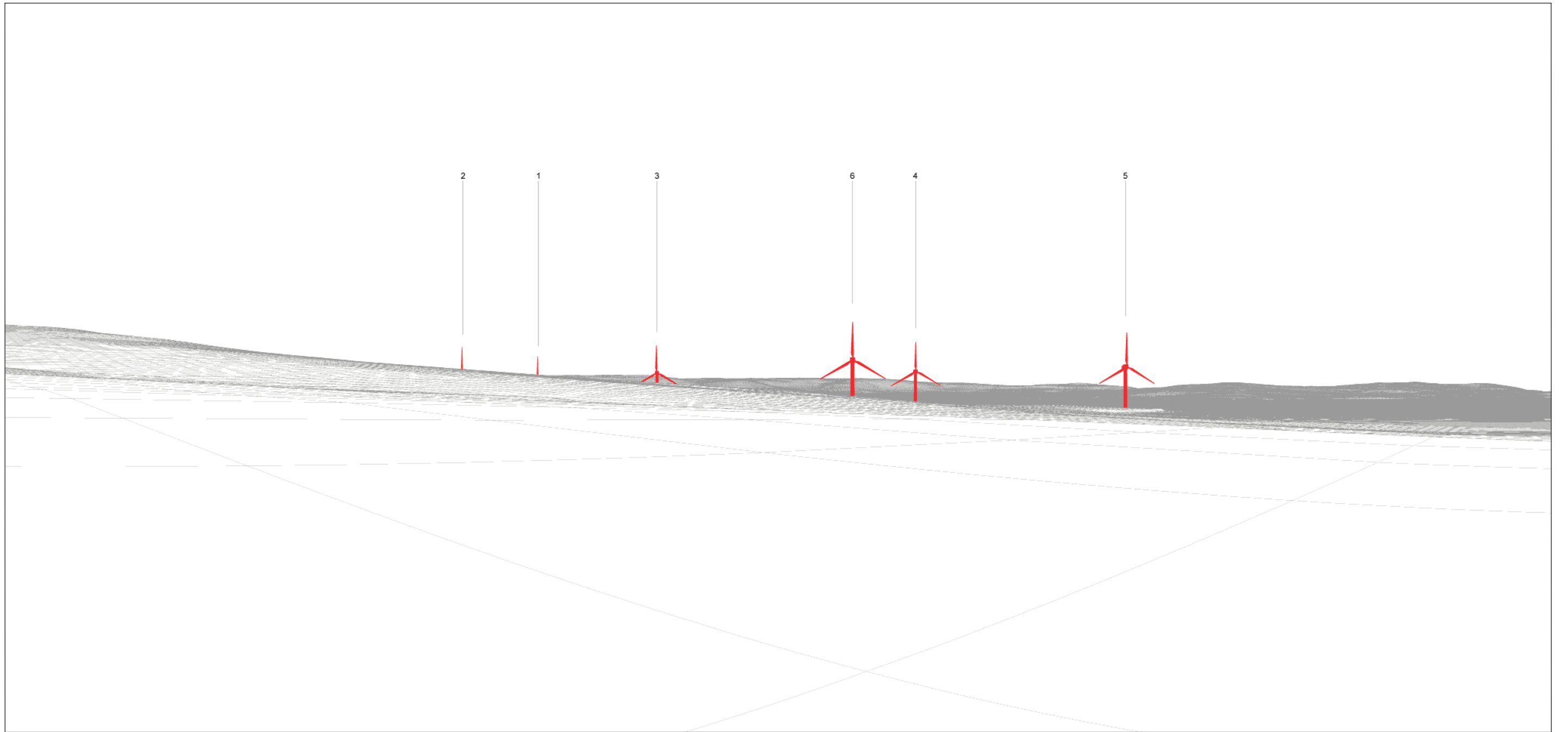
Significance of effect: Significant visual effect

The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to the closest property will be at 1.82 km. There will be limited visibility from the interior spaces of these properties and from the gardens on the south-west aspect. There is the potential that views from the gardens on the north-east aspect will be affected, whereby the proposed turbines will be seen at an oblique angle to the north-west and as large scale structures set behind the intervening ridgeline. Turbines will also be seen with housing in the foreground rather than in the context of an open view. Taking all these factors into account the magnitude of change will be **medium** and the effect will be **significant**.

OS Grid Reference: X 343263
 Y 1012086
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.78km

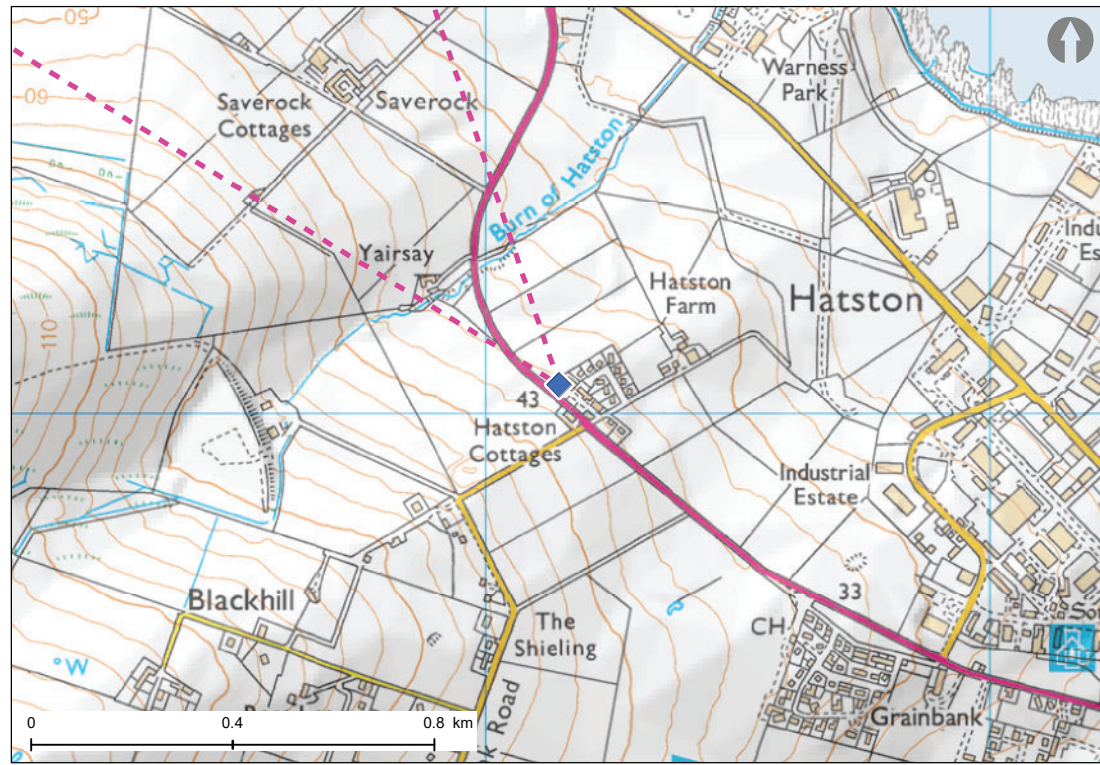
Property No. 14 - 16: Mile Out and Hatston Park

Property No. 14 - 16: Hatston Park



Bearing - 318°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 343147
 Y 1012056
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.73km

Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|---|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

These six properties are situated on the north-western side of the block of residential properties at Hatston, with the closest approximately 1.75 km from the closest turbine. They are all single storey and set at levels stepping down the slope from 43 m adjacent to the A965, to 35 m in the northern corner. The rear aspects of the properties all broadly follow the north-west orientation of the development boundary, albeit with some variation at Edenmore in the northern corner, which is set towards the west and east but with also an aspect to the north. The front aspect of the properties all broadly follow the south-east orientation into the street. There are small gardens to the front and rear.

Views from interior of property

The principal rooms are mostly located on the north-west aspect such that the principal views are in this direction. Views from the other rooms in the houses are in the opposite direction, towards the south-east and onto the road. The garages of some of the properties prevent views from the gable end on the south-west and there are potentially views on the north-east aspect across the adjacent farmland.

Views from private access

The properties are accessed directly from Hatston Park via a short driveway.

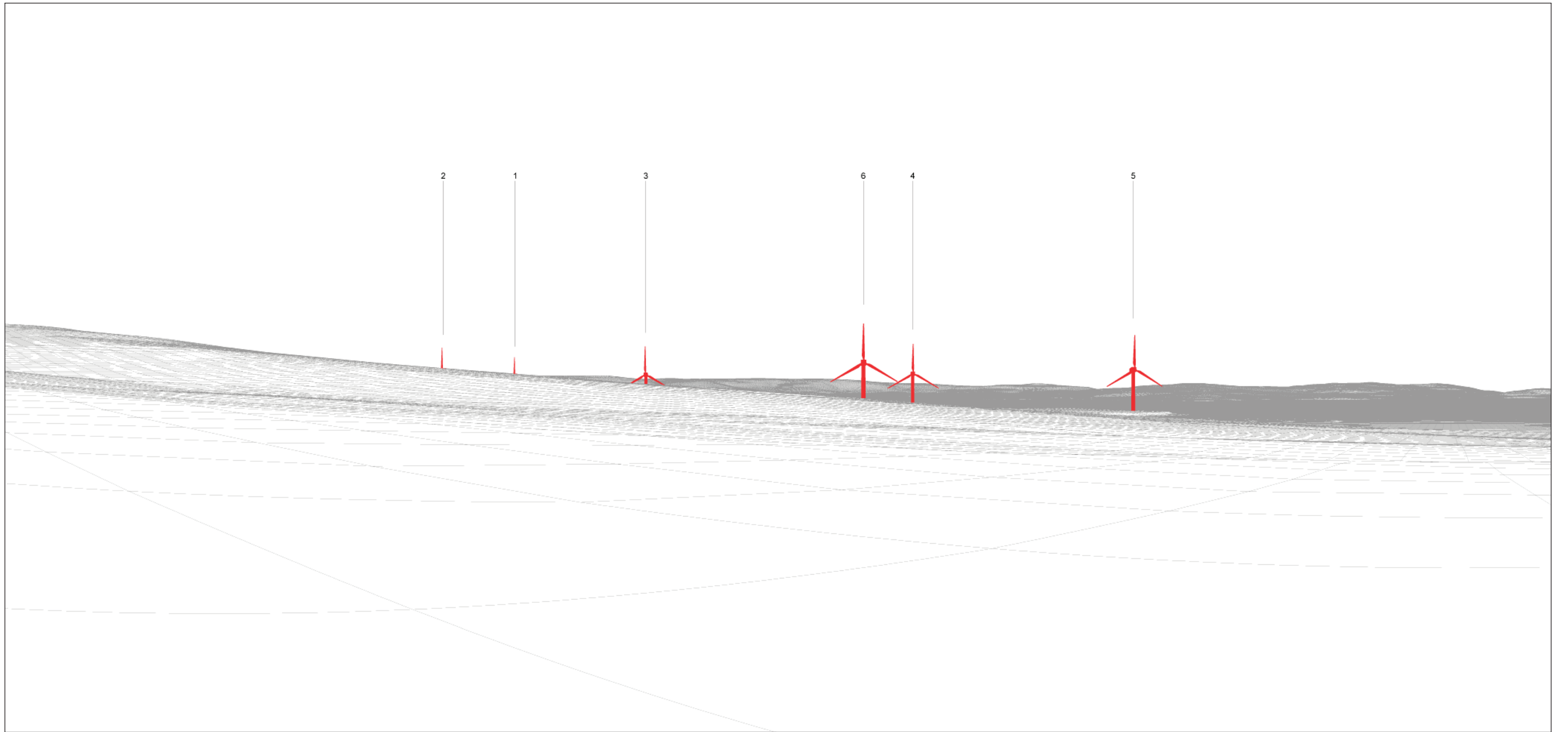
Views from garden grounds

Views from the gardens on the south-east aspect are largely contained by the surrounding built-form. Views from the gardens on the north-west aspect are relatively open, albeit with some fencing and garden vegetation creating partial enclosure.

Residential (Visual) Amenity Effects

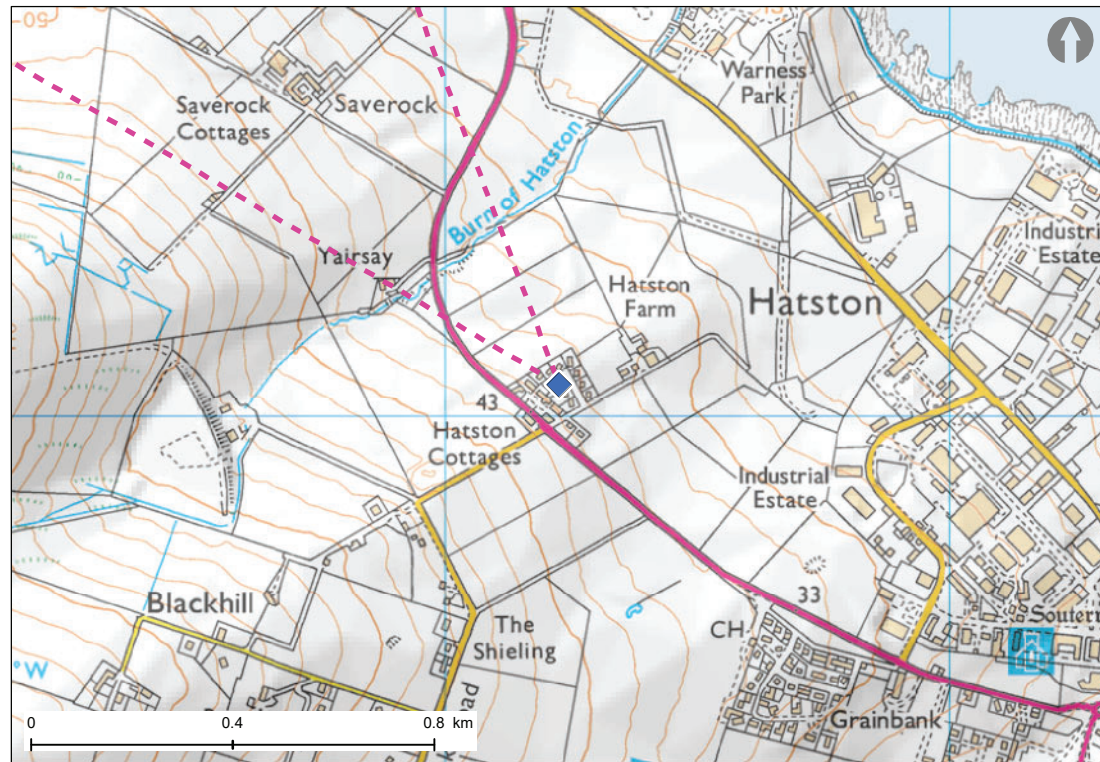
Magnitude of change: Medium to high
Significance of effect: Significant visual effect

The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to the closest property will be at 1.75 km. There is potential that views of the proposed turbines could occur from the interior spaces of these properties and from the gardens on the north-west aspect. In these views, the proposed turbines will be seen as large scale structures partially set behind the intervening ridgeline, and with the movement of their blades forming an eye-catching feature. Views from the interior spaces and gardens on the south-east aspect will remain unaffected. Taking all these factors into account the magnitude of change will be **medium to high** and the effect will be **significant**.



Bearing - 321°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|---|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

These three properties are situated in the 'interior' of the block of residential properties at Hatston, with the closest approximately 1.82 km from the closest turbine. They are all single storey and form a row that follows the contour of the lower slopes of Wideford Hill. They front east-north-east onto the internal residential road and back west-south-west onto the backs of the adjacent properties, with the exception of the property to the north, which fronts towards the north and backs towards the south.

Views from interior of property

The interior spaces on the east-north-east aspect take in views that extend in this direction beyond the residential road and the adjacent properties and across the adjacent farmland to Hatston Industrial Estate on the coastal edge. On the west-south-west aspect, where the landform is rising rather than falling, the views are contained by the rear boundaries and rear facades of the adjacent properties. With the property to the north, views from the front and rear will be largely contained by the surrounding properties.

Views from private access

The properties are accessed directly from Hatston Park via short driveways.

Views from garden grounds

Views from the gardens on the south-west are largely contained by the surrounding built form. While views from the gardens on the north-east are also enclosed by the surrounding built-form, the fall in the landform means that there is more openness on this aspect and views typically extend beyond the rooftops. Views from the gardens on the north-east aspect are relatively open, albeit with some fencing and garden vegetation, as well as adjacent properties creating partial enclosure.

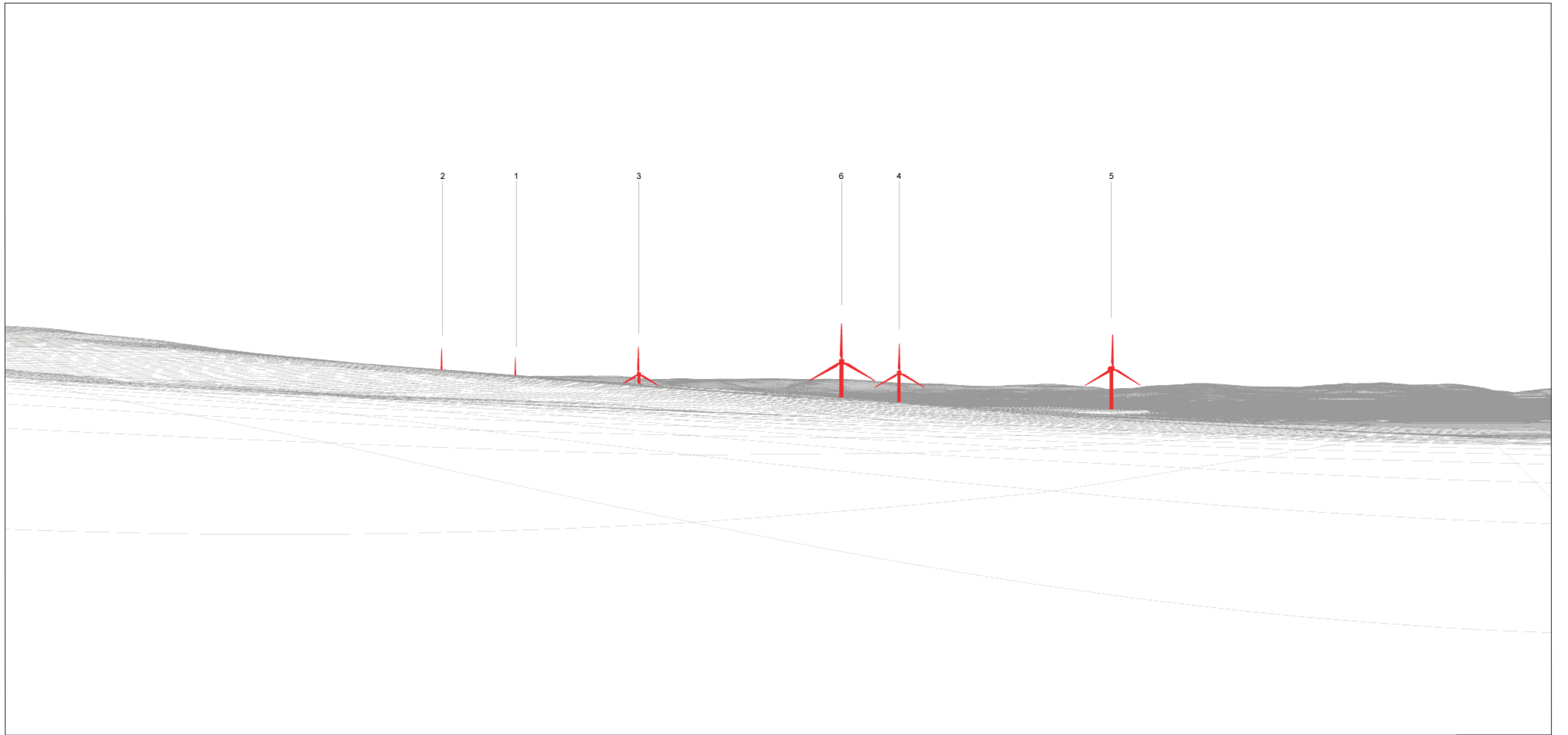
Residential (Visual) Amenity Effects

Magnitude of change: Medium

Significance of effect: Significant visual effect

The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to the closest property will be at 1.82 km. There will be limited potential for visibility from the interior spaces of these properties, and from the gardens on the south-west aspect. There is the potential that views from the gardens on the north-east aspect and approach roads will be affected, whereby the proposed turbines will be seen at an oblique angle to the north-west and as large scale structures set behind the intervening housing and ridgeline. Taking all these factors into account, the magnitude of change will be **medium** and the effect will be **significant**.

OS Grid Reference: X 343228
 Y 1012062
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.77km



Bearing - 320°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|--|--|---------------------------------------|--|---|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

These three properties occupy the higher ground in this small residential estate, with the closest approximately 1.80 km from the closest turbine. They front onto the A965, albeit separated from it by the upper spur of the Hatston Park residential road and the garden grounds between Hatston Park and the A965. The houses are all modern, one or two-storey and detached. They are closely packed with very limited space between them and very little garden space to the rears of Hellier Holm and Maynrys, although it appears as if additional gardens occur to the south-west of the residential road.

Views from interior of property

The interior spaces are mostly located on either the south-west aspect or the north-east aspect. On the south-west aspect, the views extend over Hatston Park and the A965, to the Hatston Cottages and the rising landform of Wideford Hill beyond. On the north-east aspect, the views look over the backs of the other properties at Hatston Park and Hatston Farm, to the adjacent farmland and the Bay of Kirkwall beyond. Views from the sides of the properties are restricted by the close proximity of neighbouring properties.

Views from private access

The properties are accessed directly from Hatston Park via a short driveway.

Views from garden grounds

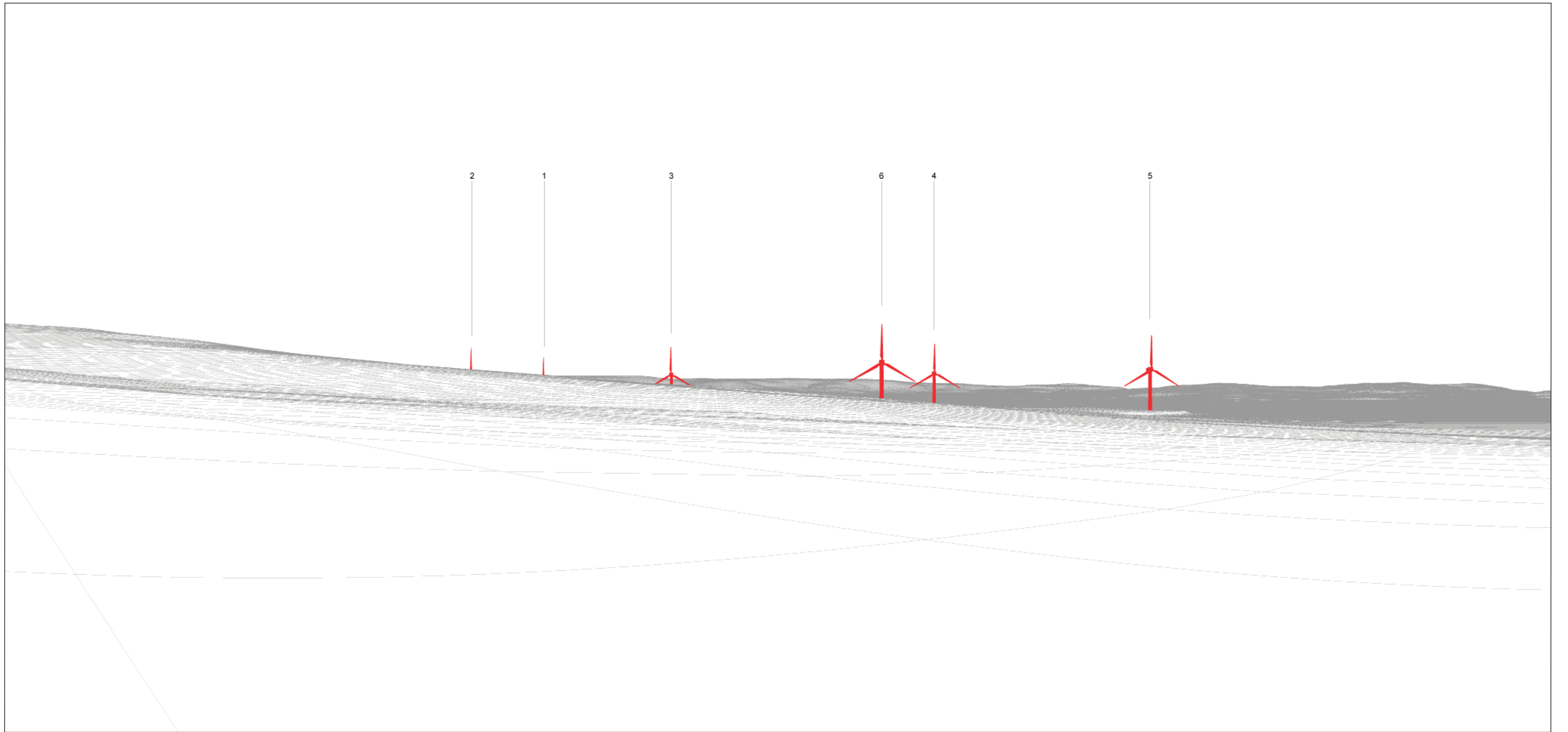
Views from the gardens on the south-west open onto Hatston Park and the A965 with some enclosure from the Hatston Cottages on the south-side of the main road. While adjacent properties lie to the immediate north, the difference in level combined with their lower elevation means that views from the gardens will carry over the rooftops to the surrounding farmland and coastal edge.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

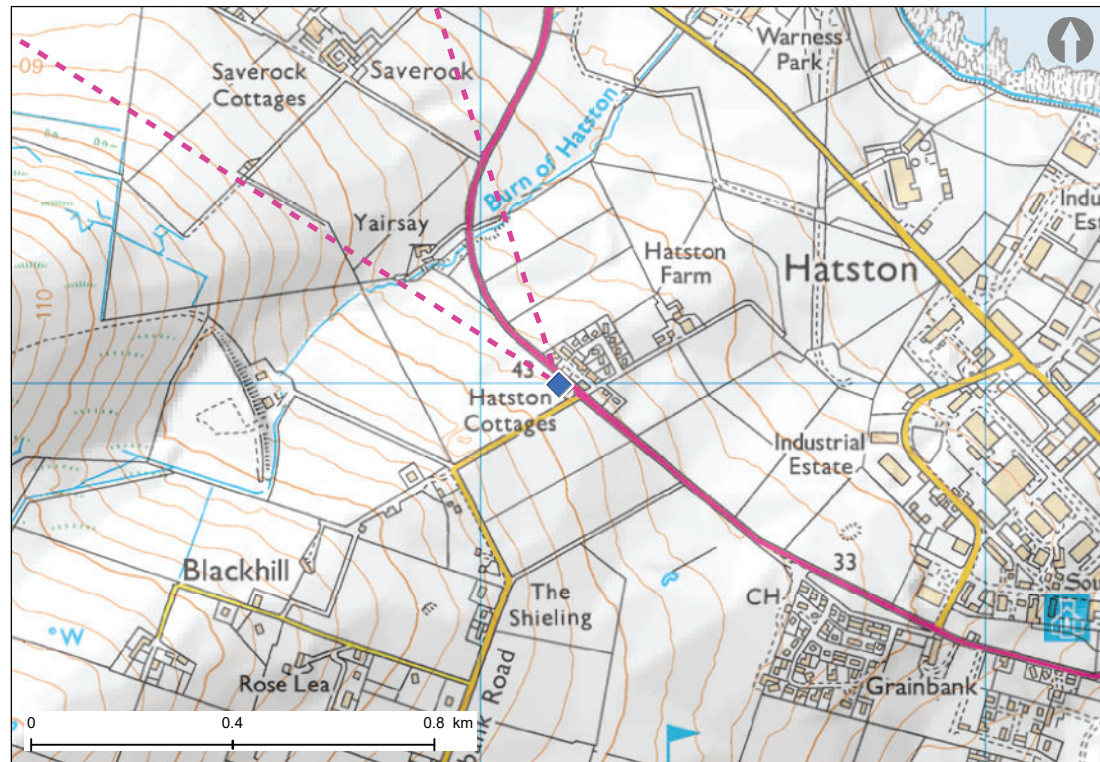
The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to the closest property will be at 1.80 km. The proposed turbines will not be visible from the interior spaces of these properties, as the outlook is either north-east or south-west and not north-west towards the site. While there will also be no visibility from the small gardens on the south-west aspect, there is the potential that visibility may occur from the gardens on the opposite side of the residential road, and the gardens on the north-east aspect, with the proposed turbines seen at an oblique angle to the north-west, over garden boundaries and adjacent roof tops. Taking all these factors into account the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 343187
 Y 1012049
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.76km



Bearing - 319°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 343157
 Y 1011996
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.79km

Property description:

- Farmhouse Semi Detached Stone Built Rendered 1 Storey 2 Storey Outbuildings Front Garden Rear Garden
- Detached Terraced Brick Built Timber-clad 1.5 Storey Conservatory Farmyard Garage(s) Side Gardens

Existing Visual Amenity

Location

These two cottages are set on the opposite side of the Hatston residential development, close to the south side of the A965, with the closest approximately 1.81 km from the closest turbine. They are modern and single storey.

Views from interior of property

The principal orientation of these cottages is north-east towards the A965. From interior spaces on this north-east aspect, views will be largely contained by the residential development at Hatston Park on the opposite side of the A965. From interior spaces on the south-west aspect, views will extend across the adjacent farmland and be contained by the rising landform of Wideford Hill. There is a single window on the north-west aspect, although this looks in towards the garage building and a single window on the south-east aspect of the other cottage, from which views over farmland to the western edge of Orkney can be seen.

Views from private access

The properties are accessed directly from the A965 via short driveways.

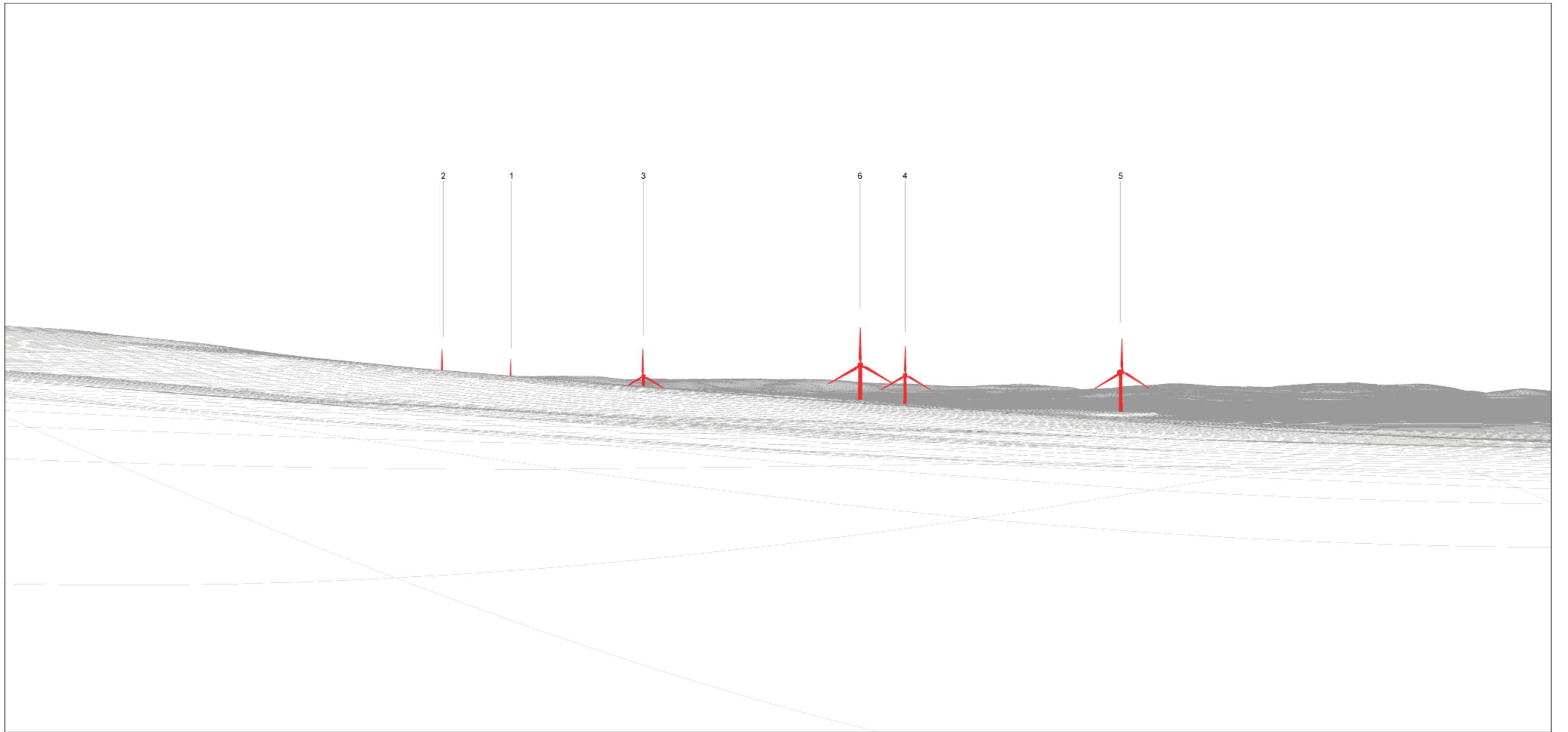
Views from garden grounds

There are small gardens on every aspect of the cottages albeit slightly larger on the north-east and south-west aspects. Views from the gardens on the north-east aspect will offer a broader outlook than from the interior, with oblique views extending to the north-west and south-east, albeit with main views still to the north-east. Views from the rear gardens are over the open farmland towards Blackhill. Views from the gardens on the north-east aspect are relatively open, albeit with some fencing and garden vegetation creating partial enclosure.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to the closest property will be at 1.81 km. While there will be no visibility from most of the interior spaces of these properties, there is the possibility some visibility may arise from the single side window on the north-west aspect. There is the potential that views from the gardens on the north-east aspect will be affected, whereby the proposed turbines will be seen at an oblique angle to the north-west and as large scale structures set behind the intervening ridgeline, while visibility from the south-west garden will be limited owing to the screening effect of the buildings. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.



Bearing - 322°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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OS Grid Reference: X 343249
 Y 1011983
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.85km

Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|--|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input checked="" type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input checked="" type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

These two modern and detached properties each have a ground floor and a first floor in the roof space, with the closest approximately 1.88 km from the closest turbine. . They are situated to the south-east of the Hatston Park development and each have their own access off the Hatston farm road. While the front of Mile Burgh faces north-east across the adjacent farmland to the Bay of Kirkwall, its back faces south-west towards the A965 and the rising landform of Blackhill. Aquarius is orientated the other way with its front to the south-west and back to the north-east. The north-east aspect is dominated by the drive to Aquarius and it is on the south-west access that larger gardens occur.

Views from interior of property

The principal orientation of these properties is north-east across the open farmland which falls away to ensure an expansive view to the coastal edge and across the Bay of Kirkwall. From the interior spaces on this north-east aspect, views will be open in this direction. From interior spaces on the south-west aspect, views will extend across the A965 and adjacent farmland and be contained by the rising landform of Blackhill. There is a single window on the first floor north-west aspect, although this looks in towards the adjacent properties at Hatston Park and windows on the south-east aspect, from which views over farmland to the western edge of Orkney can be seen.

Views from private access

The properties are accessed from the spur road drawn south off Hatston Farm road.

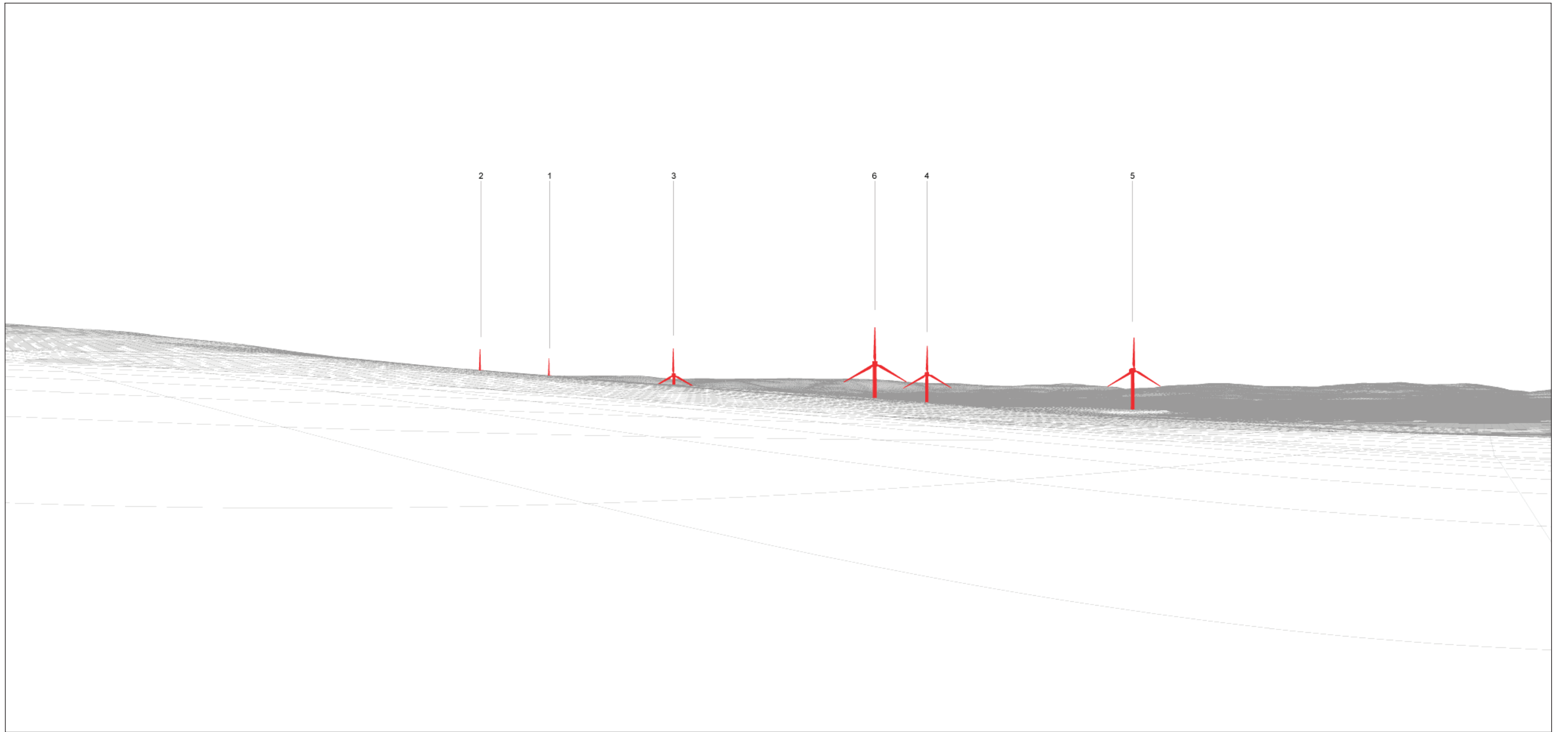
Views from garden grounds

As the north-east aspect is occupied by the access road there is no substantial garden on this side. The gardens on the south-west aspect have a relatively open aspect in this direction, with views extending across the A965 to the adjacent farmland and rising landform of Blackhill.

Residential (Visual) Amenity Effects

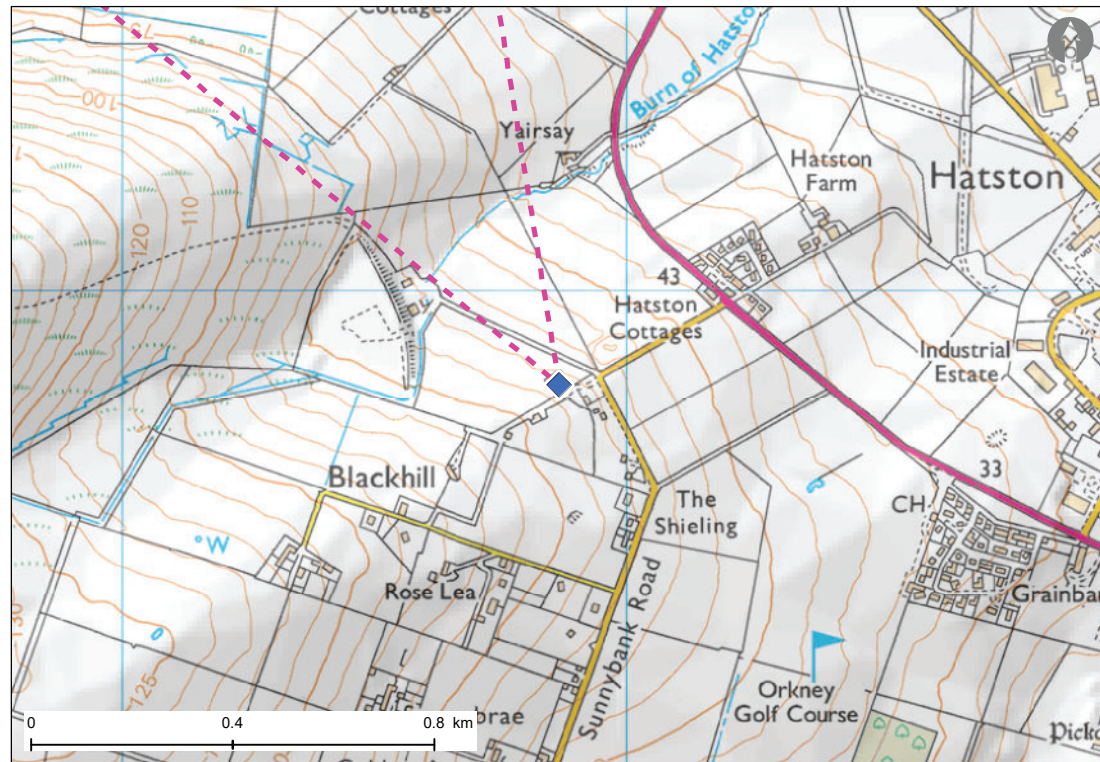
Magnitude of change: Medium to high
Significance of effect: Significant visual effect

The wireline shows that all six turbines will be theoretically visible, albeit with only three seen to almost their full extents while the other three will be seen partially concealed by the intervening landform. The closest turbine to the closest property will be at 1.88 km. There will be limited potential for visibility from the interior spaces of these properties. There is the potential that views from the gardens on the south-west aspect will be affected, whereby the proposed turbines will be seen at an oblique angle to the north-west and as large scale structures set behind the intervening properties and ridgeline. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.



Bearing - 319°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input checked="" type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

These three properties are all modern, detached, one or one-and-a-half storey, with the closest approximately 1.91 km from the closest turbine. They are set either on or close to Sunnybank Road to the south-west of the Hatston Park residential development. As such, they are at set a slightly higher elevation and afford open views to the north-east across adjacent farmland and towards Hatston Residential Estate and Hatston Industrial Estate. The properties each have gardens which are relatively open.

Views from interior of property

All three properties are broadly rectangular in plan form, with the outlook from the front interior spaces occurring to the north-east and from the rear interior spaces to the south-west. To the north-east the interior views are likely to include the adjacent farmland and extend over the Hatston Residential Estate and Hatston Industrial Estate, to the Bay of Kirkwall. To the south-west the interior views are likely to include the rising landform of Blackhill and Wideford Hill and associated dispersed properties.

Views from private access

The properties are mostly accessed directly from Sunnybank Road with Mara accessed off the track that extends up Blackhill. This track is largely open and views extend across the surrounding landscape.

Views from garden grounds

Each property has surrounding garden grounds with the main gardens typically on the north-east aspect where the most open views occur. They all also have short driveways and garages.

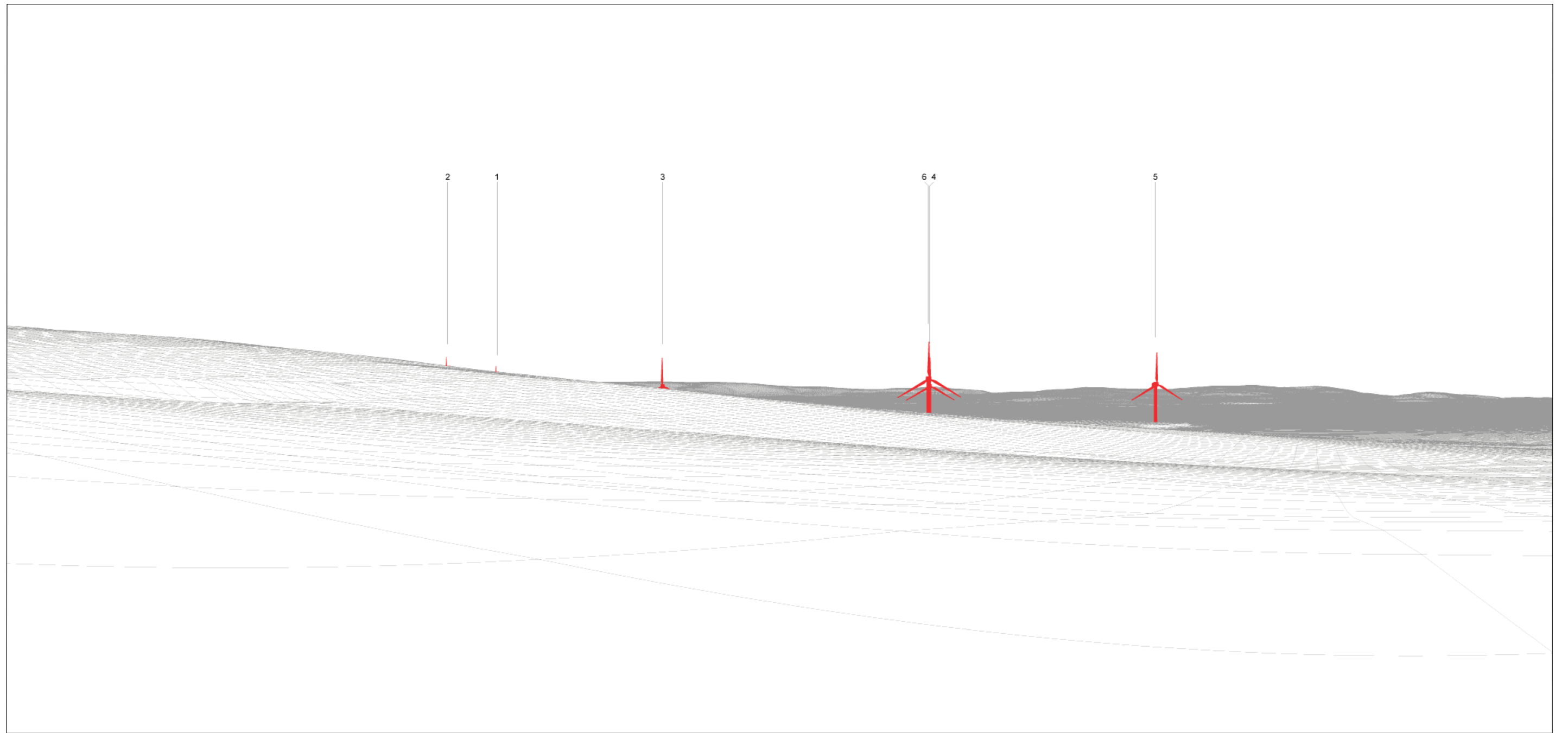
Residential (Visual) Amenity Effects

Magnitude of change: Medium

Significance of effect: Significant visual effect

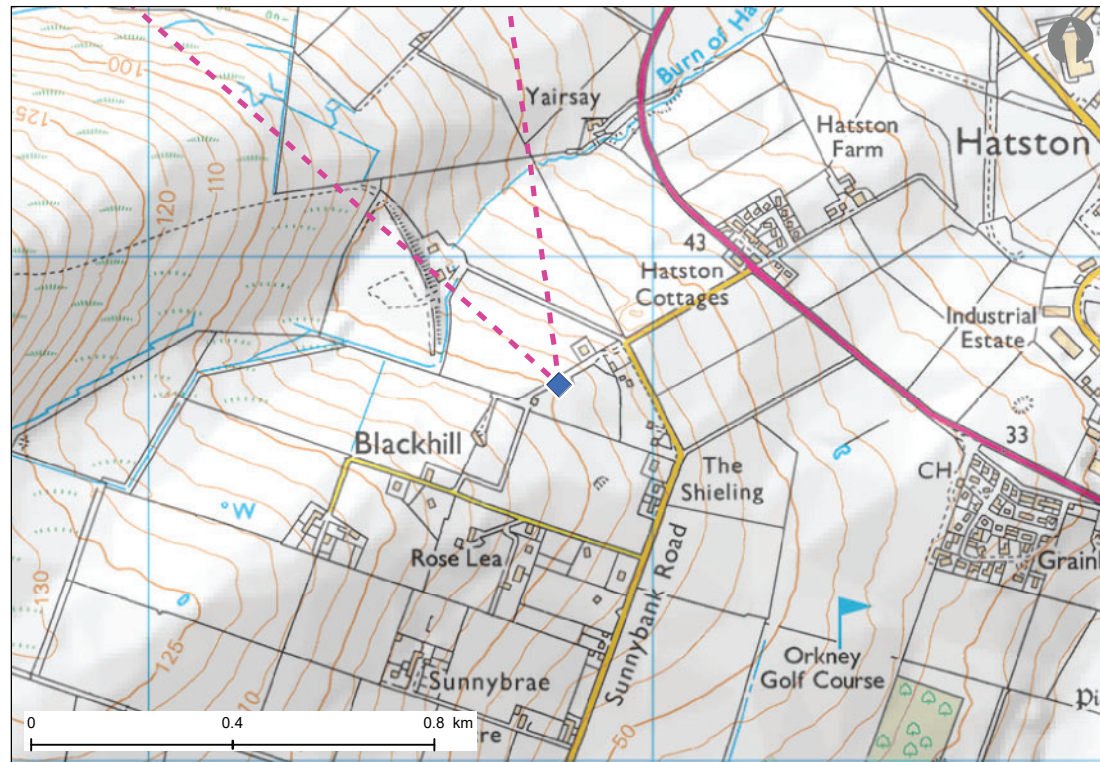
The wireline shows that six of the turbines will be seen to varying degrees, three to below their nacelles, one as a blade, and two as tips, although these will be largely indiscernible. The full extent of these turbines will be screened by the intervening landform of the north-eastern slopes of Wideford Hill. The closest turbine to the closest property will be at 1.91 km. There will be no views from the interior spaces of these properties. There is the potential that views from the gardens on the north-east will be affected, whereby the proposed turbines will be seen at an oblique angle to the north-west and as large scale structures set behind the intervening ridgeline. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 342868
 Y 1011812
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.82km



Bearing - 329°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



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Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input checked="" type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

This traditional, stone-built, detached, single storey cottage is located on the track that branches south-west from Sunnybank Road, approximately 1.86 km from the closest turbine. The principal outlook from this property is north-east towards the coastal edge where Hatston Industrial Estate is located. Owing to its elevated position on the north-east facing slopes of Blackhill, open and expansive views occur in this north-easterly direction. Glencoe has a small front garden on this north eastern aspect.

Views from interior of property

The main outlook from the front interior spaces extends to the north-east and from the rear interior spaces to the south-west. To the north-east the interior views are likely to include the adjacent farmland and extend over the Hatston Residential Estate and Hatston Industrial Estate, to the Bay of Kirkwall. To the south-west the interior views are likely to include the rising landform of Blackhill and Wideford Hill and associated dispersed properties. From the interior spaces on the north-west aspect, where side windows occur, views extend across the open hillside to the eastern edge of Quanterness.

Views from private access

The property is accessed from the track that branches off Sunnybank Road and extends south-west up Blackhill. This track is largely open and views extend across the surrounding landscape.

Views from garden grounds

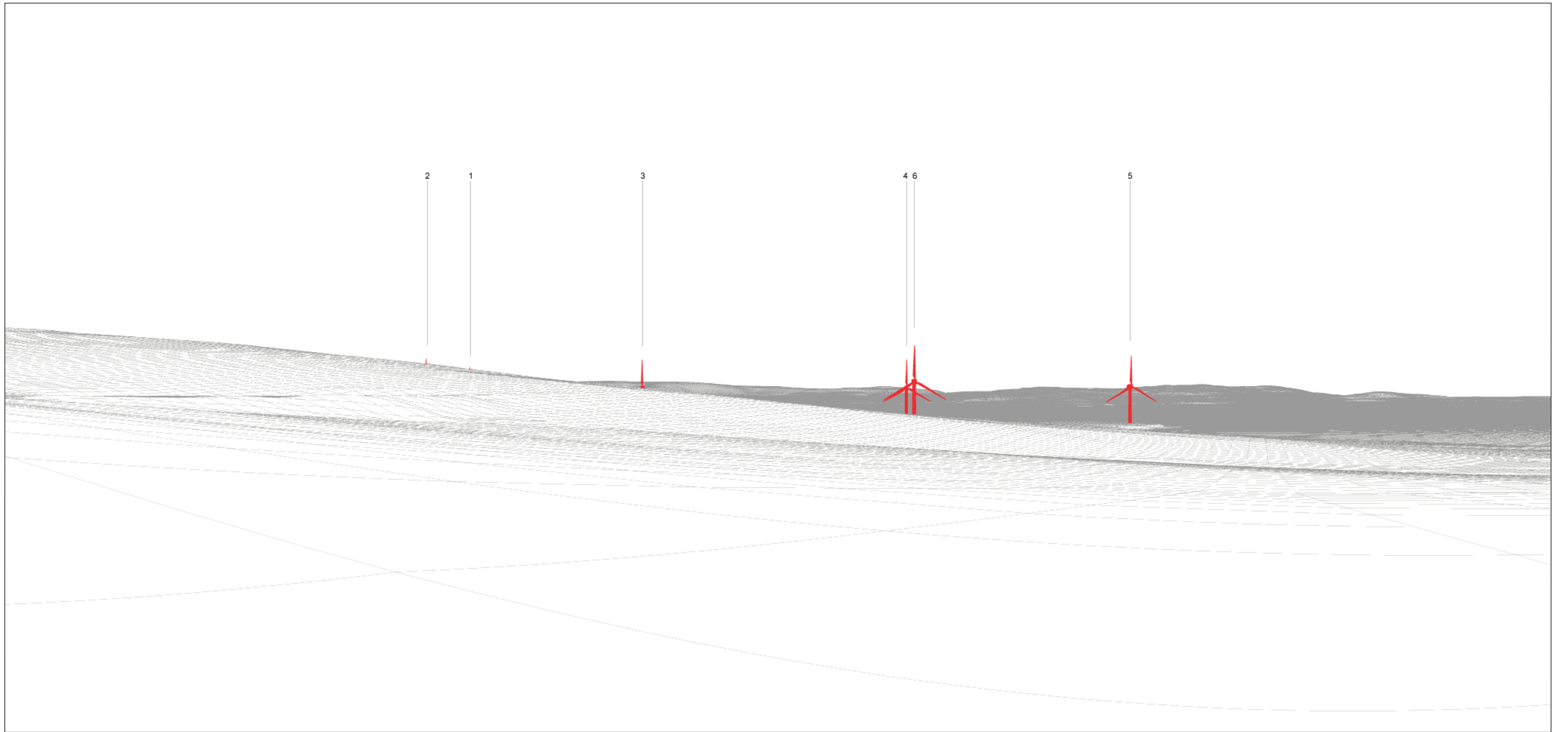
Glencoe has a small garden on the north-east aspect where the most open views occur, but also with wider visibility extending to the north-west.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

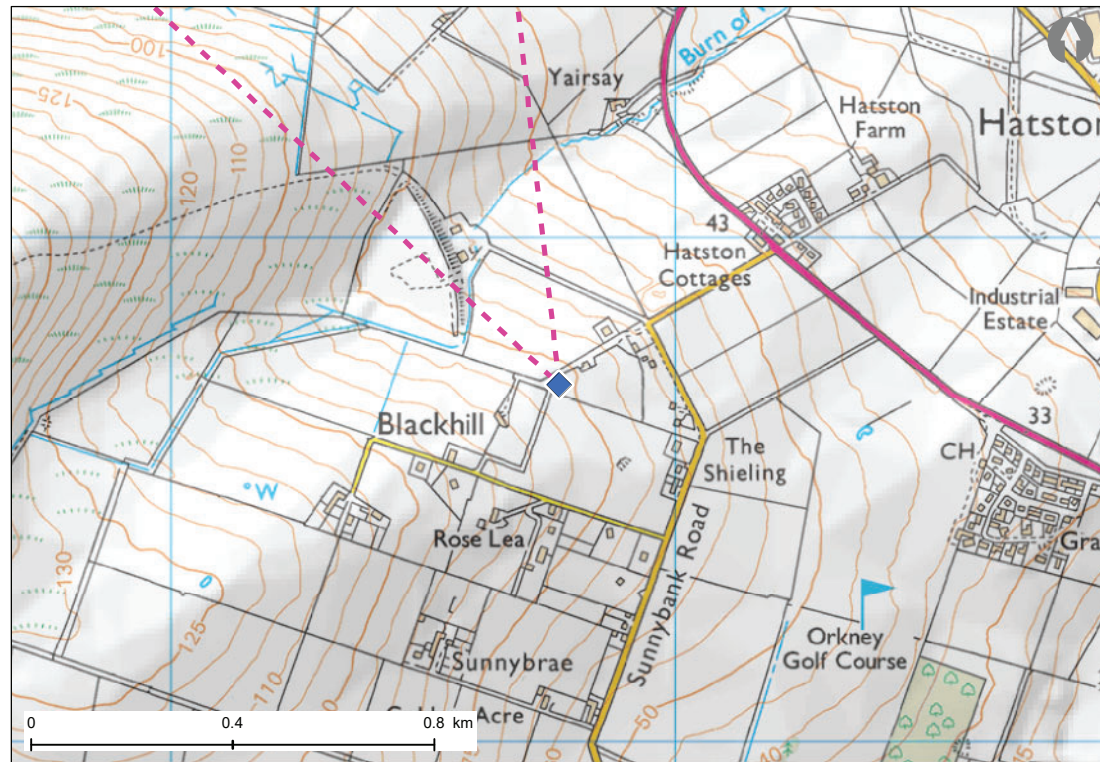
The wireline shows that five of the turbines will be seen to varying degrees, three to below their nacelles, one as a blade, and one as a tip, although this will be largely indiscernible. The full extent of these turbines will be screened by the intervening landform of the north-eastern slopes of Wideford Hill. The closest turbine to Glencoe will be at 1.86 km. There is the possibility that views of the Proposed Development will occur from the interior spaces on the north-west aspect, although this is not the principal interior outlook. There will also be views of the Proposed Development from the small garden on the north-eastern aspect owing to the openness of views in this direction. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 342816
 Y 1011745
 No. of blade tips theoretically visible: 6
 No. of hubs theoretically visible: 4
 Distance to nearest visible turbine: 1.86km



Bearing - 332°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|--|--|---------------------------------------|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

This property is a modern, single storey, detached house, set at the side of the track that branches south-west from Sunnybank Road at approximately 1.88 km from the closest turbine. The principal outlook from this property is east-south-east, over the surrounding farmland towards Kirkwall. On the west-north-west aspect there is a hard surfaced parking court and garages and a garden wraps around the northern and eastern sides of the house.

Views from interior of property

This property has windows allowing views out from interior spaces on all four aspects. The main views occur from the interior spaces on the east-south-east aspect and extend across the surrounding farmland towards Kirkwall. From the interior spaces on the west-north-west aspect, the views extend west-north-west towards Wideford Hill, while on the north-north-east aspect the views extend to the coastal edge and the Wide Firth.

Views from private access

The property is accessed from the track that branches off Sunnybank Road and extends south-west up Blackhill. This track is largely open and views extend across the surrounding landscape.

Views from garden grounds

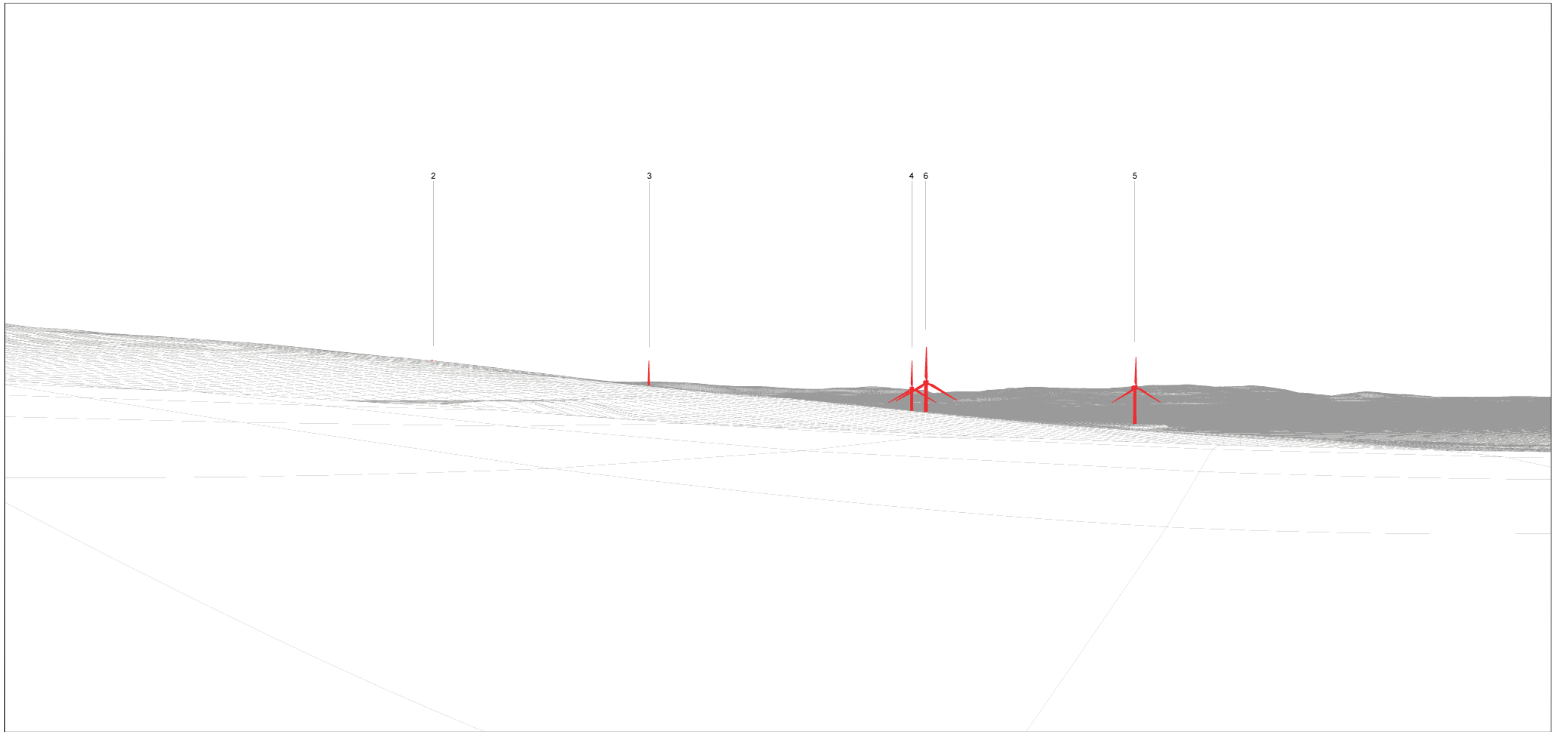
Lower Cassie has a small garden that wraps around the northern and eastern side of the house. The garden contains mostly grass and the views are open across the surrounding landscape.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

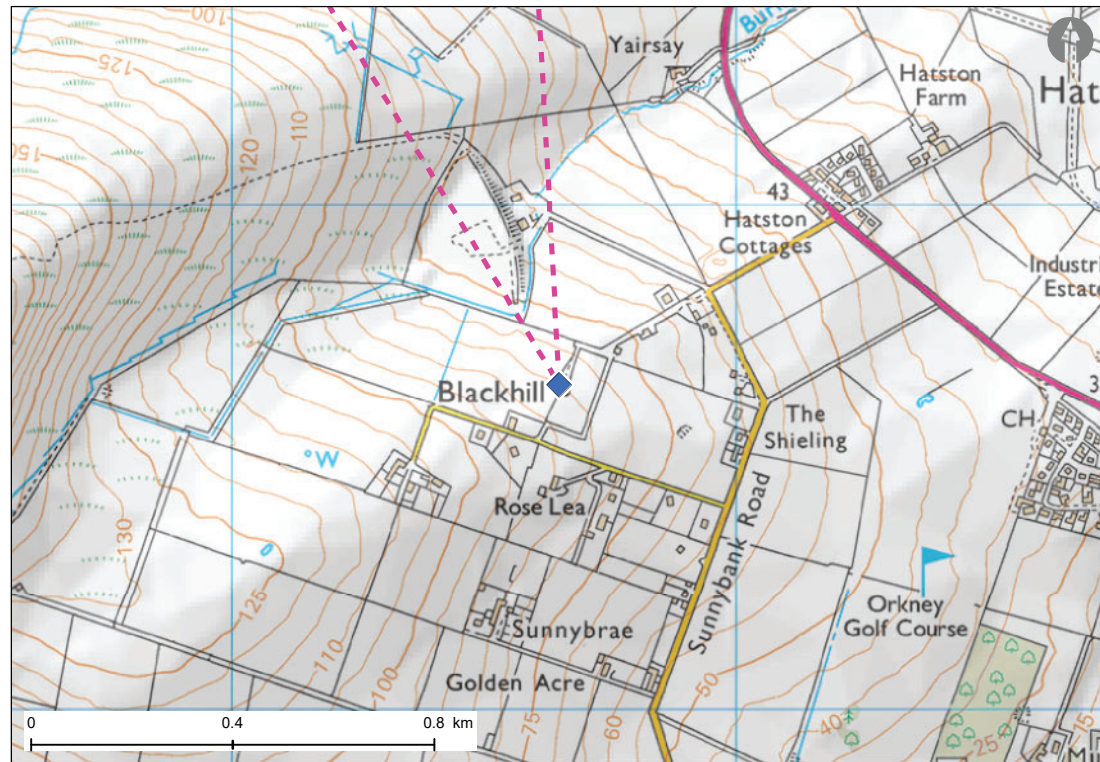
The wireline shows that five of the turbines will be seen to varying degrees, three to below their nacelles, one as a blade, and one as a tip, although this will be largely indiscernible. The full extent of these turbines will be screened by the intervening landform of the north-eastern slopes of Wideford Hill. The closest turbine to Lower Cassie will be at 1.88 km. There is the potential that the eastern most of the proposed turbines will be visible from interior spaces on the north-north-west aspect. The Proposed Development will be more readily visible from the garden on the northern side from where the proposed turbines will be seen set behind the northern flank of Wideford Hill. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 342771
 Y 1011707
 No. of blade tips theoretically visible: 5
 No. of hubs theoretically visible: 3
 Distance to nearest visible turbine: 1.88km



Bearing - 333°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

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|--|--|---|---|-------------------------------------|--|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input checked="" type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

Cassie is located to the west of the track that accesses the other rural properties in this area. It is accessed via a track off the main track and is approximately 1.91 km from the closest turbine. It is a two storey building that appears to have originated as a traditional stone-built cottage but more recently been extended on both sides to form a long linear layout. The result is a property characterised by a mix of styles and materials. The principal orientation is north-east across the surrounding farmland, Hatston Residential Development and Industrial Estate to the coastal edge. There is a small garden on the south-west and north-west sides.

Views from interior of property

Cassie is long and rectangular in plan form, with the majority of the interior spaces taking in the main views to the north-east. On the opposite side, the views from the interior spaces are south-west, looking onto the rising landform of Blackhill. There may be a side window on the north-west aspect which will allow views from the interior space over the intervening northern slopes of Wideford Hill to Quanterness.

Views from private access

The property is accessed from the track that branches off the track that branches off Sunnybank Road and extends south-west up Blackhill. Both tracks are largely open and views extend across the surrounding landscape.

Views from garden grounds

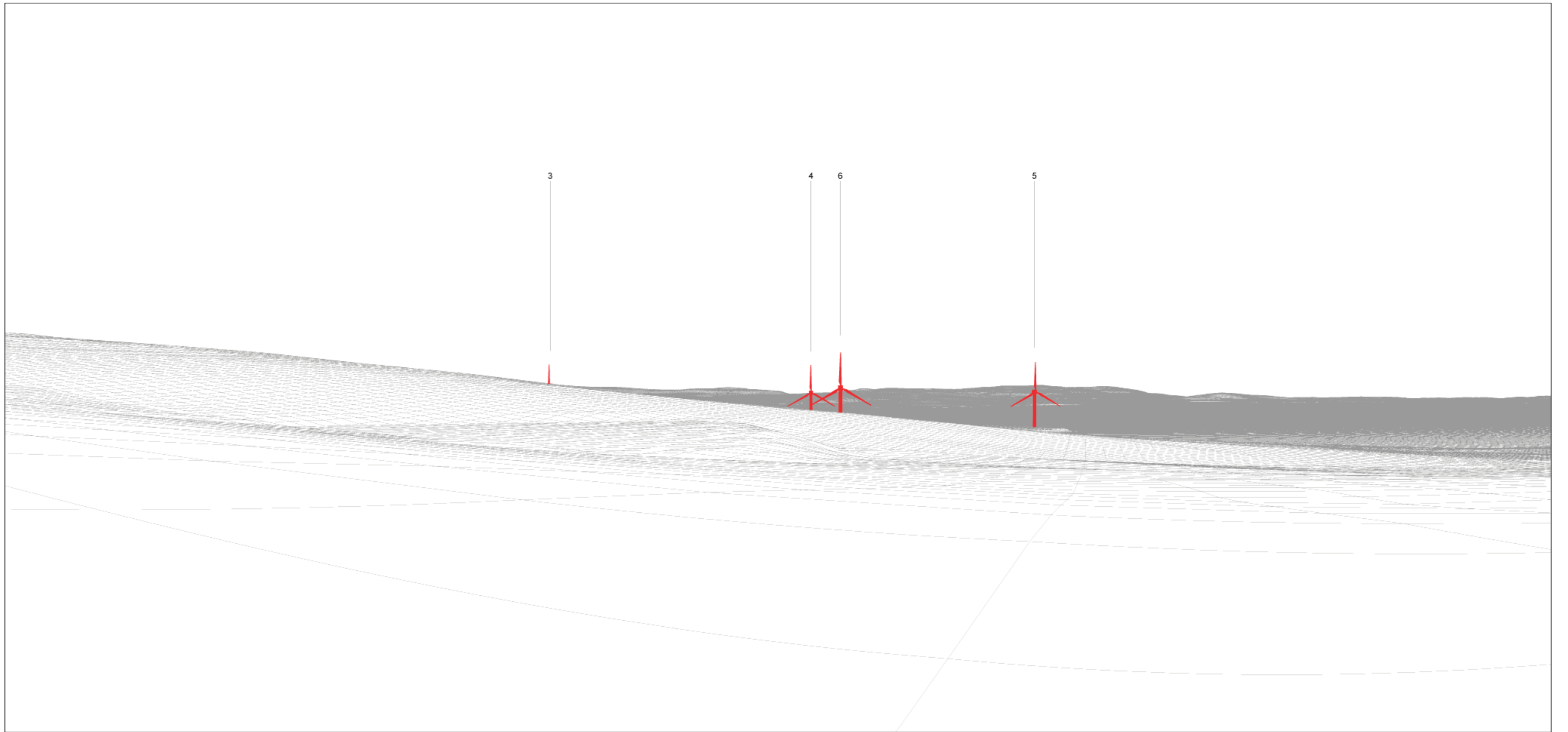
Cassie has a small garden that wraps around the south-western and north-western sides of the house. The garden contains mostly grass and the views are open across the surrounding landscape.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

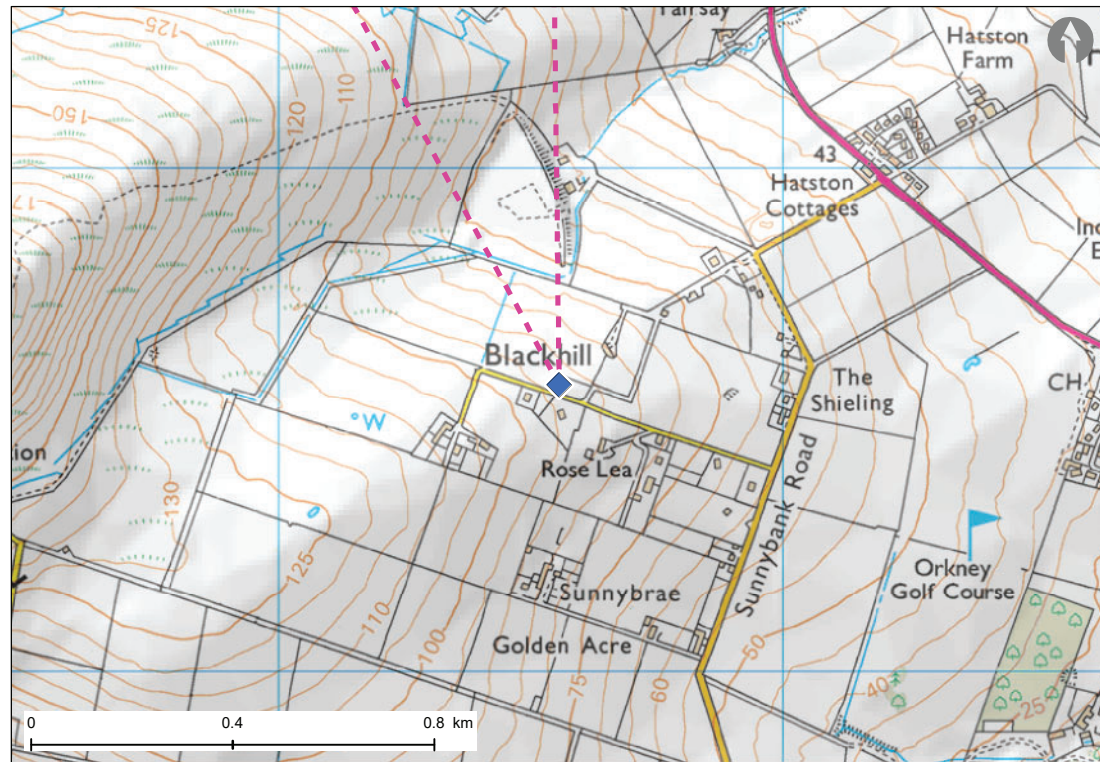
The wireline shows that four of the turbines will be seen to varying degrees, three to below their nacelles and one as a blade. The full extent of these turbines will be screened by the intervening landform of the north-eastern slopes of Wideford Hill. The closest turbine to Cassie will be at 1.91 km. While there will be no direct views from the front or rear windows of this property, there is the potential that a window on the north-western side will be aligned to allow views of part of the Proposed Development. The Proposed Development will be more readily visible from the garden on the north-western side from where the proposed turbines will be seen set behind the northern flank of Wideford Hill. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 342651
 Y 1011643
 No. of blade tips theoretically visible: 4
 No. of hubs theoretically visible: 3
 Distance to nearest visible turbine: 1.91km



Bearing - 342°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



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Property description:

- | | | | | | | | | |
|--|--|---|--|--|--|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input checked="" type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input checked="" type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input type="checkbox"/> Timber-clad | <input checked="" type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input checked="" type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

This property is a modern, detached house, with a ground floor and a first floor set into the roof space with dormer windows. It is set at the side of the track that extends west from Sunnybank Road, in an elevated position on the middle slopes of Blackhill, approximately 1.91 km from the closest turbine. The layout of the property is 'L' shaped with views from interior spaces on all aspects. The long lengths of the house are orientated east-south-east and west-north-west, with the broader end towards the north-north-east and shorter end towards the south-south-west. On the east-south-east aspect there is a hard surfaced parking court filled with a large number of used and dis-used vehicles and a garden wrapping around the house but with the main space also on this side.

Views from interior of property

This property has windows allowing views out from interior spaces on all four aspects. The main views occur from the interior spaces on the east-south-east aspect and extend across the surrounding farmland towards Kirkwall. From the interior spaces on the west-north-west aspect, the views extend west-north-west towards Wideford Hill, while on the north-north-east aspect the views extend to the coastal edge and the Wide Firth.

Views from private access

The property is accessed from the track that turns off from Sunnybank Road and extends west up Blackhill. This track is largely open and views extend across the surrounding landscape.

Views from garden grounds

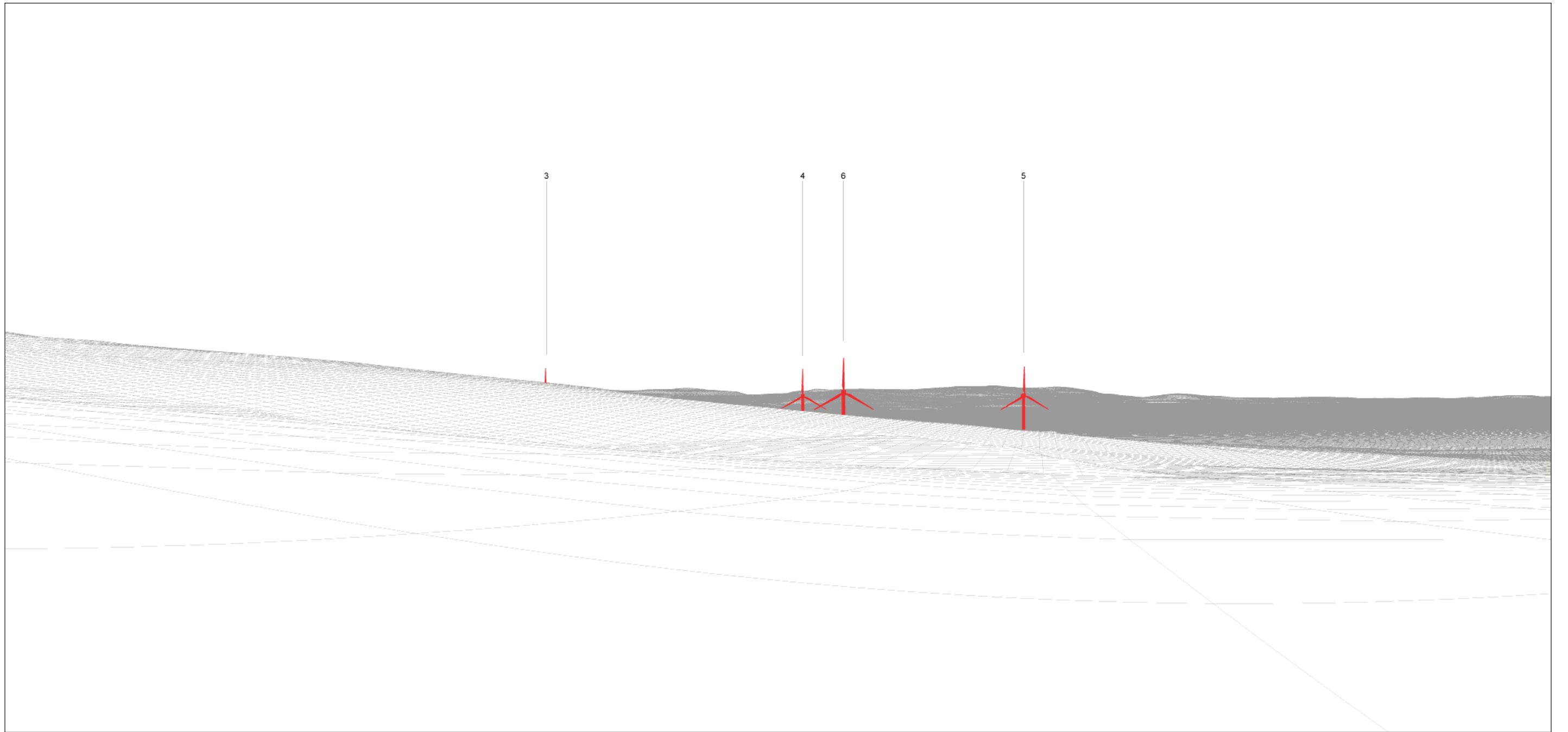
Cassie has a medium sized garden on the north-eastern side of the house, with narrow bands of open space wrapping around the north and west. The garden contains mostly grass and the views are open across the surrounding landscape.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

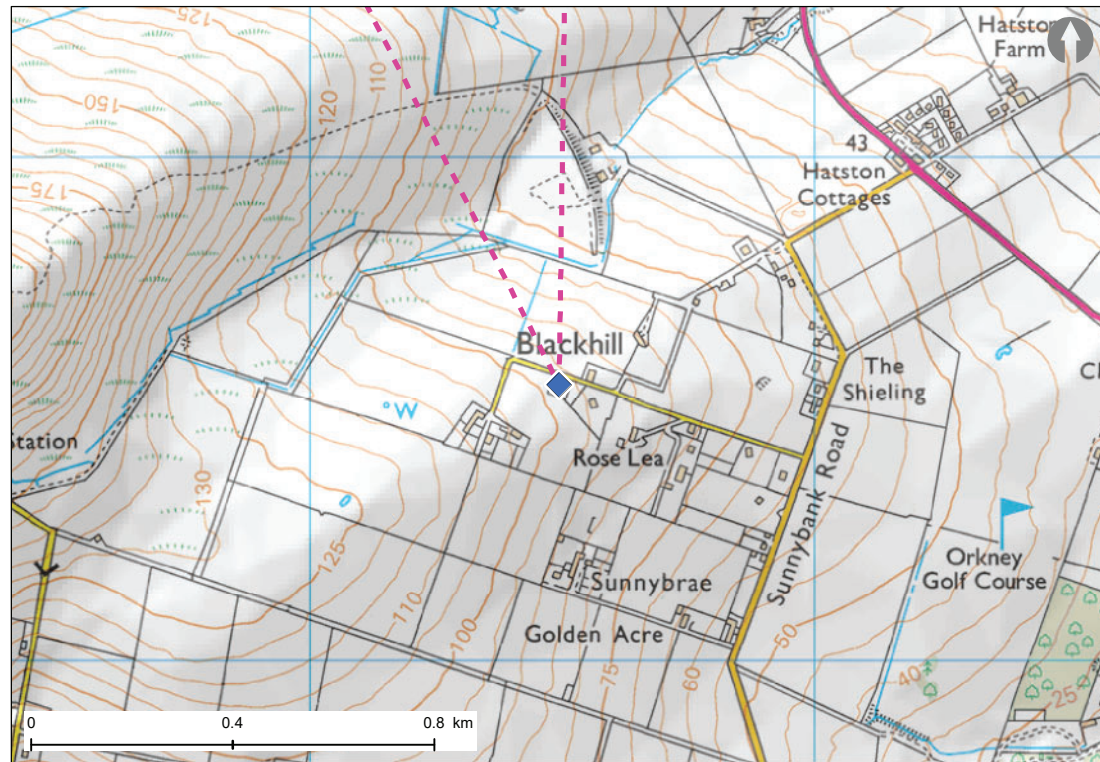
The wireline shows that four of the turbines will be seen to varying degrees, three to below their nacelles and one as a blade. The full extent of these turbines will be screened by the intervening landform of the north-eastern slopes of Wideford Hill. The closest turbine to Seanevin will be at 1.91 km. While there will be no direct views of the Proposed Development from many of the interior spaces of this property, there is the potential that from the windows on the north-north-east side, the eastern most proposed turbines may be directly visible. The Proposed Development will be more readily visible from the garden on the north-eastern and northern side from where the proposed turbines will be seen set behind the northern flank of Wideford Hill. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 342558
 Y 1011569
 No. of blade tips theoretically visible: 4
 No. of hubs theoretically visible: 3
 Distance to nearest visible turbine: 1.96km



Bearing - 345°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.



Data Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Property description:

- | | | | | | | | | |
|--|--|---|---|--|---------------------------------------|---------------------------------------|--|--|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey | <input type="checkbox"/> Outbuildings | <input checked="" type="checkbox"/> Front Garden | <input checked="" type="checkbox"/> Rear Garden |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced | <input checked="" type="checkbox"/> Brick Built | <input checked="" type="checkbox"/> Timber-clad | <input type="checkbox"/> 1.5 Storey | <input type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard | <input type="checkbox"/> Garage(s) | <input checked="" type="checkbox"/> Side Gardens |

Existing Visual Amenity

Location

This property is a modern, single storey, detached house, set at the side of the track that turns off west from Sunnybank Road, in an elevated position on the middle slopes of Blackhill, approximately 1.91 km from the closest turbine. The principal outlook from this property is east-south-east, over the surrounding farmland towards Kirkwall. On the west-north-west aspect there is a surfaced access track and parking area. While the garden wraps around the house, the main area lies on the east-south-east aspect.

Views from interior of property

The house plan is rectangular with the long sides facing east-south-east and north-west -north, making these the main aspects for the interior views. From the interior spaces on the east-south-east aspect, views extend over the surrounding farmland to the nearby settlement of Kirkwall, while on the west-north-west aspect, they extend over the rising landform of Wideford Hill.

Views from private access

The property is accessed from the track that branches off Sunnybank Road and extends west up Blackhill. This track is largely open and views extend across the surrounding landscape.

Views from garden grounds

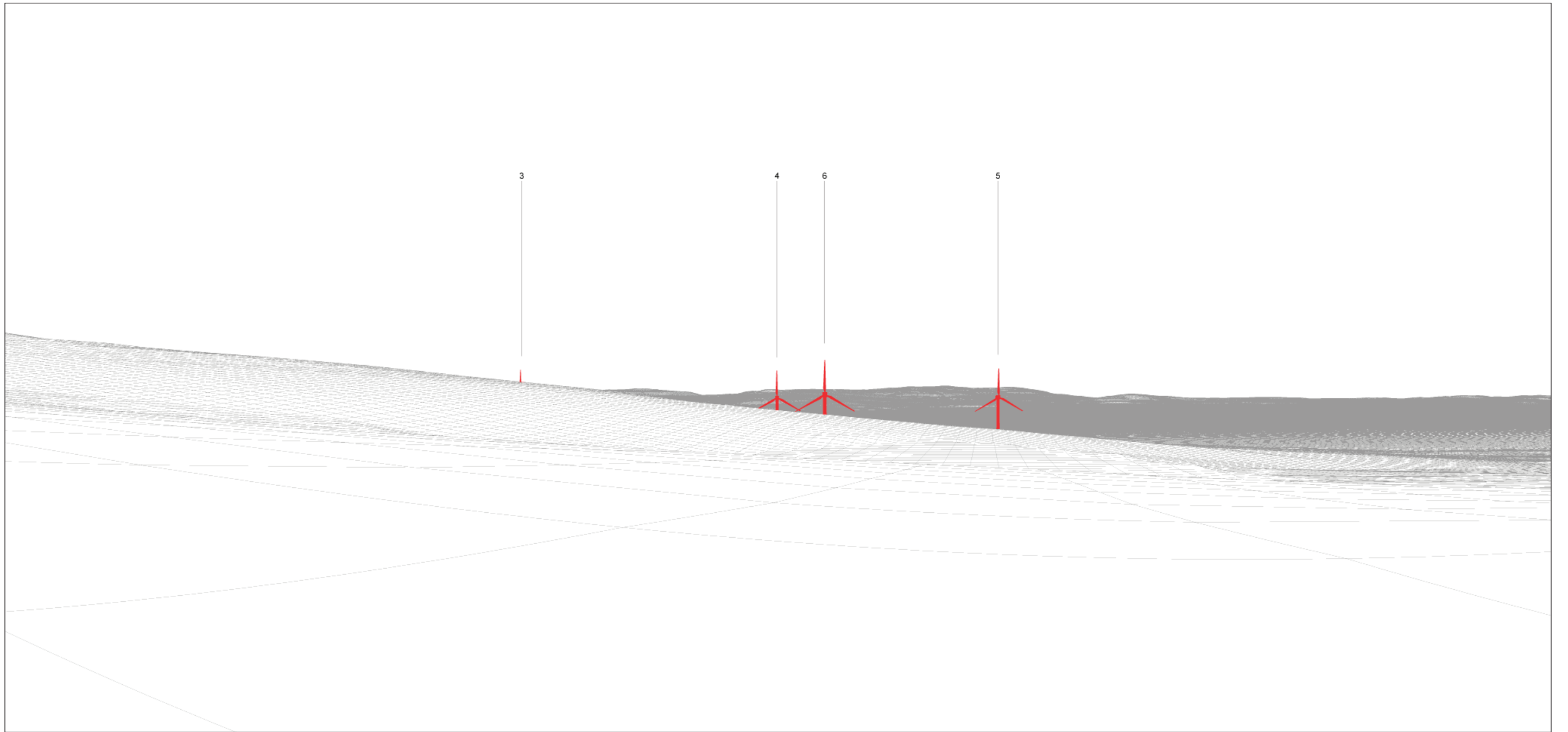
Utstyn has a small garden that wraps around the house with the main area on the east-south-east aspect. The garden contains mostly grass and the views are open across the surrounding landscape.

Residential (Visual) Amenity Effects

Magnitude of change: Medium to high
Significance of effect: Significant visual effect

The wireline shows that four of the turbines will be seen to varying degrees, three to below their nacelles and one as a blade. The full extent of these turbines will be screened by the intervening landform of the north-eastern slopes of Wideford Hill. The closest turbine to Utstyn will be at 1.91 km. There will be no views from the interior spaces of these properties. There is the potential that views from the gardens on the east-south-east aspect will be affected, whereby the proposed turbines will be seen at an oblique angle to the north-west and as large scale structures set behind the intervening properties and ridgeline. Taking all these factors into account, the magnitude of change will be **medium to high** and the effect will be **significant**.

OS Grid Reference: X 342495
 Y 1011547
 No. of blade tips theoretically visible: 4
 No. of hubs theoretically visible: 3
 Distance to nearest visible turbine: 1.97km



Bearing - 348°
Wireline Field of View - 90°

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.

Step 4 Assessment

The Step 4 Assessment for six of the properties has been triggered by the Step 3 Assessment, which found that the Proposed Development will give rise to a high magnitude of change. The Step 4 Assessment differs from the Step 3 Assessment in that it considers in more detail whether the effects of the Proposed Development will lead to ‘Residential Visual Amenity Threshold’ being reached, that is to say, that the effects have the potential to be overbearing in respect of the visual amenity of residents at the property.

In the RVAA, while there is no specific definition of Residential Visual Amenity Threshold to base an assessment upon, there are a number of suggested criteria that may be applicable, including “‘blocking the only available view from a property’, or ‘overwhelming views in all directions’; and ‘unpleasantly encroaching’ or being ‘inescapably dominant from the property’”.

1 Quanterness Cottages / 2 Quanterness Cottages

1 Quanterness Cottage is located 0.65 km and 2 Quanterness Cottages is located 0.64 km from the closest turbine, such that both are in close proximity. The Proposed Development only affects the interior spaces on the northern aspect and not the southern aspect, which means that it will not block the only available views from the properties nor will it overwhelm views in all directions. Despite this, the Proposed Development will, nonetheless, present an especially close range feature in the principal outlook of these cottages, and they will appear unpleasantly encroaching.

These properties are currently occupied by tenants, however, – they are owned by a party that has a commercial interest in the property.

Quanterness Farm

Quanterness Farm is located 0.70 km from the closest turbine. While the interior spaces on the northern aspect will be affected, those on the southern aspect will not and this will prevent views from all aspects being affected. Furthermore, the presence of mature woodland to the north-west, will not only screen the full extent of the Proposed Development from the interior spaces on the northern aspect and from the garden grounds, but will also continue to present a closer range feature that will provide relief and contrast from the developed extents. While the Proposed Development will present a close range and dynamic feature in the main outlook from the building, there will only be four or five turbines visible and not a huge expanse of turbines stretching across the wider view.

Harwood

While Harwood is located 0.69 km from the closest turbine, the effect of the Proposed Development is prevented from being over-bearing for the following reasons. In respect of views from the interior spaces, visibility will be limited principally by the enclosure of hedgerows on either side of the access track that lies between the property and the Proposed Development. As Harwood is a single storey property, its interior views are likely to be at last partially screened by the hedgerow. Furthermore, Harwood has views over open landscape to the east, west and south, with the southerly views appearing to relate to the main interior spaces in the house. This avoids there being overwhelming views in all directions.

2 Saverock Cottage

2 Saverock Cottage is located 0.83 km from the closest turbine. While the ‘high’ magnitude of change relates to the potential effects on the interior spaces on the north-west aspect of the house, which are orientated towards the Proposed Development, as well as potential effects on the garden grounds and the access track, the effects will not lead to Residential Visual Amenity Threshold being reached. This is because the house sits in an elevated position from which relatively open and expansive views are experienced from the interior spaces on all four aspects. The Proposed Development will, therefore, not create a sense of encirclement around the property as they will only affect one aspect and will not create a sense of enclosure, as the elevated position will ensure views extend beyond the Proposed Development.

3 Saverock Cottage

3 Saverock Cottage is located 1.12 km from the closest turbine. While the ‘high’ magnitude of change relates to the potential effects on the interior spaces on the north-west aspect of the house, which are orientated towards the Proposed Development, as well as potential effects on the garden grounds and the access track, the effects will not lead to Residential Visual Amenity Threshold being reached. This is because the house sits in an elevated position from which relatively open and expansive views are experienced from the interior spaces on all four aspects. The Proposed Development will, therefore, not create a sense of encirclement around the property as they will only affect one aspect and will not create a sense of

enclosure, as the elevated position will ensure views extend beyond the Proposed Development.

Conclusion

Using the criteria set out previously as a benchmark, it can be concluded that the effects on 1 Quanterness Cottages and 2 Quanterness Cottages have the potential to give rise to Residential Visual Amenity Threshold being reached, while the effects on Quanterness Farm, Harwood, 2 Saverock Cottage and 3 Saverock Cottage have not. This finding relates chiefly to the closer proximity of the first two properties to the Proposed Development, the alignment of their principal orientation directly towards the Proposed Development and the relatively open and clear views the residents will gain from their properties.

Wireline view illustrating theoretical visibility of the Development assuming "bare earth" conditions, showing the proposed Quanterness Windfarm turbines in red. Observer height: 2m.