

# **Orkney's Community Wind Farm - Faray**

## **Appendix 6.2: Volume 1**

Residential Visual Amenity Assessment (RVAA)

## **Appendix 6.2: Volume 2**

Residential Visual Amenity Assessment (RVAA) Wirelines

# Appendix 6.2

## 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 (RVAA) goes a stage beyond the LVIA by assessing the visual impact of the Proposed Development on private views and private visual amenity, and has been prepared, as far as is possible, in accordance with the Landscape Institute’s Technical Guidance Note 02/19 ‘Residential Visual Amenity Assessment’ (TGN 02/19). This guidance sets out the steps to be followed when undertaking an 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. It considers the effects 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 separately in the EIA Report.

The purpose of the RVAA is to inform the planning process. It is in this context that TGN 02/19 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 TGN 02/19 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 Definition of Study Area and Scope of the Assessment

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, TGN 02/19 gives the following advice (Paragraphs 4.6 and 4.7):

*“Over the last few years a large number of RVAAs have been prepared, especially relating to wind energy proposals. Local Planning Authorities (LPA) have frequently requested ‘study areas’ of up to 3 or even 5 km. The logic for these (exceptionally) large study areas was based on certain findings of LVIA’s which identified significant visual effects from ‘settlements’ or from clusters of residential properties within this range. This fails to recognise that RVAA is a stage beyond LVIA. Consequently, many RVAAs, including those of windfarms with large turbines (150m and taller), have included disproportionately extensive study areas incorporating too many properties. This appears to largely be based on the misconception that if a significant effect has been identified in the LVIA adjacent to a property at 2.5km it will also potentially lead to reaching the Residential Visual Amenity Threshold.*

*When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5 to 2km 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 2km radius recommended.

Within the 2km study area, all private residential properties have been identified using AddressBase Plus data and mapped (see Figure 1 of this Appendix). The RVAA includes residential properties that appear occupied and in use as dwelling houses. These are individually numbered and listed on Figure 1 of this Appendix. All of the properties lie within the Zone of Theoretical Visibility (ZTV) of the Proposed Development, as shown in Figure 1, and therefore they have all been evaluated and assessed in the RVAA.

## Step 2 Evaluation of Baseline Visual Amenity at Properties

Step 2 involves carrying out an evaluation of the baseline visual amenity at the properties, through a combination of desk study and field work. The key considerations of this evaluation are set out in TGN 02/19 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 / land-cover 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.”*

This assessment has been largely carried out on site, in order to observe and assess baseline factors, such as the type of property and its orientation, the baseline views that may be gained from the property, its garden grounds and its access, the extent of screening by vegetation and curtilage boundaries.

RVAA sheets included in this Appendix, have been prepared for all five properties that lie within the 2km study area or on its boundary. These assessment sheets contain an OS map and aerial photograph of each of the five properties, a description of the baseline views at each property, and the direction of the view and horizontal field of view which will be affected by the Proposed Development. The RVAA sheets also record the likely visual effects resulting from the Proposed Development. Wirelines are also presented in Volume 2 of this Appendix to illustrate the theoretical visibility of the Proposed Development. These are produced with a 53.5-degree horizontal field of view, as they are required to illustrate the full theoretical visibility of the Proposed Development from each property, in accordance with guidance set out in TGN 02/19.

## Step 3 Assessment of Likely Change to Visual Amenity

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. This requires that 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 the Residential Visual Amenity Threshold and therefore require further assessment in Step 4. This will only occur where a high magnitude of change is assessed for a property, as the Residential Visual Amenity Threshold reflects those effects that are in the upper most range of magnitude, where effects may become overwhelming or overbearing.

OPEN’s methodology assumes that all occupiers of local residential properties within the RVAA will have a high sensitivity. 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 TGN 02/19 as follows:

- *“Distance of property from the Proposed Development having regard to its size, scale and location on 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 6.1: 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. Justifiable differences in magnitude of change assessed in the RVAA may occur when compared to magnitude of change assessed for LVIA viewpoints, depending on the context of the view and the magnitude criteria considered material for each receptor.

The significance of the effect on residential visual amenity experienced at each property is dependent on 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 on residential visual amenity that is significant or not significant. The assessment process - the evaluation of magnitude of change and the significance of the effect - is described on the RVAA sheets for each property in this Appendix.

## Step 4 Judgement of Residential Visual Amenity Threshold

Step 4 of the RVAA is described as follows in TGN 02/19 (Paragraphs 4.17 to 4.20): *“The final step of RVAA involves a more detailed examination of the predicted effects on the visual amenity at those properties identified for further assessment in the previous step.*

*There is an important distinction between this concluding step of RVAA and the preceding one. In Step 3 the assessor has reached a conclusion with respect to magnitude and (EIA) significance of visual effect, and the change in visual amenity at the property. In this final step, and only for those properties where the largest magnitude of effect has been identified, a further judgement is required. This concluding judgement should advise the decision maker whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity.”*

The key point regarding Step 4 is that the judgement required in this final, concluding step goes beyond the assessment undertaken in Step 3 which is restricted to judging the magnitude and significance of visual effect.

The difference between significant visual effects and those at the ‘Residential Visual Amenity Threshold’ which might be considered 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 (TGN 02/19 Appendix 1: Planning Precedent). 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. In TGN 02/19 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.

The Step 4 assessment is included on the assessment of each of the relevant properties in this RVAA, where they are assessed as having a ‘High’ magnitude of change in the Step 3 assessment i.e. those that are in the upper most range of magnitude, where a further ‘threshold’ judgement is required. Where this RVAA identifies any properties at the Residential Visual Amenity Threshold in Step 4, this does not imply 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 residential visual amenity is of such magnitude that it should be weighed in the planning balance, along with other EIA effects.

## RVAA Summary of Findings

The RVAA sheets in this Appendix detail the assessments for each property, which are summarised in Table 1. The RVAA indicates that of the five included properties, all will undergo a significant effect as a result of the Proposed Development. This does not imply that the interior spaces of all five properties will be significantly affected and indeed it is unlikely that most them will, owing either to the orientation of the property in a direction that differs from that of the Proposed Development, the absence of windows in specific elevations, or the screening effect from out-buildings or other built form.

Of these five properties assessed as having significant effects in the RVAA, none are assessed as resulting in a High magnitude of change to visual amenity, while all five properties are identified as likely to experienced a Medium-high magnitude of change as a result of the Proposed Development. Significant visual effects are assessed as arising as a result of the change in visual amenity experienced by residents in views from these five properties, where Medium-high levels of magnitude are assessed, generally where there are direct views of the Proposed Development either from its main access, garden grounds or curtilage, despite the likelihood of visibility from the interior of the property being limited, apart from in one property.

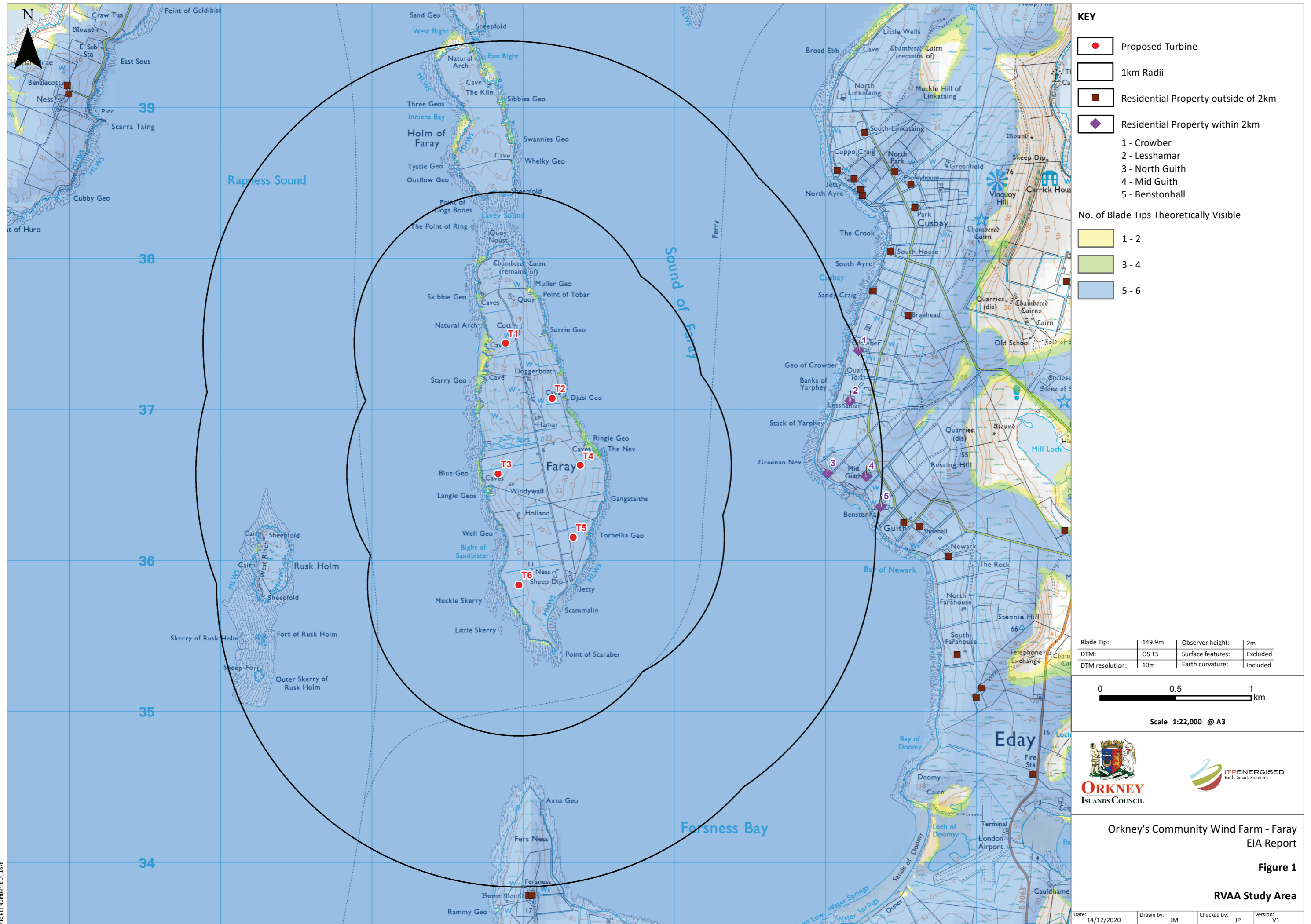
The assessment found that none of the predicted significant effects on visual amenity experienced at properties have potential to reach the Residential Visual Amenity Threshold. The Proposed Development will not overwhelm views in all directions, nor will it be unpleasantly encroaching / inescapably dominant in the available views from any of the properties assessed. This is due to a combination of factors, such as the availability of interior views, orientation of the property, position of windows and external screening elements influencing available views, which limit effects on the overall visual amenity experienced from properties. Many of the properties assessed are oriented such that they have an aspect over the coast of Newark Bay or Fersness Bay. Effects on visual amenity often arise as a result of changes to views experienced from the external gardens, access and domestic curtilage of many of the properties, which are generally more open to the views of the surrounding landscape. While residential visual amenity is, therefore, likely to be significantly affected when considered in terms of the overall visual amenity experienced, in most cases the principal views from the interiors of the four of the five properties will remain largely unaffected.

The visual experience from properties, gardens and domestic curtilages will not be comparable to living within a wind farm, but rather that a turbine cluster will be present and visible close by on a separate island. The Proposed Development turbines will be viewed as a distinct cluster of turbines on the island of Faray and due to the position of of the properties on Eday to the east, the proposed turbines will occupy a narrow lateral spread, thereby affecting a relatively small part of the wider view available. The turbines will, nonetheless, be seen as especially large scale, dynamic structures and the fore-shortening effect of the intervening water will accentuate their close range presence.

The following RVAA sheets in this Appendix detail the assessments for each property, which are summarised in Table 1.

**Table 1: Summary of the RVAA**

ID	Property	Distance from nearest turbine (km)	Step 3 - Magnitude of Change / Significance	Step 4 - Residential Amenity Threshold
1	Crowber	1.99	Medium-high	N/A
2	Lesshamar	1.84	Medium-high	N/A
3	North Guith	1.64	Medium-high	N/A
4	Mid Guith	1.89	Medium-high	N/A
5	Benstonhall	2.01	Medium-high	N/A





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OS Grid Reference: X 355221  
 Y 1037391  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 6  
 Distance to nearest visible turbine: 1.99km  
 Horizontal field of view: 35.8°

## Step 2 Evaluation of Baseline Visual Amenity

### Property description:

- |  |  |   |                                      |  |                                       |  |   |   |
|--|--|---|--------------------------------------|--|---------------------------------------|--|---|---|
| <input type="checkbox"/> Farmhouse           | <input type="checkbox"/> Semi Detached | <input checked="" type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered    | <input checked="" type="checkbox"/> 1 Storey | <input type="checkbox"/> 2 Storey     | <input checked="" type="checkbox"/> Outbuildings | <input 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 type="checkbox"/> Side Gardens           |

### Existing Visual Amenity

**Property Description:** Crowber consists of a row of small traditional cottages, which now appear to be in single occupancy. They comprise a low single storey, with the building nestled into the hill slope. Crowber sits on the western coastal edge of the island of Eday, within an area of farmland defined as Inclined Coastal Pasture LCT. The farm fields of improved pasture or arable, combined with the absence of trees or scrub, ensure the landscape is kept open. This means there is little shelter from the strong westerly and south-westerly winds that often affect this exposed western coast. Access to the property is gained via the track off the minor coastal road. Outbuildings lie to the east of the property and a low wall encloses the garden grounds to the north.

**Views from interior of property:** The principal orientation of the property is to the south, with views overlooking the western coastal edge of Eday towards Greenan Nev. The squat structure of the cottages combined with the small openings for windows, will moderate the influence that these views of the coast will have on residents within the interior spaces. There are also windows in the northern elevation, looking out over the small garden grounds to the coastal edge beyond. There are no windows in the short gable walls on the western and eastern elevations.

**Views from access:** The access to the house approaches from the east and affords views west across the Sound of Faray to the northern end of the island of Faray, albeit with open views occurring in all directions, including along the western coast of Eday and north-west to Westray.

**Views from garden grounds:** A small garden comprising low grasses and enclosed by low stone walling, sits to the north of the cottages. While the low cottage affords some shelter, this outdoor space forms part of the wider open and exposed coastal landscape. While views open up in all directions, it is likely that the nearby island of Faray forms the main focus.

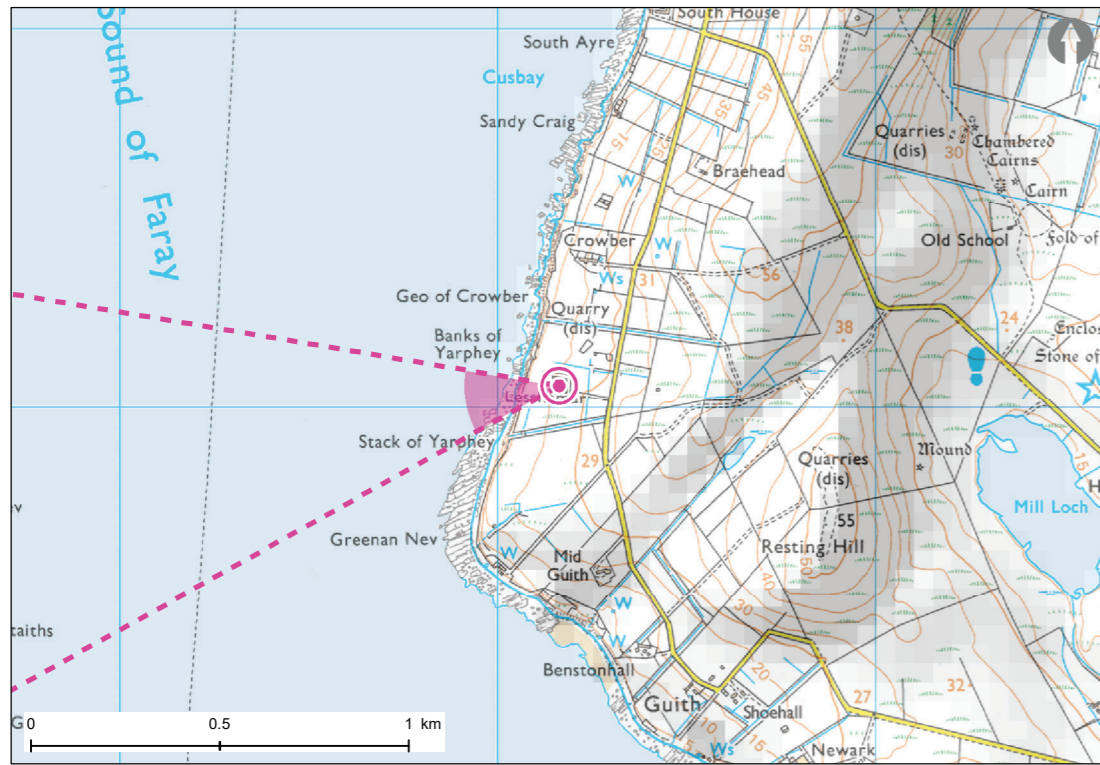
## Step 3 Assessment of Residential (Visual) Amenity Effects

- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

The wireline representative of the view from this property, shows that all six turbines will be readily visible at a distance of approximately 1.99km in the sector between the west and south-west. As the principal orientation of the property is to the south, with an outlook also to the north, but not to the west, where the Proposed Development would be located, there will be limited change in respect of views from within the property. There would, however, be a notable change in views residents experience from the access track and garden grounds. The alignment of the access track, west towards the Proposed Development means that it will appear as a prominent feature in the views of residents approaching the property. The openness of the garden means that the Proposed Development will be readily visible in the sector between the west and south-west, with all six turbines seen set on the small island of Faray. The magnitude of change rating is prevented from being rated high owing to the absence of visibility that will be experienced from the interior of the property, as well as the separation distance of almost 2 km from the access track and garden, which will mean that the Proposed Development will be seen as a prominent feature, albeit within a wider context of moorland hills in the hinterland of the island, coast to the north and south, and more distant islands in the background. It is the influence of this wider context that will, to some extent, moderate the influence of the Proposed Development. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **medium-high** and the visual effect is assessed as **Significant**.

## Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

The effect of the Proposed Development on the residential visual amenity experienced at this property is not considered to have reached the Residential Visual Amenity Threshold, due the **medium-high** magnitude of change on views from the property, which is not in the upper most 'High' magnitude range required for the Residential Visual Amenity Threshold.



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OS Grid Reference: X 355164  
 Y 1037058  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 6  
 Distance to nearest visible turbine: 1.84km  
 Horizontal field of view: 38.58°

## Step 2 Evaluation of Baseline Visual Amenity

### 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

**Property Description:** Lesshamar is a long and low traditional cottage, with out-buildings surrounding. The property sits on the west coast of Eday, inset approximately 70m from the low cliffs set along the shoreline. This narrow coastal strip is classified as Inclined Coastal Pasture LCT, with Moorland Hills LCT forming enclosure to the east and the Whaleback Island LCT of Faray set beyond Faray Sound to the west. The farm fields of improved pasture or arable, combined with the absence of trees or scrub, ensure the landscape is kept open. This means there is little shelter from the strong westerly and south-westerly winds that often affect this exposed western coast. Access to the property is gained via the track off the minor coastal road. Outbuildings lie to the west and east of the property and a low wall encloses the garden grounds to the north.

**Views from interior of property:** The principal orientation of the property is to the south, with views overlooking the western coastal edge of Eday towards Greenan Nev. The squat structure of the cottages combined with the small openings for windows, will moderate the influence that these views of the coast will have on residents within the interior spaces. There are also windows in the northern elevation, looking out over the small garden grounds to the coastal edge beyond. There are no windows in the short gable walls on the western and eastern elevations, with outbuildings forming some degree of enclosure on both these sides and to the south-west.

**Views from access:** The access to the house approaches from the east and affords views west across the Sound of Faray to the northern end of the island of Faray, albeit with open views occurring in all directions, including along the western coast of Eday and north-west to Westray.

**Views from garden grounds:** A small garden, comprising low grasses and partially enclosed by low stone walling, sits to the north of the property. While the low cottage affords some shelter, this outdoor space forms part of the wider open and exposed coastal landscape. While views from the garden open up in all directions, it is likely that the nearby island of Faray forms the main focus.

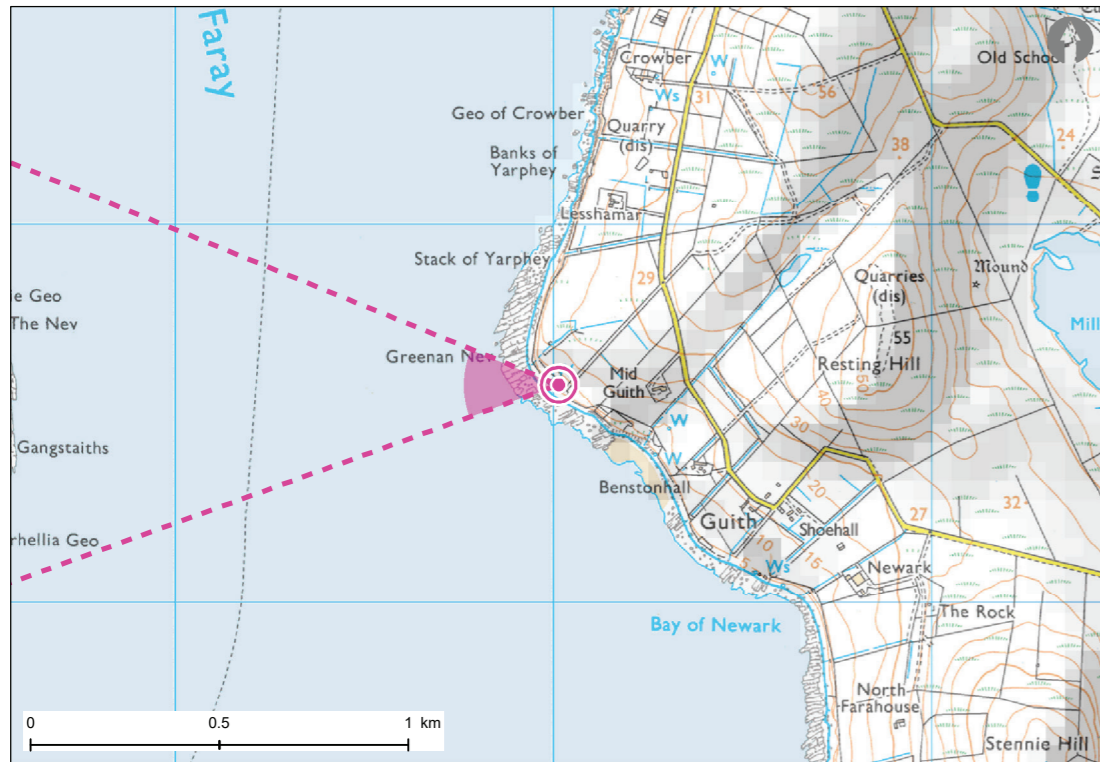
## Step 3 Assessment of Residential (Visual) Amenity Effects

- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

The wireline representative of the view from this property, shows that all six turbines will be readily visible at a distance of approximately 1.84km in the sector towards the west. As the principal orientation of the property is to the south, with an outlook also to the north, but not to the west, where the Proposed Development would be located, there will be limited change in respect of views from within the property. There would, however, be a notable change in views residents experience from the access track and garden grounds. The alignment of the access track, west towards the Proposed Development means that it will appear as a prominent feature in the views of residents approaching the property. The openness of the garden means that the Proposed Development will be readily visible in the sector to the west, with all six turbines seen set on the small island of Faray. The magnitude of change rating is prevented from being rated high owing to the absence of visibility that will be experienced from the interior of the property, as well as the separation distance of 1.84km from the access track and garden, which will mean that the Proposed Development will be seen as a prominent feature, albeit within a wider context of moorland hills in the hinterland of the island, coast to the north and south, and more distant islands in the background. It is the influence of this wider context that will, to some extent, moderate the influence of the Proposed Development. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **medium-high** and the visual effect is assessed as **Significant**.

## Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

The effect of the Proposed Development on the residential visual amenity experienced at this property is not considered to have reached the Residential Visual Amenity Threshold, due the **medium-high** magnitude of change on views from the property, which is not in the upper most 'High' magnitude range required for the Residential Visual Amenity Threshold.



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OS Grid Reference: X 355015  
 Y 1036577  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 6  
 Distance to nearest visible turbine: 1.64km  
 Horizontal field of view: 41.9°

## Step 2 Evaluation of Baseline Visual Amenity

### 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

**Property description:** North Guith is an 'L shaped' property, with a number of surrounding out-buildings. The property sits on the west coast of Eday, just south of Greenan Nev and close to the shoreline of the shingle beach. The coastal landscape is characterised by gently sloping landform towards the coastal edge and the blanket cover of small to medium fields of improved pasture. To the east, the landform rises to form the low ridgeline of the moorland hills, while to the west, views open out across the surrounding seascape, with the island of Faray forming a focal feature within the close-range. To the south, the coastline cuts away to wrap around the Bay of Newark, while to the north it extends out to the rocky headland of Greenan Nev. This is an open and exposed landscape, with a strong maritime influence. Access to the property is gained via the track off the minor coastal road. Outbuildings wrap around the property to the north-west and south-west, and a low wall encloses the garden grounds to the north-west.

**Views from interior of property:** The principal orientation of the property is to the south-west. The long sides of the 'L' shaped property face south-west and south-east. While views from the south-east side extend across open farmland to Fersness Bay, the enclosure formed by the immediately adjacent out-buildings, largely contain the views from the south-west side. Open views also occur from the shorter north-west and north-east sides of the property, these views extending over the adjacent farmland.

**Views from access:** The access to the property is taken from the minor, coastal road and follows an approximate 300m length track in a south-westerly direction. While the direct alignment of this view is towards the headland at Fers Ness, the openness of the surrounding landscape means that much wider views are experienced, with the main draw being across the coastal edge, and include the island of Faray within the sector between the north-west and south.

**Views from garden grounds:** There is a walled garden on the north-western side of the outbuildings. While there is some containment from the outbuildings, perimeter wall and low scrub contained within, the garden is relatively open and views can be experienced in almost every direction, with a focus on Fers Ness to the south-west, but also including the island of Faray.

## Step 3 Assessment of Residential (Visual) Amenity Effects

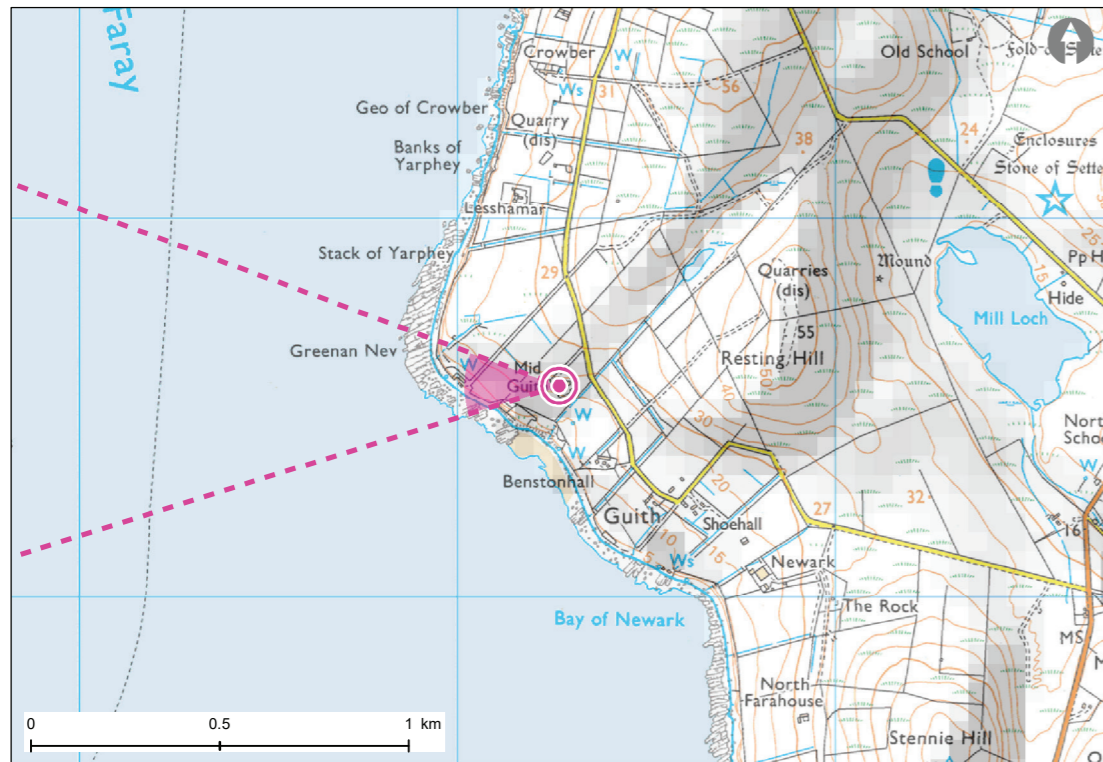
- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

The wireline representative of the view from this property, shows that all six turbines will be readily visible at a distance of approximately 1.64km in the sector towards the west. While the principal orientation of the property is to the south-west, and the Proposed Development will be situated to the west, the close proximity of the outbuildings to the south-west and north-west, will mean that it is unlikely that the Proposed Development will be visible from the interior of the property. This means that there will be little or no change to the views of residents from within the property. There would, however, be a notable change in views residents experience from the access track and garden grounds. Although the alignment of the access track is south-west, the openness of the landscape means that the Proposed Development, seen in views towards the west will appear as a prominent feature in the views of residents approaching the property. The openness of the garden means that the Proposed Development will be readily visible in the sector to the west, with all six turbines seen set on the small island of Faray. The magnitude of change rating is prevented from being rated high owing to the absence of visibility that will be experienced from the interior of the property, as well as the separation distance of approximately 1.4 to 1.6km from the access track and garden, which will mean that the Proposed Development will be seen as a prominent feature, albeit within a wider context of moorland hills in the hinterland of the island, coast to the north and south, and more distant islands in the background. It is the influence of this wider context that will, to some extent, moderate the influence of the Proposed Development. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **medium-high** and the visual effect is assessed as **Significant**.

## Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

The effect of the Proposed Development on the residential visual amenity experienced at this property is not considered to have reached the Residential Visual Amenity Threshold, due to the **medium-high** magnitude of change on views from the property, which is not in the upper most 'High' magnitude range required to reach the Residential Visual Amenity Threshold.





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OS Grid Reference: X 355271  
 Y 1036559  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 6  
 Distance to nearest visible turbine: 1.89km  
 Horizontal field of view: 37.64°

## Step 2 Evaluation of Baseline Visual Amenity

### 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 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 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

**Property description:** Mid Guith is a recently constructed, modern property with a detached garage. The property sits on the west coast of Eday, to the south-east of Greenan Nev and inset approximately 150m from the coastal edge. The coastal landscape is characterised by gently sloping landform towards the coastal edge and the blanket cover of small to medium fields of improved pasture. To the east, the landform rises to form the low ridgeline of the moorland hills, while to the west, views open out across the surrounding seascape, with the island of Faray forming a focal feature within the close-range. To the south, the coastline cuts away to wrap around the Bay of Newark, and the wider Fersness Bay. This is an open and exposed landscape, with a strong maritime influence. Access to the property is gained via the track off the minor coastal road. The house and garage sit on an area of hardstanding, with a small patch of grass to the north, and all enclosed by a post and wire fence.

**Views from interior of property:** The property is rectangular in plan with the principal orientation being south-south-east. Views from the interior of the property look over the Bay of Newark and along the western coast of Eday to the Bay of Doomy. From the opposite aspect to the north-north-west, the views will be largely contained by the landform that rises up from Greenan Nev. There does not appear to be any windows on the west-south-west and east-north-east gable end walls.

**Views from access:** The access to the property is taken from the minor coastal road and follows an approximate 130m length driveway in a south-westerly direction. While the direct alignment of this view is towards the headland at Fers Ness, the openness of the surrounding landscape means that much wider views are experienced, with the main draw being across the coastal edge, within the sector between the north-west and south.

**Views from garden grounds:** The garden grounds comprise the areas of hardstanding around the house and the garage and the small patch of grass to the north. While there is some containment from the property and garage, the garden is relatively open and views can be experienced in almost every direction.

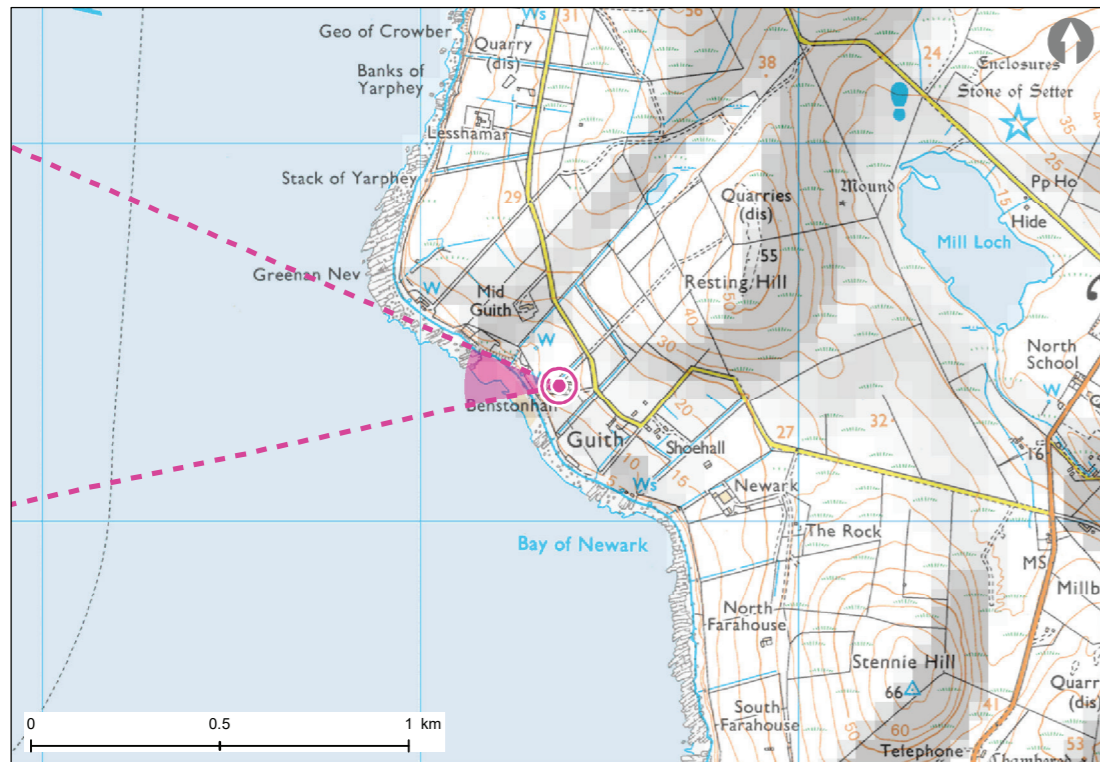
## Step 3 Assessment of Residential (Visual) Amenity Effects

- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

The wireline representative of the view from this property, shows that all six turbines will be readily visible at a distance of approximately 1.89km in the sector towards the west. With views from the property occurring to the south-south-west and north-north-east, and the Proposed Development situated to the west, it is unlikely that direct views of the Proposed Development will be experienced from the interior spaces. This means that the views of residents from within the property will remain largely unchanged. There would, however, be a notable change in views residents experience from the access track and garden grounds. Although the alignment of the access track is south-west, the openness of the landscape means that the Proposed Development, seen in views towards the west will appear as a prominent feature in the views of people approaching the property. The openness of the garden means that the Proposed Development will be readily visible in the sector to the west, with all six turbines seen set on the small island of Faray. The magnitude of change rating is prevented from being rated high owing to the general absence of visibility that will be experienced from the interior of the property, as well as the separation distance of 1.89km from the access track and garden, which will mean that the Proposed Development will be seen as a prominent feature, albeit within a wider context of moorland hills in the hinterland of the island, coast to the north and south, and more distant islands in the background. It is the influence of this wider context that will, to some extent, moderate the influence of the Proposed Development. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **medium-high** and the visual effect is assessed as **Significant**.

## Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

The effect of the Proposed Development on the residential visual amenity experienced at this property is not considered to have reached the Residential Visual Amenity Threshold, due to the **medium-high** magnitude of change on views from the property, which is not in the upper most 'High' magnitude range required to reach the Residential Visual Amenity Threshold.



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OS Grid Reference: X 355368  
Y 1036359  
No. of blade tips theoretically visible: 6  
No. of hubs theoretically visible: 6  
Distance to nearest visible turbine: 2.01km  
Horizontal field of view: 35.75°

## Step 2 Evaluation of Baseline Visual Amenity

### 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

**Property description:** Bestonhall is a traditional single storey, stone built farm house. The property sits on the west coast of Eday, to the south-east of Greenan Nev and inset approximately 80m from the coastal edge where a shingly beach occurs. The coastal landscape is characterised by gently sloping landform towards the coastal edge and the blanket cover of small to medium fields of improved pasture. To the east, the landform rises to form the low ridgeline of the moorland hills, while to the west, views open out across the surrounding seascape, with the island of Faray forming a focal feature within the close-range. To the south, the coastline cuts away to wrap around the Bay of Newark, and the wider Fersness Bay. This is an open and exposed landscape, with a strong maritime influence. Access to the property is gained via the track off the minor coastal road. The house and outbuildings form a small cluster, with the farmhouse to the west and the outbuildings to the north and east.

**Views from interior of property:** The property has a number of facades, with the ENE facade facing in towards the farmyard, the SSE facade facing over the garden towards Fersness Bay and the WSW facade faces over the Sound of Faray to the southern tip of Faray. Views from the interior of the property present a range of different aspects. There does not appear to be any windows on the NNW aspect.

**Views from access:** The access to the property is taken from the minor coastal road and follows an approximate 60m length driveway in a westerly direction. While the direct alignment of this view is towards the southern end of the island of Faray, the openness of the surrounding landscape means that much wider views are experienced, with views extending across the sector between the north-west and south.

**Views from garden grounds:** The garden grounds comprise a small grassed area on the SSE aspect of the building, which is contained by a low stone wall. The areas of hardstanding around the house and the garage and the small patch of grass to the north. While there is some containment from the property and outbuildings to the north, the garden is relatively open and views can be experienced in almost every direction.

## Step 3 Assessment of Residential (Visual) Amenity Effects

- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

The wireline representative of the view from this property, shows that all six turbines will be readily visible at a distance of approximately 2.01km in the sector towards the west. With views from the property occurring to the west-south-west, there is the possibility that the Proposed Development may be visible from this aspect of the house. These views will mainly focus on the proposed turbines in the southern part of Faray, albeit seen within a wider view of seascape and islands. Views from the other aspects of the property will remain largely unchanged. There would, however, be a more notable change in views residents experience from the access track and garden grounds. The Proposed Development, will be seen in views towards the west and will appear as a prominent feature in the views of people approaching the property from the minor coastal road to the east. The openness of the garden means that the Proposed Development will be readily visible in the sector to the west, with all six turbines seen set on the small island of Faray. The magnitude of change rating is prevented from being rated high owing to the separation distance of 2.01km from the access track and garden, which will mean that the Proposed Development will be seen as a prominent feature, albeit within a wider context of moorland hills in the hinterland of the island, coast to the north and south, and more distant islands in the background. It is the influence of this wider context that will, to some extent, moderate the influence of the Proposed Development. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **medium-high** and the visual effect is assessed as **Significant**.

## Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

The effect of the Proposed Development on the residential visual amenity experienced at this property is not considered to have reached the Residential Visual Amenity Threshold, due to the **medium-high** magnitude of change on views from the property, which is not in the upper most 'High' magnitude range required to reach the Residential Visual Amenity Threshold.