

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

## **Appendix 6.4: Volume 1**

Residential Visual Amenity Assessment (RVAA)

## **Appendix 6.4: Volume 2**

Residential Visual Amenity Assessment (RVAA) Wirelines

## Appendix 6.4 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 assessment would usually be carried out largely on site in order to observe and assess baseline factors such as the orientation of the property, the baseline views that may be gained, screening by vegetation and so on. However, in the case of the Proposed Development, no site visits had been carried out to assess effects on relevant properties prior to the Covid-19 lockdown. As a result of this Covid-19 lockdown, it has not been possible to undertake site visits as part of the RVAA, therefore the RVAA has been carried out solely as a desk-top study, using aerial photography, Google StreetView, maps and wirelines produced to illustrate the theoretical visibility of the Proposed Development from each property. In this specific respect, this RVAA does not comply with the TGN 02/19, which describes the need for fieldwork. Where it is not possible to ascertain whether or not a property has an aspect facing towards the Proposed Development, a precautionary approach has been taken for the purpose of this RVAA.

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.

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 LVIAs 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 A6.4-1 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 A6.4-1 of this Appendix. All of the properties lie within the Zone of Theoretical Visibility (ZTV) of the Proposed Development, as shown on Figure A6.4-1, 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 normally, 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.”*

Step 2 would usually be carried out largely on site. However, as described above, this has not been possible due to the Covid-19 lockdown, and the properties that were not visited on site have been evaluated and assessed on the basis of a desk study.

RVAA sheets (which are included in this Appendix) have been prepared for all 28 properties that lie within the 2km study area. These assessment sheets contain an OS map and aerial photograph of the property, 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 are required to illustrate the full theoretical visibility of the Proposed Development from each property.

### 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, 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 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 curilage (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. 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. 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 28 included properties, 24 will undergo a significant effect as a result of the Proposed Development. This does not imply that the interior spaces of all 24 properties will be significantly affected and indeed a notable number will not, 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 vegetation and/ or other built form.

Of these 24 properties assessed as having significant effects in the RVAA, four are assessed as resulting in a High magnitude of change to visual amenity and 20 properties 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 24 properties, where High or Medium-high levels of magnitude are assessed, generally where there are direct views of the Proposed Development either from within the interior of the property in its main elevation, or more often from its garden grounds, curtilage or main access.

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 Mill Bay or Ore Bay, away from the Proposed Development, in which it will not be visible in the principal view. 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 significantly affected when considered in terms of the overall visual amenity experienced, often the principal views from the interior of dwellings will be affected to a lesser degree.

The visual experience from the dwellings, gardens and domestic curtilage would not be comparable to actually living within a wind farm, but rather that a turbine cluster will be present and visible close by on a distinct hill. The Proposed Development turbines tend to be viewed as a distinct cluster of turbines on the landform of Wee Fea and due to the position of many of the properties to the east, is with a narrow lateral spread thereby affecting a relatively small part of the wider view available, often forming an incidental element in the wider moorland setting, rather than a primary focus in the main views.

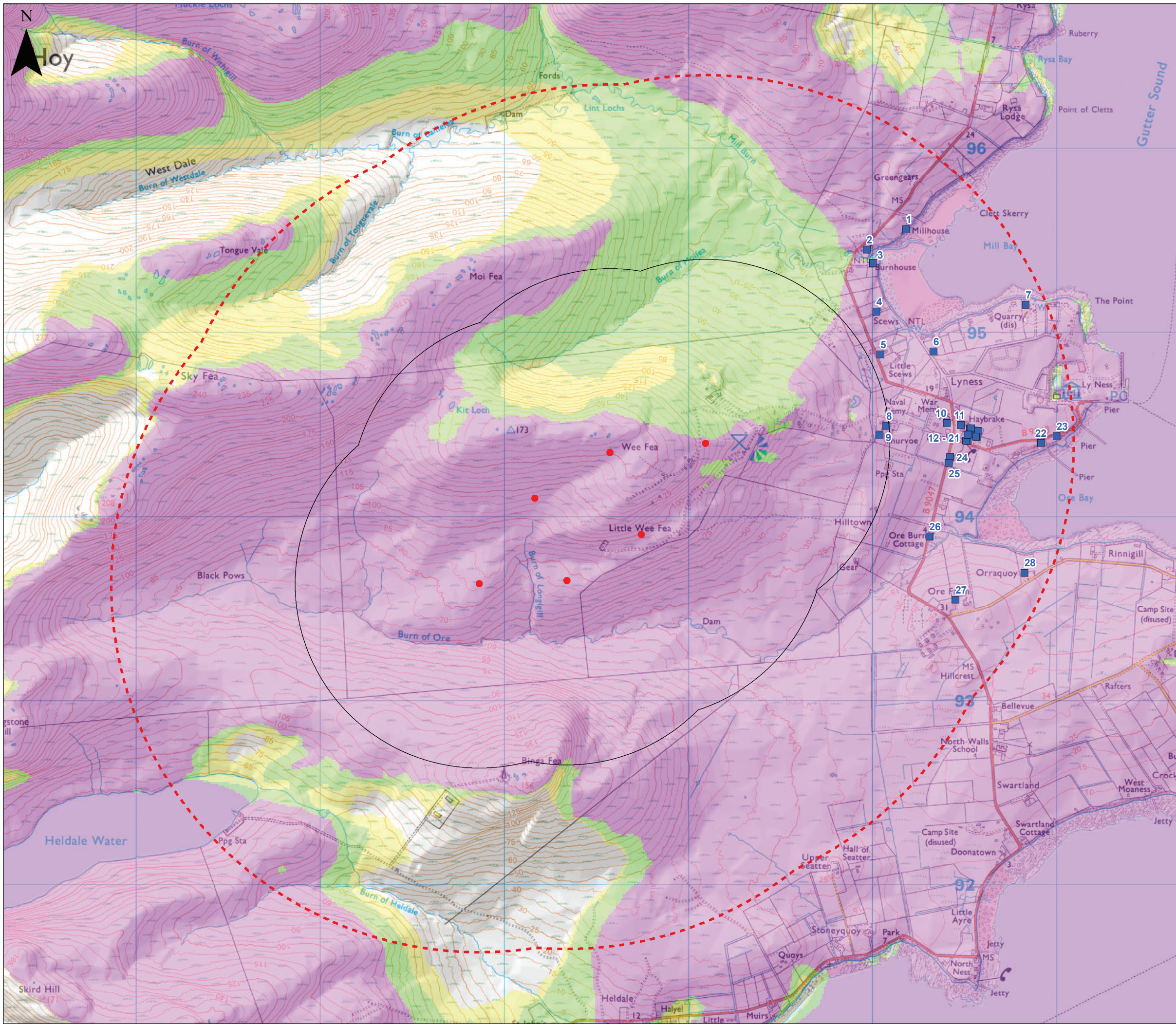
Low levels of magnitude of change are assessed for 2 properties (8 and 9) largely owing to the adjacent coniferous woodland belt, since it provides a substantial screen and prevents significant visual effects occurring. Woodland is scarce in Orkney and as such it is considered that the tree belt is of higher value than it would be if located on Mainland Scotland. In addition, the woodland belt is not related to any commercial forestry activity. The aforementioned points present strong justification that it would be retained in the longer term. The magnitude of change has been assessed as high from these properties in the unlikely event that this substantial and well established woodland belt is felled during the operational life of the Proposed Development. Should the woodland belt be felled, the predicted effects on visual amenity at the property could potentially reach the Residential Visual Amenity Threshold, mainly due the close proximity (less than 1km) of the nearest proposed turbine and the resulting vertical scale of the turbines, which is emphasised by their elevated position on the landform above the properties. The principal outlook of these properties, east towards the sea would remain unaffected, as would the northern and southern sectors, with the proposed development only present in the western sector. In the unlikely event that the woodland belt is removed and the Residential Visual Amenity Threshold is reached, the resultant effect may not necessarily be unacceptable as this is a matter to be considered in the planning balance, along with other matter of residential amenity, such as noise and shadow flicker.

Two properties were identified as being derelict and uninhabited, which have not been assessed as there are no receptors present to experience visual effects.

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	Mill House	1.59	Medium-high / Significant	No
2	Rysa Mill	1.37	High / Significant	No
3	The Noddle	1.34	Medium-high / Significant	No
4	Scews	1.17	Medium-high / Significant	No
5	Little Scews	1.07	High / Significant	No
6	Summer Cleary	1.34	Medium-high / Significant	No
7	Rock o Cleary	1.90	Medium-high / Significant	No
8	Moorlands	0.99	Low / Not Significant (assuming coniferous woodland belt remains in situ) High / Significant (assuming coniferous woodland belt is felled)	No - assuming coniferous woodland belt remains in situ Yes - assuming coniferous woodland belt is felled
9	Thurvoe	0.95	Low / Not Significant (assuming coniferous woodland belt remains in situ) High / Significant (assuming coniferous woodland belt is felled)	No - assuming coniferous woodland belt remains in situ Yes - assuming coniferous woodland belt is felled
10	Treetops	1.32	Medium-high / Significant	No
11	Haybrake Farm	1.39	High / Significant	No
12	1 French Road	1.42	Medium-high / Significant	No
13	2 French Road	1.42	Medium-high / Significant	No
14	3 French Road	1.43	Medium-high / Significant	No
15	4 French Road	1.43	Medium-high / Significant	No
16	5 French Road	1.44	Medium-high / Significant	No
17	6 French Road	1.45	Medium-high / Significant	No
18	7 French Road	1.48	Medium-high / Significant	No
19	8 French Road	1.48	Medium-high / Significant	No
20	9 French Road	1.47	Medium-high / Significant	No
21	10 French Road	1.48	Medium-high / Significant	No
22	Ore Vik	1.82	Derelict/uninhabited - not assessed	Not assessed
23	61 Bungalow	1.91	Medium-high / Significant	No
24	2 Chalet	1.33	Medium-high / Significant	No
25	1 Chalet	1.33	Medium-high / Significant	No
26	Ore Burn	1.32	Derelict/uninhabited - not assessed	Not assessed
27	Ore Farm	1.60	High / Significant	No
28	Orequoy	1.87	Medium-high / Significant	No



**KEY**

- Proposed Turbines
- 1km Radius
- 2km Radius
- Residential Properties

1. Mill House
2. Rysa Mill
3. The Noddle
4. Scews
5. Little Scews
6. Summer Cleary
7. Rock O Cleary
8. Moorlands
9. Thurvoe
10. Treetops
11. Haybrake Farm
12. 1 French Road
13. 2 French Road
14. 3 French Road
15. 4 French Road
16. 5 French Road
17. 6 French Road
18. 7 French Road
19. 8 French Road
20. 9 French Road
21. 10 French Road
22. Ore Vik
23. 61 Bungalow
24. 2 Chalet
25. 1 Chalet
26. Ore Burn
27. Ore Farm
28. Orequoy

**No. of Blade Tips Theoretically Visible**

- 1 - 2
- 3 - 4
- 5 - 6

Blade Tip:	149.9m	Observer height:	2m
DTM:	OS T5 & T50	Surface features:	Excluded
DTM resolution:	10m	Earth curvature:	Included

Scale 1:20,000 @ A3

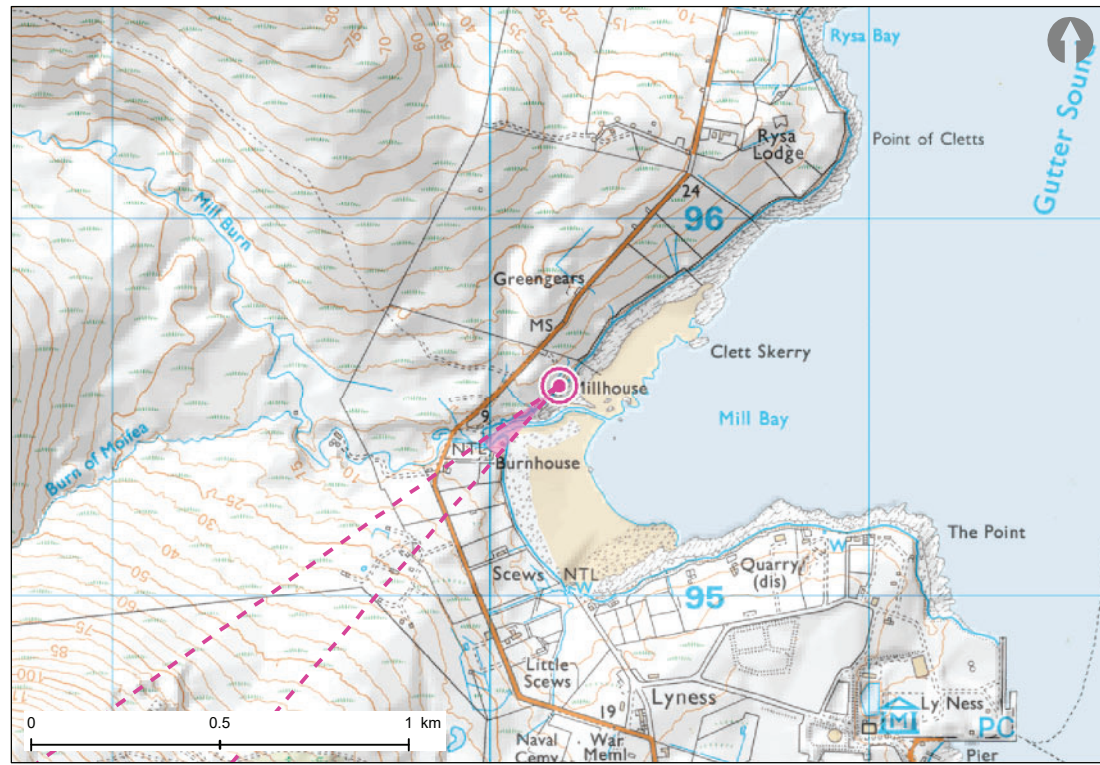
Orkney's Community Wind Farm Project: Hoy

Figure A6.4-1

RVAA Overview

Date:	22/04/2020	Drawn by:	SH	Checked by:	JP	Version:	V1
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Project Number: ED\_1675



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 330183  
 Y 995559  
 No. of blade tips theoretically visible: 5  
 No. of hubs theoretically visible: 3  
 Distance to nearest visible turbine: 1.59km  
 Horizontal field of view: 13.2°

## 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

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

**Location** - old C listed mill house situated at Mill Bay, set amongst heathland and farmland close to the sea, offering bed and breakfast accommodation. Access to the property is gained via the track off B9047. Outbuildings lie to the north-east of the property.

**Views from interior of property** - the principal orientation of the property is to the east/south-east overlooking the beach and Mill Bay, with the main windows (ground and upstairs), conservatory and garden alongside the beach on this elevation. The principal focus of views is in this south-eastern direction over the beach and across Mill Bay. There are also windows in other elevations, including the western/NW elevation. Views in this direction are partially restricted by garden vegetation and the gradually rising landform on the landward side of the house. The gable ends of the property face north-east and south-west.

**Views from access** - the access to the house approaches from the west and afford views east/south-east across Mill Bay, but there are open views in all directions, including to the edges of the moorland hill ranges of Hoy to the south-west and west.

**Views from garden grounds** - informal gardens on access approach, overlooking the beach and to sides, with open views over Mill Bay to Fara, coastal pastures and heaths around the bay, and inland to the moorland hill ranges of Hoy.

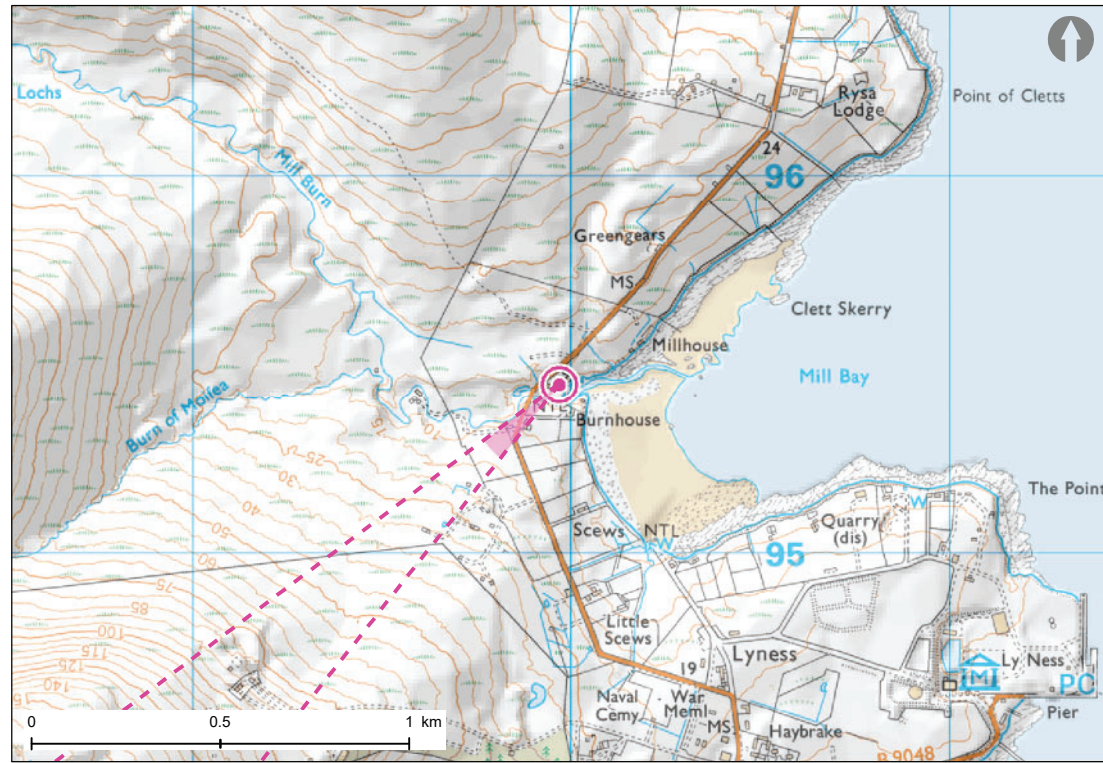
## Step 3 Assessment of Residential (Visual) Amenity Effects

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

Three of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the south-west, with the blades of two further turbines visible only intermittently during their rotation behind the skyline and one further turbine screened entirely. Much of the development is screened by the landform of Wee Fea. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property with turbine 1 appearing to be most prominent. Although the turbines will be highly visible in views from the access and garden grounds, they are unlikely to be visible in views from the interior of the property, which has a gable end facing in this south-westerly direction, and the Proposed Development will not be visible in the principal views from the property oriented across Mill Bay, such that it would appear to form an incidental element in the wider moorland setting, rather than a primary focus in the main view. 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).



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 329970  
 Y 995448  
 No. of blade tips theoretically visible: 5  
 No. of hubs theoretically visible: 3  
 Distance to nearest visible turbine: 1.37km  
 Horizontal field of view: 14.8°

## 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

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

**Location** - old mill house situated near the Mill Burn where it joins the sea at Mill Bay, set amongst heathland and woodland close to the sea. Access to the property is gained via the track off B9047.

**Views from interior of property** - the principal orientation of the property is to the south-east and east overlooking the burn and Mill Bay, with the main windows (ground and upstairs), conservatory and garden alongside this elevation. The principal focus of views is in this south-eastern direction over the burn, the beach and across Mill Bay. There are small windows in other elevations, including the northern elevation. Views in this direction are partially restricted by the gradually rising landform on the landward side of the house and by woodland. The gable ends of the property face north-east and south-west, which have windows on the ground and upper floors.

**Views from access** - the access to the house approaches from the west and affords views east/south-east across Mill Bay, but there are open views in all directions, including to the edges of the moorland hill ranges of Hoy to the south-west and west, with views only partially restricted by woodland around the Mill Burn.

**Views from garden grounds** - informal gardens on access approach, overlooking the beach and the burn, with open views over Mill Bay to Fara, coastal pastures and heaths around the bay, and inland to the moorland hill ranges of Hoy, only partially restricted by the landform rising to the landward side of the property and woodland around the burn.

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

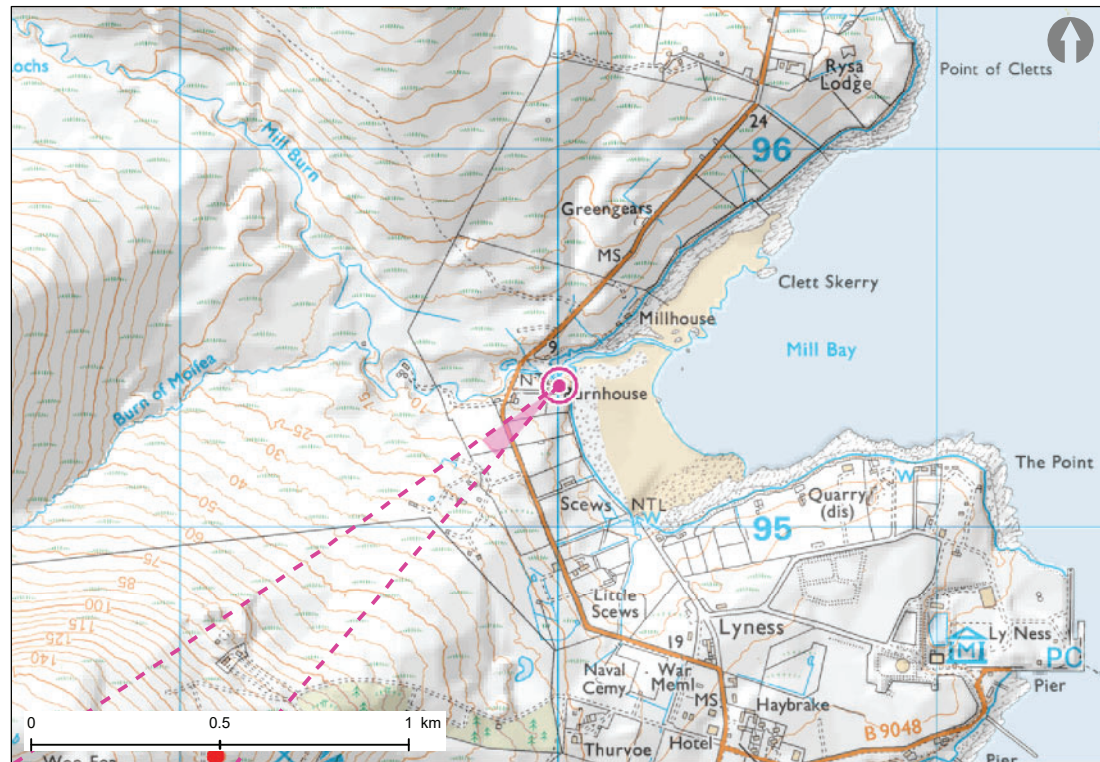
- **Magnitude of change: High**
- **Significance of effect: Significant**

Three of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the south-west, with the blades of two further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, with turbine 1 appearing to be most prominent. Although the turbines will be highly visible in views from the access and garden grounds, they will be less visible in views from the interior of the property. The dwelling has a gable end facing in a south-westerly direction, with several windows facing towards the Proposed Development. The Proposed Development will, however, not be seen in the principal views from the property oriented across Mill Bay, such that it will not be a primary focus in the main view. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **High** and the visual effect is assessed as **Significant**.

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

The predicted effects on visual amenity and views at this property will not reach the Residential Visual Amenity Threshold, for the following reasons:

- The Proposed Development is viewed as a distinct cluster of turbines on the landform of Wee Fea, with a narrow lateral spread affecting a relatively small part of the view, forming an element in the wider moorland setting, rather than a primary focus in the main view over Mill Bay.
- There is likely to be reduced visibility of the Proposed Development in views from within the interior of the property, with views mainly being experienced from the south-west elevation, external gardens, access and domestic curtilage of the property.
- The Proposed Development will not overwhelm views in all directions, nor will it be unpleasantly encroaching / inescapably dominant in the available views from the property.
- The visual experience from the dwelling, gardens and domestic curtilage would not be comparable to actually living within a wind farm, but rather that a turbine cluster will be present and visible close by on a distinct hill.



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 330004  
 Y 995375  
 No. of blade tips theoretically visible: 5  
 No. of hubs theoretically visible: 3  
 Distance to nearest visible turbine: 1.34km  
 Horizontal field of view: 14.7°

## Step 2 Evaluation of Baseline Visual Amenity

### Property description:

- |                                    |  |                                      |                                      |                                     |                                       |                                       |                                       |                                       |
|------------------------------------|--|--------------------------------------|--------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered    | <input type="checkbox"/> 1 Storey   | <input 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 |

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19. Due to the set-back position of the property off the public road, the existing visual amenity can not be fully surveyed using desk-top sources and, therefore, the property description has not been completed. However, some assumptions can be made based on the aerial imagery and understanding of the views from the nearby areas and dwellings, to inform the assessment.

### Existing Visual Amenity

**Location** - this property is set back from the B9047 near the beach at Mill Bay and appears to be surrounded by woodland on its western (inland) and southern sides. The house situated on the southern side of the Mill Burn where it joins the sea at Mill Bay, set amongst pastures and woodland close to the sea. Access to the property is gained via the track off B9047.

**Views from interior of property** - the principal orientation of the property appears to be to the south-east overlooking Mill Bay. The principal focus of views is in this south-eastern direction over the burn, the beach and across Mill Bay. Views to the west are likely to be partially restricted by the gradually rising landform on the landward side of the house and by woodland that surrounds the western side of the house. The gable ends of the property face north-east and south-west.

**Views from access** - the access to the house approaches from the west and would afford views east/south-east across Mill Bay, however it is lined with woodland on either side which is likely to restrict views. Views west from the access to the moorland hill ranges of Hoy to the south-west and west are more likely to occur at the western end of the access where it meets the B9047.

**Views from garden grounds** - the main gardens appear to overlook the beach and the bay, with open views over Mill Bay to Fara likely. Views from the garden grounds are likely to be partially restricted by woodland on all but the coastal side of the property.

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

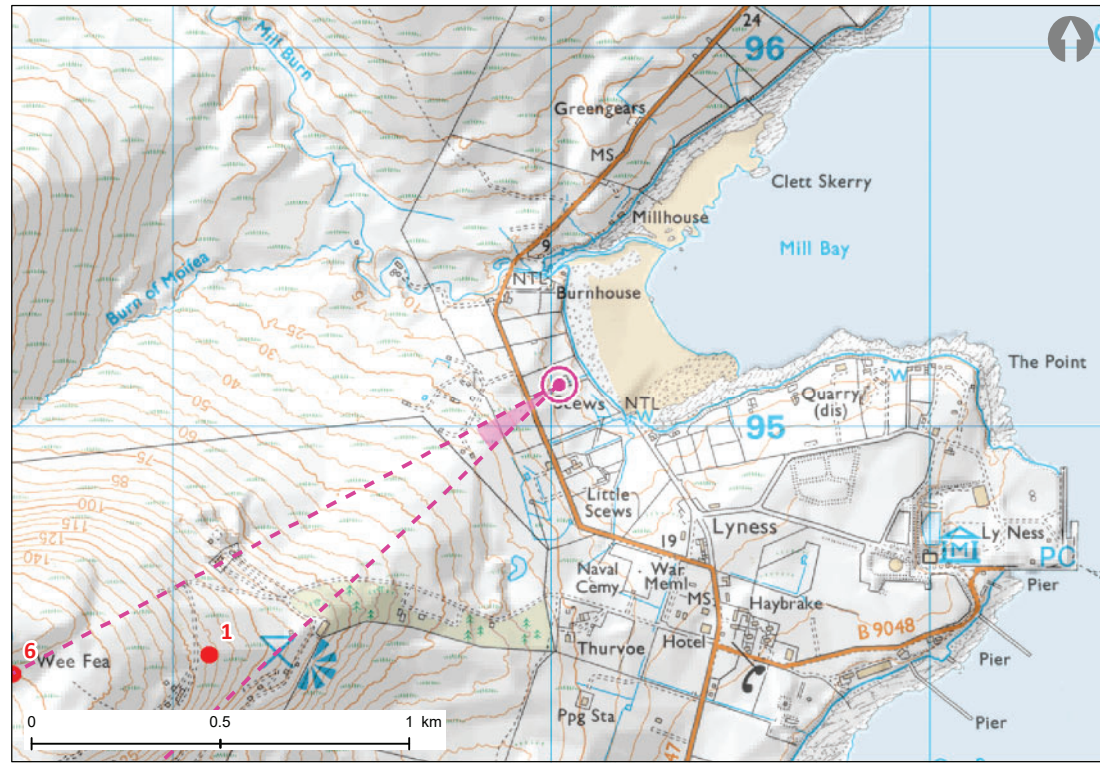
- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

It is likely that three of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the south-west, with the blades of two further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, with turbine 1 appearing to be most prominent. The Proposed Development turbines are likely to be highly visible in views from the western part of the access and potentially from parts of the garden grounds where woodland screening does not enclose views to the west. The Proposed Development will, however, not be seen in the principal views from the property oriented across Mill Bay, such that it will not be a primary focus in the main view. 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 for the Residential Visual Amenity Threshold).





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## Step 2 Evaluation of Baseline Visual Amenity

### Property description:

- |   |  |   |  |  |                                       |                                       |                                       |                                       |
|---|--|---|--|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <input checked="" 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 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 |

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

**Location** - located at the head of Mill Bay amongst coastal pastures, heaths and amongst a stand of shelterbelt woodland. Access to the property is gained from a footpath off the B9047.

**Views from interior of property** - the principal orientation of the property is to the south/south-east, but its outlook is enclosed due to its one storey being nestled into a sheltered position enclosed by stands of shelterbelt woodland and garden vegetation in close proximity to the property. There are small windows on the northern and southern elevations, and gable ends of the property face south-west and north-east with no apparent windows. Views to the south-west are partially restricted by the gradually rising landform on the landward side of the house and by vegetation.

**Views from access** - the property does not appear to have a vehicular access of the B9047, with track access offering open views in all directions, in some places contained by low hedging alongside the track.

**Views from garden grounds** - informal gardens extensively contained by shelterbelt stands of woodland and vegetation surrounding the property.

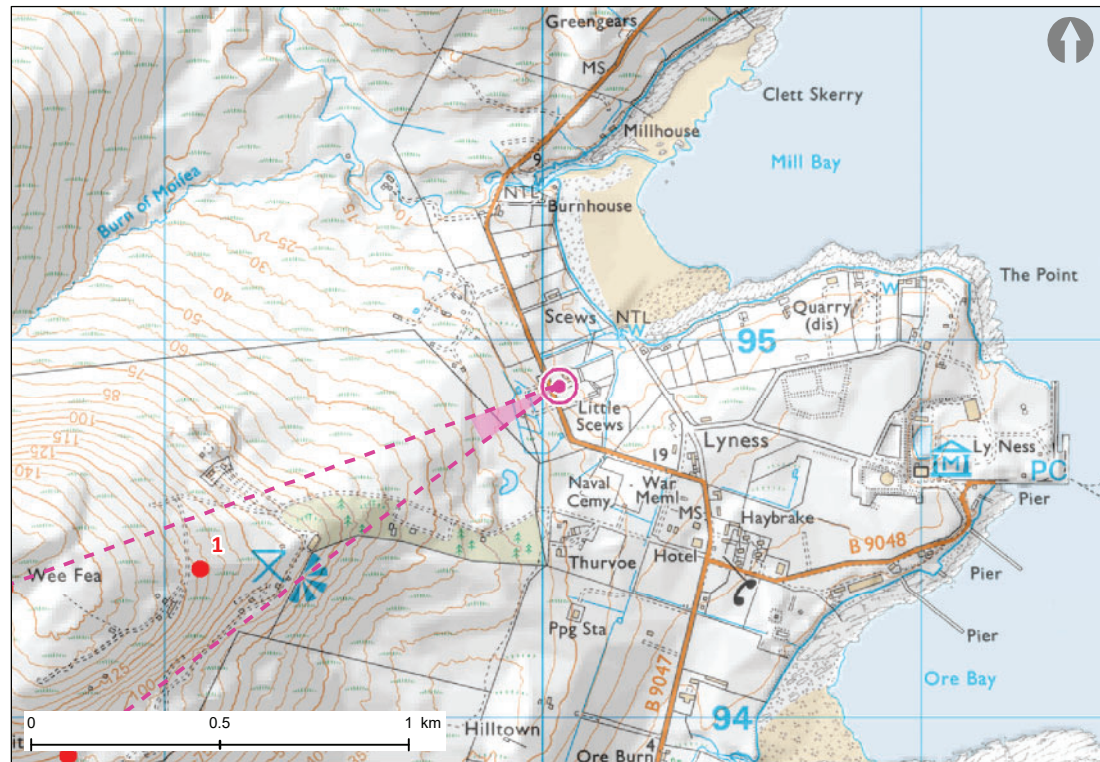
### Step 3 Assessment of Residential (Visual) Amenity Effects

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

Three of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the west, with the blades of two further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, however their vertical scale will be prominent, with turbine 1 appearing to be most prominent on the western downslope of the hill. Although there is theoretical visibility, the Proposed Development is unlikely to be visible at all in views from the interior of the property, which has a gable end with no windows facing in this westerly direction towards the Proposed Development. In addition, views from the close garden grounds are partially restricted by shelterbelt woodland surrounding the property. Views of the Proposed Development would be most prominent from the access track, particularly when exiting the property facing directly towards 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 for the Residential Visual Amenity Threshold).

OS Grid Reference: X 330022  
 Y 995111  
 No. of blade tips theoretically visible: 5  
 No. of hubs theoretically visible: 3  
 Distance to nearest visible turbine: 1.17km  
 Horizontal field of view: 15.6°



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OS Grid Reference: X 330045  
 Y 994879  
 No. of blade tips theoretically visible: 5  
 No. of hubs theoretically visible: 3  
 Distance to nearest turbine: 1.07km  
 Horizontal field of view: 17.1°

## 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 type="checkbox"/> 1 Storey              | <input type="checkbox"/> 2 Storey                | <input checked="" type="checkbox"/> Outbuildings | <input 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 checked="" type="checkbox"/> 1.5 Storey | <input checked="" type="checkbox"/> Conservatory | <input type="checkbox"/> Farmyard                | <input type="checkbox"/> Garage(s)    | <input type="checkbox"/> Side Gardens |

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

Location - located at the south-western side of Mill Bay amongst coastal pastures, heaths and scrub woodland. Access to the property is gained from a layby access off the B9047.

**Views from interior of property** - the principal orientation of the property is to the east affording views across Mill Bay, where there are also steading outbuildings adjacent to the house. There are small windows on the western elevation, a conservatory and roof window. The gable ends of the property face north and south with a single window on the southern gable. Views to the west are partially restricted by the gradually rising landform on the landward side of the house and to the north by woodland and garden planting. There is a large shed on the opposite side of the road. The outlook is partially enclosed due to its one and half storey being nestled into a sheltered position.

**Views from access and garden grounds** - access to the property is gained from a layby access off the B9047, with a short path through the garden. The property has informal front, side and rear gardens with lawn, amenity planting and some woodland and sheds/steadings to the north which partially restrict views, but generally the outlook is open, with views east across Mill Bay and to the edges of the moorland hill ranges of Hoy to the west/north-west.

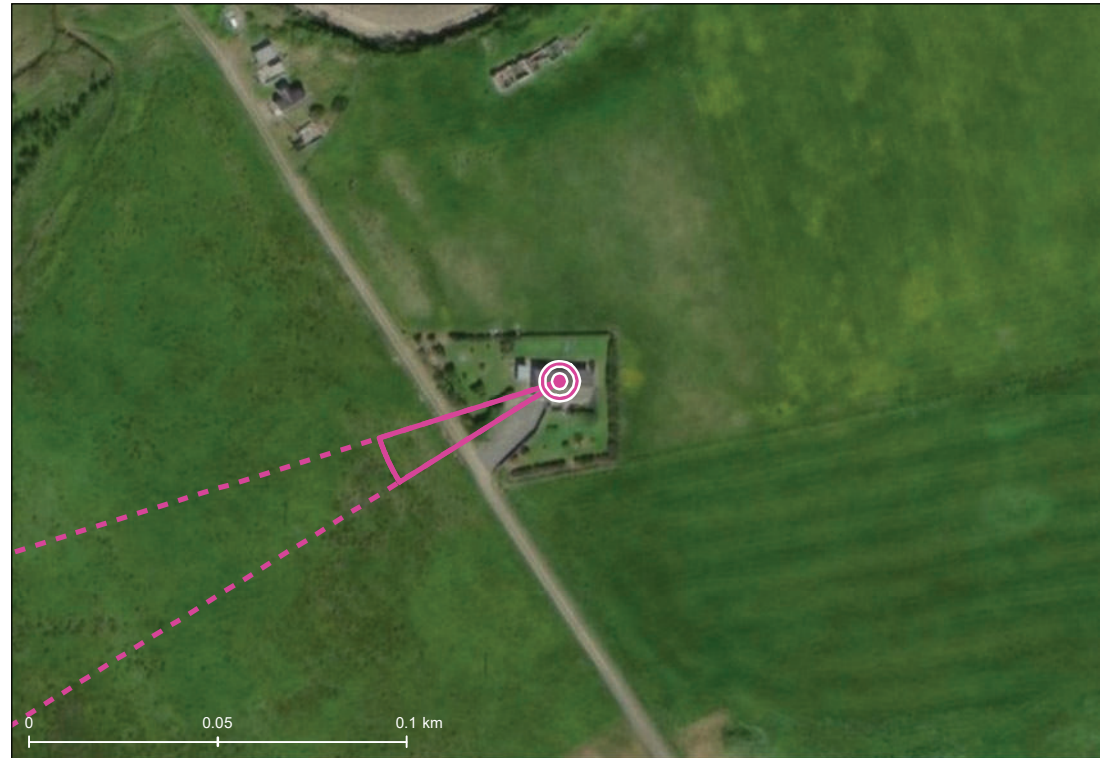
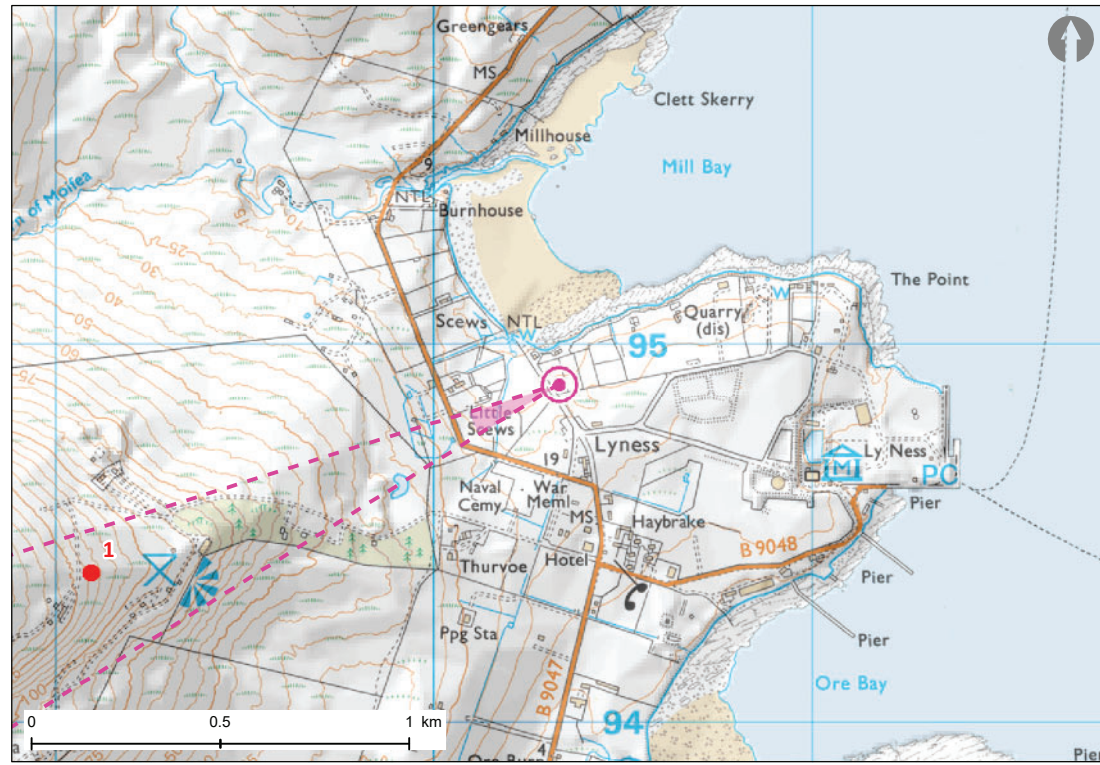
## Step 3 Assessment of Residential (Visual) Amenity Effects

- **Magnitude of change: High**
- **Significance of effect: Significant**

Three of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the west, with the blades of two further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, however their vertical scale will be prominent, with turbine 1 appearing to be most prominent on the western downslope of the hill. Although there is theoretical visibility, the Proposed Development is unlikely to be highly visible in views from the interior of the property, although there would be views of the Proposed Development through the small windows and from the conservatory facing in the westerly direction towards the Proposed Development. Views from the garden grounds are partially restricted by garden planting and trees, but generally open and include views west to the Proposed Development at close range when exiting the property. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **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 **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 330333  
 Y 994894  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 4  
 Distance to nearest visible turbine: 1.33km  
 Horizontal field of view: 14.7°

## 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 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 type="checkbox"/> Garage(s)               | <input type="checkbox"/> Side Gardens           |

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

Location - located at the southern side of Mill Bay amongst coastal pastures and heath. Access to the property is gained from a track off the B9047.

**Views from interior of property** - the principal orientation of the property is to the north affording views across Mill Bay and the Gutter Sound to Fara and the edges of the eastern edges of the moorland hills of Hoy. There are also windows and main door entrance on the southern elevation, facing inland towards other dwellings around Lyness. Views inland are partially restricted by the gradually rising landform on the landward side of the house and by garden planting. The gable ends of the property face west and east and appear to have no windows.

**Views from access and garden grounds** - access to the property is gained via a track off the B9047, leading to Mill Bay, with a short drive through the garden. The property has front, side and rear gardens with lawn and amenity planting, but generally the outlook is open, particularly to the north and north-west with views east across Mill Bay, to the edges of the moorland hill ranges of Hoy and Fara.

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

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

Three of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the west, with the blades of three further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, however their vertical scale will be prominent, with turbine 1 appearing to be most prominent on the western downslope of the hill. Although there is theoretical visibility, the Proposed Development is unlikely to be highly visible in views from the interior of the property, which has small windows, no windows in its western gable end facing the Proposed Development, as well as having garden planting and slightly rising landform on its landward side. Views from the garden grounds are partially restricted by garden planting and trees, but generally open and include views west to the Proposed Development from the gardens and when exiting the property. 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 for the Residential Visual Amenity Threshold).



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## Step 2 Evaluation of Baseline Visual Amenity

### Property description:

- |                                    |  |                                      |                                      |                                     |                                       |                                       |                                       |                                       |
|------------------------------------|--|--------------------------------------|--------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Farmhouse | <input type="checkbox"/> Semi Detached | <input type="checkbox"/> Stone Built | <input type="checkbox"/> Rendered    | <input type="checkbox"/> 1 Storey   | <input 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 |

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19. Due to the set-back position of the property off the public road, the existing visual amenity can not be fully surveyed using desk-top sources and, therefore, the property description has not been completed. However some assumptions can be made based on the aerial imagery and understanding of the views from the nearby areas and dwellings, to inform the assessment.

### Existing Visual Amenity

**Location** - this property is set back off the B9048 on the southern side of Mill Bay, near the disused quarry and relatively close to The Point. Access to the property is gained via minor road off the B9048 and a gravel track extending north of the minor road.

**Views from interior of property** - the principal orientation of the property appears to be to the north overlooking Mill Bay. The principal focus of views is likely to be in this northerly direction over the sea and across Mill Bay. The gable ends of the property appear to face to the west (toward the Proposed Development) and to the east.

**Views from access** - the access to the house approaches from the south and would afford views north across Mill Bay, as well as affording open views over the surrounding landscape, including to the moorland hill ranges of Hoy to the west and views across the Weddel Sound to Flotta to the east and Ore Bay to the south.

**Views from garden grounds** - the gardens appear to overlook the beach and the bay, with open views over Mill Bay likely. Views from the gardens grounds are likely to be partially restricted by some garden vegetation/shelterbelt trees in the vicinity of the house.

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

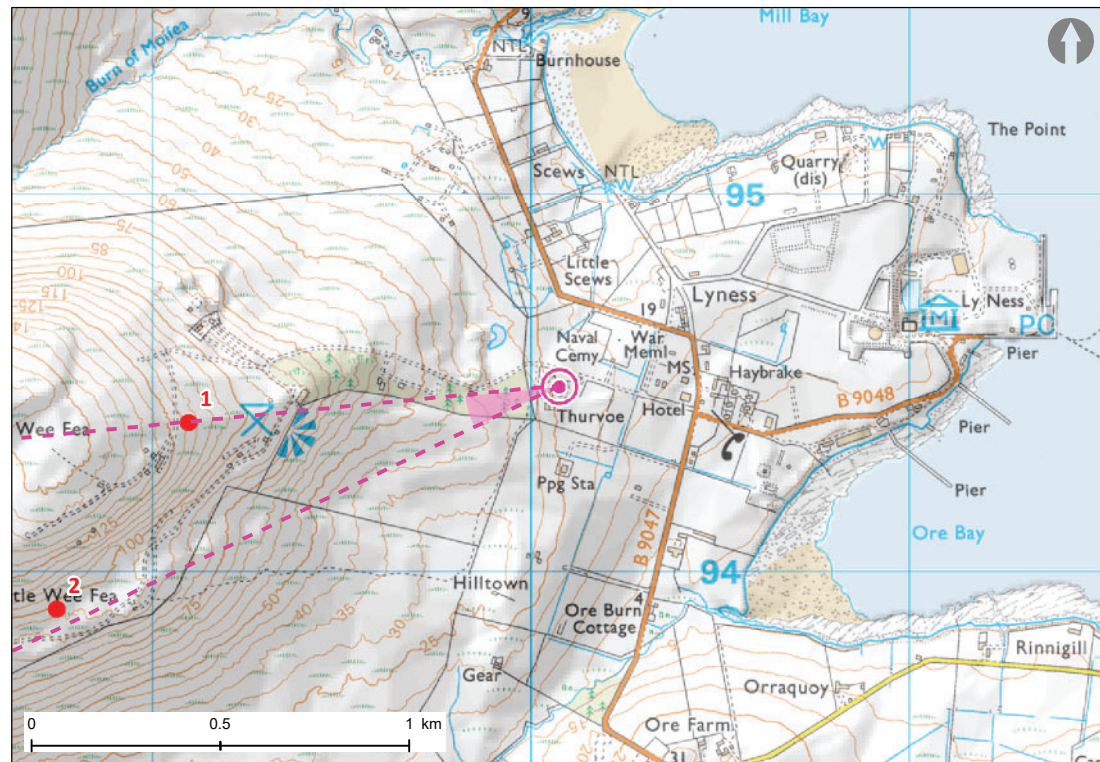
- **Magnitude of change: Medium-high**
- **Significance of effect: Significant**

It is likely that four of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the south-west, with the blades of two further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, with turbine 1 appearing to be most prominent. The Proposed Development turbines are likely to be highly visible in views from the access track to the property and potentially from parts of the garden grounds where shelterbelt tree screening does not enclose views to the south-west. The Proposed Development will, however, not be seen in the principal views from the property oriented across Mill Bay, such that it will not be a primary focus in the main view. 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 for the Residential Visual Amenity Threshold).

OS Grid Reference: X 330834  
 Y 995149  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 5  
 Distance to nearest visible turbine: 1.9km  
 Horizontal field of view: 11.4°



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OS Grid Reference: X 330076  
 Y 994491  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 4  
 Distance to nearest visible turbine: 0.99km  
 Horizontal field of view: 20.3°

## Step 2 Evaluation of Baseline Visual Amenity

### 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 checked="" type="checkbox"/> Outbuildings | <input type="checkbox"/> Front Garden | <input type="checkbox"/> Rear Garden  |
| <input checked="" type="checkbox"/> Detached | <input type="checkbox"/> Terraced      | <input 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 type="checkbox"/> Side Gardens |

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

Location - the property is located at Thurvoe on the western side of Lyness, to the west and on the inland side of the B9047, at slightly higher elevation than the dwellings at the coast and set back from Ore Bay, near the transition between coastal pastures and moorland hills. The property is situated next to a coniferous woodland plantation belt which extends up the eastern flank of Wee Fea.

Views from interior of property - the principal orientation of the property is to the east affording views across Lyness, Ore Bay/Mill Bay and the Gutter Sound to Fara and the edges of the eastern edges of the moorland hills of Hoy. Although there are also windows on the western elevation, facing inland, views in this direction are partially restricted by outbuildings and by the mature coniferous plantation woodland belt that is situated just to the east of the property. The gable ends of the property face north and south and appear to have a single window on the north gable.

Views from access and garden grounds - access to the property is via a minor road and track off the B9047. The property has informal gardens with planting and scrub vegetation providing some enclosure, but generally the outlook is open, particularly to the east across Lyness/Ore Bay and north across Mill Bay; but the outlook is contained to the west by coniferous plantation.

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

- **Magnitude of change: Low** (assuming coniferous woodland belt remains in situ) / **High** (should the coniferous woodland belt be felled during the lifetime of the Proposed Development).
- **Significance of effect: Not significant** (assuming coniferous woodland belt remains in situ) / **Significant** (should the coniferous woodland belt be felled during the lifetime of the Proposed Development).

Although it is one of the two closest properties, the Proposed Development turbines will largely be screened by the coniferous plantation woodland belt located close to the western side of the property, which extends up the eastern flank of Wee Fea. Due to the proximity of this woodland, it provides an extensive screen in westerly views from the property, such that the turbines are unlikely to be visible from the interior of the property or the gardens on its western side. Views from the interior of the property are also likely to be further screened by the collection of outbuildings and garden vegetation on this western side of the property. There is some potential for partial visibility of the Proposed Development turbines over the plantation woodland from certain areas, such as approaching and exiting the property. The Proposed Development will not be seen in the principal views from the property, garden and access which is oriented towards the coast across Mill Bay/Ore Bay. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **Low** and the visual effect is assessed as **Not Significant** assuming that the coniferous woodland belt remains in situ. The magnitude of change to visual amenity arising from the Proposed Development is predicted to rise to **High** and the visual effect **Significant** should the coniferous woodland belt be felled during the lifetime of the Proposed Development.

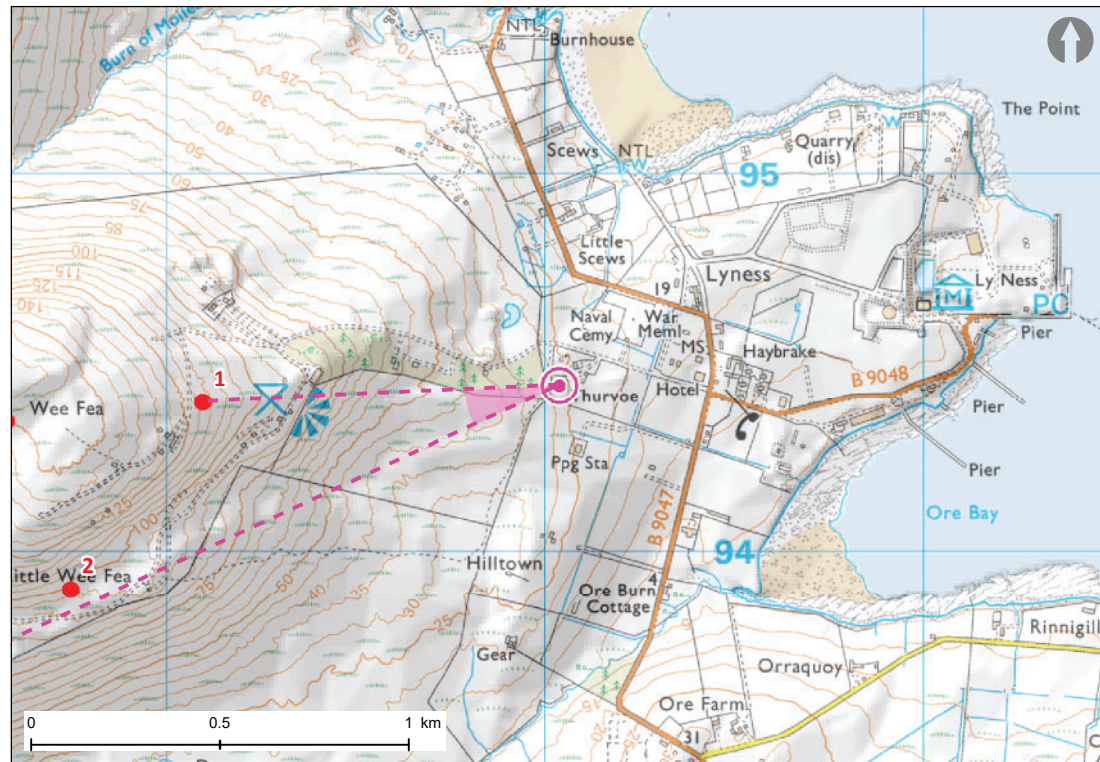
### Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

Assuming the coniferous woodland belt remains in situ, the predicted effects on visual amenity and views at this property will not reach the Residential Visual Amenity Threshold, due to the level of screening provided by the woodland belt at close range and the resulting low magnitude of change to the visual amenity of the property.

Should the coniferous woodland belt be felled during the lifetime of the Proposed Development, the predicted effects on visual amenity and views at the property are such that it could potentially reach the Residential Visual Amenity Threshold, for the following reasons:

- The lack of intervening screening occurring should the woodland belt be felled, which would result in open close-range views from the property up the hillside to the Proposed Development.
- The close proximity (0.99km) of the nearest proposed turbine and the resulting vertical scale of the turbines, which is emphasised by their elevated position on the landform above the property.
- The vertical scale of the proposed turbines may be considered encroaching / inescapably dominant in the available views from the rear of the property.

The Proposed Development would only affect part of the western sector of the view, with the principal views to the east unaffected, along with the views to the north and south. In the unlikely event of the woodland belt being removed, the acceptability of the resultant effect is a matter to be considered in the planning balance, along with other matters of residential amenity.



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OS Grid Reference: X 330039  
 Y 994439  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 5  
 Distance to nearest visible turbine: 0.95km  
 Horizontal field of view: 22.3°

## 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

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

Location - the property is located at Thurvoe on the western side of Lyness, to the west and on the inland side of the B9047, at slightly higher elevation than the dwellings at the coast and set back from Ore Bay, near the transition between coastal pastures and moorland hills. The property is situated next to a coniferous woodland plantation belt which extends up the eastern flank of Wee Fea.

**Views from interior of property** - the principal orientation of the property is to the east affording views across Lyness, Ore Bay/Mill Bay and the Gutter Sound to Fara and the edges of the eastern edges of the moorland hills of Hoy. Although there are likely to be windows on the western elevation, facing inland, views in this direction are partially restricted by outbuildings and by the mature coniferous plantation woodland belt that is situated just to the east of the property. The gable ends of the property face north and south.

**Views from access and garden grounds** - access to the property is via a minor road and track off the B9047. The property has informal gardens with planting and scrub vegetation providing some enclosure, but generally the outlook is open beyond vegetation in the immediate curtilage of the dwelling, particularly to the east across Lyness/Ore Bay and north across Mill Bay; but the outlook is contained to the west by coniferous plantation.

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

- **Magnitude of change: Low** (assuming coniferous woodland belt remains in situ) / **High** (should the coniferous woodland belt be felled during the lifetime of the Proposed Development).
- **Significance of effect: Not significant** (assuming coniferous woodland belt remains in situ) / **Significant** (should the coniferous woodland belt be felled during the lifetime of the Proposed Development).

Although it is one of the two closest properties, the Proposed Development turbines will largely be screened by the large coniferous plantation woodland located close to the western side of the property, which extends up the eastern flank of Wee Fea. Due to the proximity of this woodland, it provides an extensive screen in westerly views from the property, such that the turbines are unlikely to be visible from the interior of the property or the gardens on its western side. Views from the interior of the property are also likely to be further screened by the collection of outbuildings and garden vegetation on this western side of the property. There is some potential for partial visibility of the Proposed Development turbines over the plantation woodland from certain areas, such as approaching and existing the property. The Proposed Development will not be seen in the principal views from the property, garden and access which is oriented towards the coast across Mill Bay/Ore Bay. On balance, the magnitude of change to visual amenity arising from the Proposed Development is assessed as **Low** and the visual effect is assessed as **Not Significant** assuming that the coniferous woodland belt remains in situ. The magnitude of change to visual amenity arising from the Proposed Development is predicted to rise to **High** and the visual effect **Significant** should the coniferous woodland belt be felled during the lifetime of the Proposed Development.

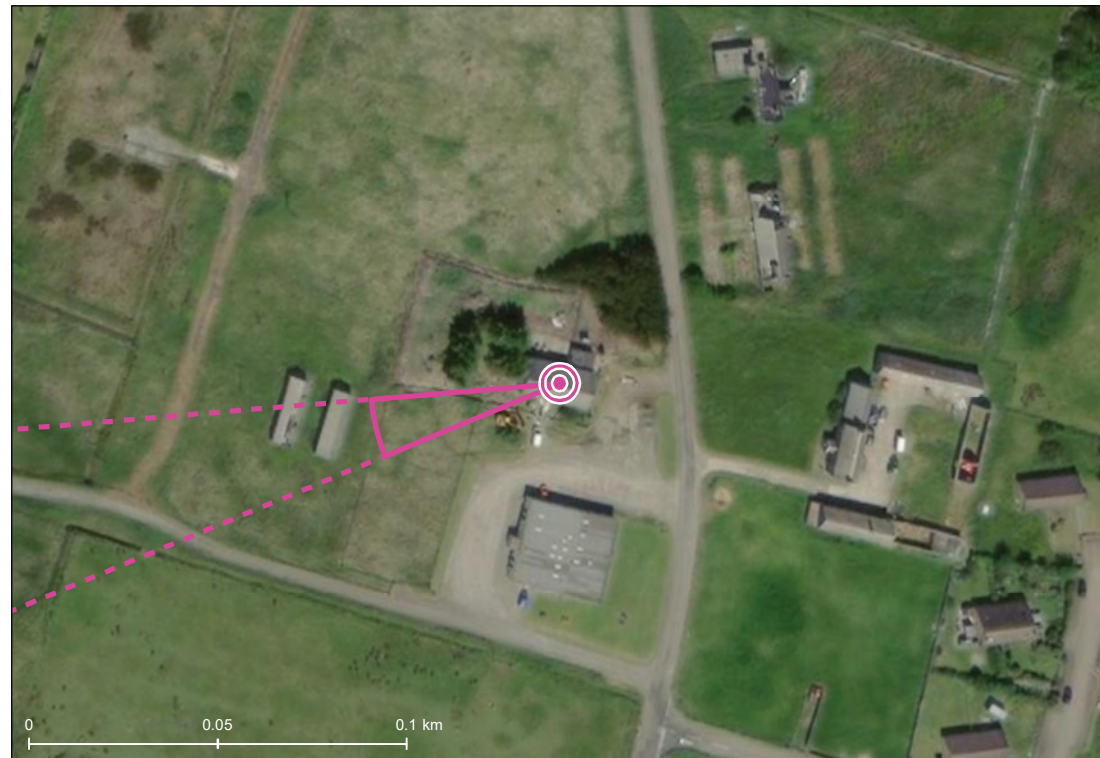
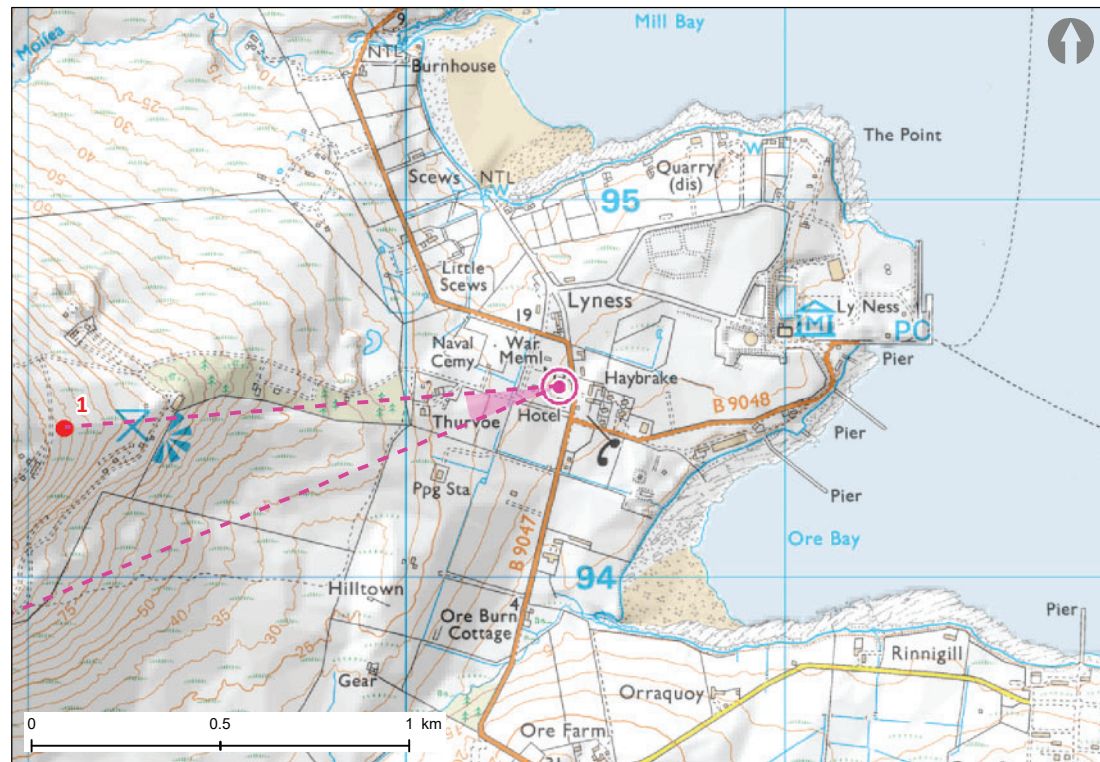
### Step 4 Assessment of Residential (Visual) Amenity Effects / Threshold Judgement

Assuming the coniferous woodland belt remains in situ, the predicted effects on visual amenity and views at this property will not reach the Residential Visual Amenity Threshold, due to the level of screening provided by the woodland belt at close range and the resulting low magnitude of change to the visual amenity of the property.

Should the coniferous woodland belt be felled during the lifetime of the Proposed Development, the predicted effects on visual amenity and views at the property could potentially reach the Residential Visual Amenity Threshold, for the following reasons:

- The lack of intervening screening occurring should the woodland belt be felled, which would result in open close-range views from the property up the hillside to the Proposed Development.
- The close proximity (0.95km) of the nearest proposed turbine and the resulting vertical scale of the turbines, which is emphasised by their elevated position on the landform above the property.
- The vertical scale of the proposed turbines may be considered encroaching / dominant in the available views from the rear of the property.

The Proposed Development would only affect part of the western sector of the view, with the principal views to the east unaffected, along with the views to the north and south. In the unlikely event of the woodland belt being removed, the acceptability of the resultant effect is a matter to be considered in the planning balance, along with other matters of residential amenity.



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 330405  
 Y 994506  
 No. of blade tips theoretically visible: 6  
 No. of hubs theoretically visible: 5  
 Distance to nearest visible turbine: 1.31km  
 Horizontal field of view: 17.7°

## 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

Property inspected externally using Google Earth. No field survey inspection made of internal views, access or garden grounds due to Covid-19.

### Existing Visual Amenity

**Location** - the property is located on the western side of Lyness, to the west of the B9047, near the Hoy Hotel. Access to the property is gained off the B9047, where there is a hardstanding pull in off the road next to the Hoy Hotel. There are a number of derelict buildings in the vicinity which influence the local visual amenity.

**Views from interior of property** - the principal orientation of the property is to the east and south, affording views to the Hoy Hotel, other dwellings in Lyness. The eastern edges of the moorland hills of Hoy are located to the west and likely to be visible in views from the rear of the property, although on this western elevation, facing inland, views are partially restricted by mature trees and other derelict buildings to this side of the property.

**Views from access and garden grounds** - access to the property is via a pull in off the B9047. The property has informal rear and side gardens with a group of mature shelterbelt trees to the rear providing some enclosure. To the front is mainly hardstanding/gravel access with only a small walled garden occupying the front curtilage. Generally the outlook is open, but there is some enclosure provided by the surrounding properties and by the surrounding landforms.

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

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

Although there is theoretical visibility of the Proposed Development at close range, in views from the interior of the property and rear garden, the turbines will be partially screened in views by the belt of trees to the rear of the property. Due to the proximity and position of this shelterbelt, it provides partial screening in westerly views from the property and rear garden. The Proposed Development will also not be seen in the principal views from the property which are to the east and south. In views from the front curtilage and access to the property, four of the Proposed Development turbines will be prominent on the skyline formed by the landform of Wee Fea to the west, with the blades of two further turbines visible intermittently during their rotation behind the skyline. The turbines are sited on a distinct landform and affect a relatively narrow extent of the wider setting of the property, however their vertical scale will be prominent, with turbine 1 appearing to be most prominent on the western downslope of the hill. 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 for the Residential Visual Amenity Threshold).