

Appendix 6.2 Residential Visual Amenity Assessment

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1. Introduction

1. 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 in accordance with Technical Guidance Note 2/19 'Residential Visual Amenity Assessment' (Landscape Institute, 2019). 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.
2. This assessment was carried out largely on site (in 2020 and 2021) 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. It should be noted that this RVAA is based upon the site work that was carried out in 2020 and 2021 for the RVAA included as Appendix 6.2 in the April 2021 LVIA.
3. 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.
4. The purpose of the RVAA is to inform the planning process, as noted in Technical Guidance (Landscape Institute, 2019).

"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."

5. This RVAA is set out using the same methodology as the April 2021 LVIA Appendix 6.2, in order to maintain consistency.

2. Approach

6. The approach set out in the RVAA Technical Guidance Note 2/19 (Landscape Institute, 2019) 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

7. 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, Technical Guidance 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 2.5 km 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 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA. However, other development types including potentially very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50-250m) to the development. For example, when assessing effects of overhead transmissions lines, generally only those properties within 100 – 150 m of the finalised route are potentially considered for inclusion in a RVAA."

8. In the case of the Proposed Development, the location of residential properties and the layout of the Proposed Development ensures that effects on residential visual amenity may arise from both the turbines and other site infrastructure (particularly the site access track off the A838). In accordance with Technical Guidance, the turbines and the other site infrastructure will have different study areas, as follows:
 - **Turbines:** Technical Guidance suggests a study area of 1.5-2 km for turbines. In the case of the Proposed Development, the minimum distance between a turbine and the nearest property is approximately 2.4 km, and the guidance would therefore suggest that an RVAA is not required. However, it is considered that a study area of 3 km is appropriate in this instance in order that the properties at Overscaig, which are located to the north of Loch Shin, opposite the Proposed Development, and overlook Loch Shin, are included in the assessment.
 - **Infrastructure:** Technical Guidance suggests a study area of 50-250 m for "other development types including potentially very large but lower profile structures and developments such as road schemes...". The infrastructure at the Proposed Development falls within this bracket of development, and a study area of 250 m – the maximum suggested in the guidance - is therefore considered appropriate in this instance.
9. The 3 km study area is shown on Figure 1 of this appendix.
10. Within the 3 km study areas, all private residential properties have been identified using AddressBase Plus data and mapped (also shown on Figure 1 of this appendix). The RVAA includes residential properties that have potential to be occupied as dwelling houses or as holiday accommodation, and these are individually numbered and listed on Figure 1.
11. It is noted that subsequent to the preparation of the RVAA that accompanied the April 2021 LVIA, planning permission has been granted in April 2024 for a house at 'Land 90M North Of Taigh Na Dreoilin Lairg' (24/00195/FUL). This property lies between properties 1 (Harris Highland Dream) and 2 (Carrachan) as shown on

Figure 1 of this appendix. The consented property appears to be very slightly further away from the Proposed Development compared with properties 1 and 2, at approximately 2.5 km, and is orientated south-west – north-east. There are large windows in the south-western and south-eastern elevations. On the basis of its location, orientation and likely views available, it can be assumed that the effect of the Proposed Development on views from this property will be very similar to the effect on properties 1 and 2. Conclusions as to the likely level of effect on the residential visual amenity of this property are drawn in Section 4 Summary and Conclusions, of this appendix.

Step 2

12. 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 the Technical Guidance as follows:

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

13. RVAA sheets (which are included in this appendix) have been prepared for the properties that lie within the study areas. These assessment sheets contain an OS map and aerial photograph of the property, and a description of the baseline views at each property. Wireline views that illustrate the theoretical visibility of the Proposed Development from the properties that are included within the 3 km radius turbine study area are presented in this appendix. Wirelines are not provided in the properties that are included in the 250 m radius infrastructure study area as the relevant, visible elements of the Proposed Development infrastructure are not represented in wireline views.

Step 3

14. Step 3 involves carrying out an assessment of the likely change to the visual amenity of properties by applying the process of assessment advocated by GLVIA3, in which the sensitivity of the receptor is combined with the magnitude of change which will arise as a result of the Proposed Development to determine whether the effect will be significant or not. The aim of Step 3 is to identify those properties with potential to reach Residential Visual Amenity Threshold and therefore require further assessment in Step 4. This will generally only occur where a **high** or **medium-high** magnitude of change is assessed for a property, as the threshold reflects those effects that are at the extreme where they may become overwhelming or overbearing.
15. OPEN’s methodology assumes that all occupiers of local residential properties within the RVAA will have a high sensitivity. The assessment of magnitude of change that will arise at each property as a result of the Proposed Development is carried out in accordance with GLVIA3 guidance as indicated in the Technical Guidance and described in Appendix 6.1, which 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.
16. 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.
17. The assessment process - the evaluation of magnitude of change and the significance of the effect - is described on the RVAA sheets in this appendix. Where these are assessed as having a high or medium-high magnitude of change a Step 4 assessment is subsequently required to determine whether or not the Residential Visual Amenity Threshold has been reached. Properties with a high or medium-high magnitude of change have been considered

in the Step 4 assessment as these represent the highest levels of change and Step 4 ensures that the reasons for them either reaching, or not reaching, the threshold are justified.

Step 4

18. Step 4 of the RVAA is described as follows in Technical Guidance (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. This judgement should be explained in narrative setting out why the effects are considered to reach the Residential Visual Amenity Threshold. Equally, judgements should explain why the threshold has not been reached.

The Residential Visual Amenity Threshold judgement should be communicated in a coherent manner, using text with clear descriptions, employing terminology which is commonly understood and descriptors which may have previously been used. Assessors should ensure that their judgements are unambiguous and have a clear, rational conclusion. Some examples of descriptions and descriptors that might be used include: ‘blocking the only available view from a property’, or ‘overwhelming views in all directions’; and ‘unpleasantly encroaching’ or being ‘inescapably dominant from the property’. It may also be useful to employ bespoke graphics such as annotated aerial photographs and wireframe visualisations to aid this further assessment in Step 4.

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, typically as a supplement to the accompanying LVIA.”

19. The Step 4 assessment is included on the RVAA sheets for each of the relevant properties. Where this RVAA identifies any properties at the 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 visual amenity is of such magnitude that it should be weighed in the planning balance, along with other EIA effects.

3. Approach to Financially Involved Properties

20. ‘Financially involved properties’ are owned by individuals who have entered into legal agreements with the Applicant related to the Proposed Development whereby they stand to benefit financially if planning consent is granted. There are two financially involved properties in the case of the Proposed Development – House Numbers 5 and 9.
21. It is relevant to consider the position of Scottish Ministers as set out in the S.36 decision and Reporter’s Inquiry Report on the proposed Harelaw Wind Farm (issued by the Scottish Government on 26 September 2013). In this case, Scottish Ministers accepted the recommendation of the Reporter and refused the application for consent. The Reporter stated (paragraph 8.51) that she had *“disregarded properties which have a financial involvement, as I consider residents in those properties would be willing to suffer a diminution in their residential amenity because of the financial benefit they would gain”*.

22. Paragraph 8.56 of the Harelaw decision makes it clear that a number of properties had turbines within 800m. In that case, the development involved 39 turbines and the Reporter commented that “*many of those properties within such close proximity of the turbines would be able to see all or most of the 39 turbines.*”
23. This approach, whereby financially involved properties are afforded a higher tolerance of impact when compared with non-financially involved properties, has subsequently been reflected in many Appeal and Inquiry Decisions in Scotland and the UK. In this RVAA, financially involved properties have been identified in order that this important distinction can be taken into account. The method of assessment for financially involved properties is nonetheless identical to that that used for uninvolved properties, any differentiation being reserved for the planning balance judgment.

RVAA Sheets

Property 1: Harris Highland Dream (within 3 km turbine study area) Wireline view shown on Figure 2a

| | | |
|--|--|--|
| <p>Location of property: northern side of Loch Shin, approximately 180 m south-west of the A838</p> | <p>Property description: detached 1.5 storey, 'L'-shaped, timber-clad house with outbuildings, set in extensive grounds and accessed by a private drive</p> | <p>Distance from nearest turbine: 2.41 km</p> |
|--|--|--|

Step 2: Baseline Visual Amenity

Property has not been directly accessed and the assessment is drawn from roadside views, aerial photography, planning application drawings, and sales particulars.

The house is orientated north-east/south-west and north-west/south-east. There appear to be windows in most elevations, with key outlooks across, up and down Loch Shin to the south-west, south-east and north-west. These views are likely to be open, expansive and clear, with little screening by outbuildings, vegetation etc. Views to the south-east appear to be enclosed to a limited degree by rising landform. Similar open views across, up and down Loch Shin will be gained from outside space and the access track.

Step 3: Assessment of Residential (Visual) Amenity Effects

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

The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.41 km away. The Proposed Development lies to the south of the property and is likely to be seen in the views from the south-western and south-eastern elevations. However, the Proposed Development will not directly affect the full extent of the key south-western or south-eastern aspects of the view due to the location of the turbines to the south of the property. Key views up Loch Shin, to the north-west, will not be affected by the Proposed Development. The turbines will extend across approximately 70° of the view.

Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound may be visible but would be seen from over 3 km away in the context of the existing nearby hydro power station.

Open views of the turbines and infrastructure will be available from outside space and the access track.

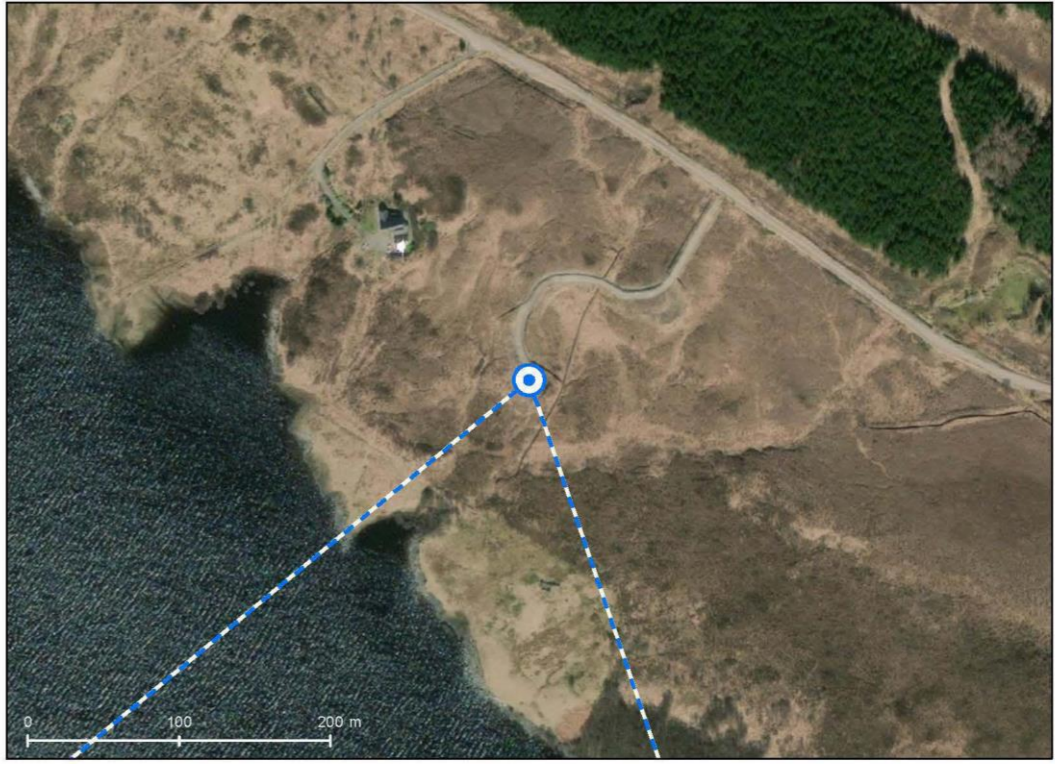
Step 4: Residential Visual Amenity Threshold Assessment

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.

This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.

- The outlook from this property and its curtilage is open and expansive, with the view across, up and down Loch Shin extending over approximately 180-degrees. Of this outlook, the Proposed Development will affect approximately 70°, ensuring that extensive parts of the open, scenic view will remain unaffected (including the key scenic views up and down Loch Shin to the west, north-west and south-east).
- The location of the Proposed Development in one 70° aspect of the view also ensures that there will not be a perception of encirclement of the property by turbines.
- The key aspects from within the property are to the south-west, south-east and north-west, while the Proposed Development lies to the south. It will therefore not lie in the direct aspect of these key internal views and while it will be visible in the south-eastern and south-western aspects, it will not affect the full extent of these views.
- The nearest turbine lies over 2.4 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views.
- The turbines will be seen in the context of the large scale, simple landform of the *rounded hills* ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise.
- The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping.

Property No. 1: Harris Highland Dream



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Property 2: Carrachan (within 3 km turbine study area) Wireline view shown on Figure 2b

| | | |
|--|---|--|
| <p>Location of property: northern side of Loch Shin, approximately 140 m south-west of the A838</p> | <p>Property description: detached 1.5/2 storey house with outbuildings, set in extensive grounds and accessed by a private drive</p> | <p>Distance from nearest turbine: 2.48 km</p> |
|--|---|--|

Step 2: Baseline Visual Amenity

Property has not been directly accessed and the assessment is drawn from roadside views, detailed mapping and aerial photography.

The house appears to be orientated west-south-west/east-north-east and north-north-west/south-south-east. Key outlooks are likely to be west-south-west and south-south-east, looking across, up and down Loch Shin. These views are likely to be open and expansive, with some possible screening by woodland to the south-east and filtering by vegetation around the house. Views to the north, between the house and the A838, appear to be enclosed by rising landform and vegetation. Open views across, up and down Loch Shin are likely to be gained from some outside space and parts of the access track.

Step 3: Assessment of Residential (Visual) Amenity Effects

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

The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.48 km away. The Proposed Development lies to the south of the property and is likely to be seen in the views across and down Loch Shin from the south-south-eastern elevation. However, key views up Loch Shin from windows in the west-south-western elevation will not be directly affected by the Proposed Development due to its location to the south of the property. The turbines will extend across approximately 70° of the view.

Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound may be visible but would be seen from approximately 2.8 km away in the context of the existing nearby hydro power station. Open views of the turbines and infrastructure will be available from outside space and the access track.

Step 4: Residential Visual Amenity Threshold Assessment

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.

This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.

- The outlook from this property and its curtilage is likely to be generally open and expansive, with the view across, up and down Loch Shin theoretically extending over approximately 180-degrees. Of this outlook, the Proposed Development will affect just under 70°, ensuring that extensive parts of the open, scenic view will remain unaffected (including scenic views across, up and down Loch Shin to the west, north-west, south-east and west-south-west).
- The location of the Proposed Development in one approximately 70° aspect of the view also ensures that there will not be a perception of encirclement of the property by turbines.
- The key aspects from within the property appear to be to the west-south-west and south-south-east while the Proposed Development lies to the south. It will therefore not affect the key view to the west-south-west.
- The nearest turbine lies over 2.4 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views.
- The turbines will be seen in the context of the large scale, simple landform of the *rounded hills* ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise.
- The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping.

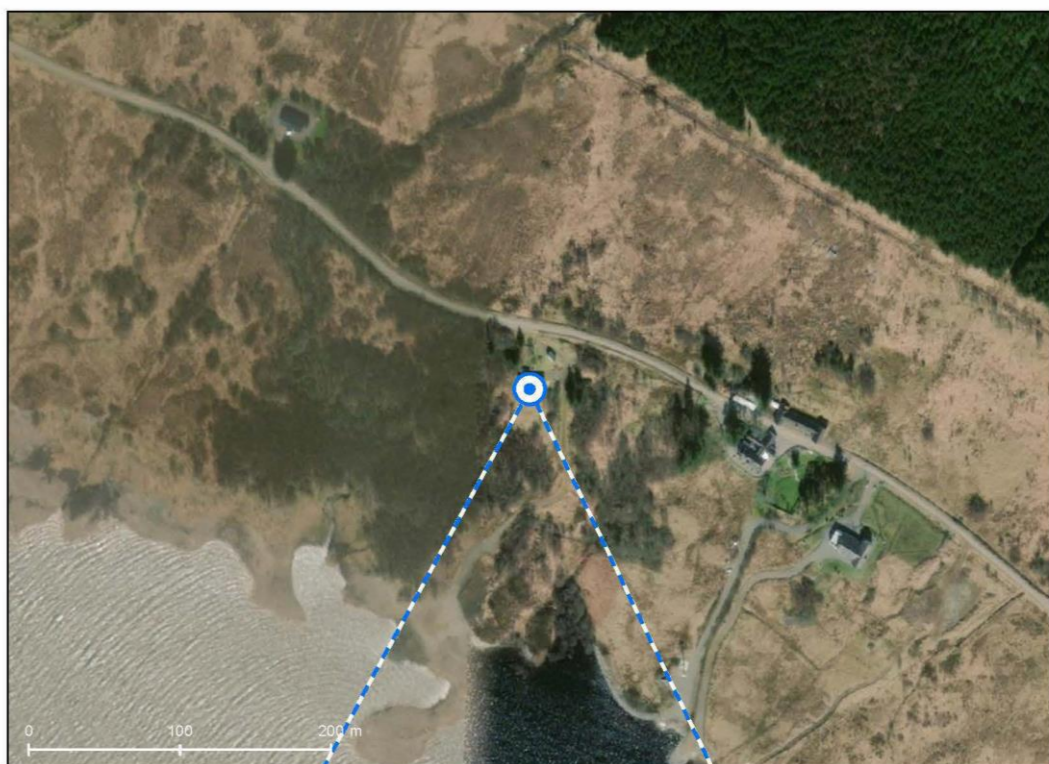
Property No. 2: Carrachan



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

| Property 3: Overscaig House (within 3 km turbine study area) Wireline view shown on Figure 2c | | |
|---|---|---|
| Location of property: northern side of Loch Shin, approximately 30 m south-west of the A838 | Property description: detached single storey house with outbuildings set in garden grounds and accessed by a short private drive | Distance from nearest turbine: 2.70 km |
| <p>Step 2: Baseline Visual Amenity</p> <p>The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping, and aerial photography. The house is orientated north/south with the key outlook from the house being to the south, across Loch Shin. This view is likely to be open but with some possible filtering by woodland/garden vegetation. Views to the north are likely to be enclosed and filtered by rising landform and vegetation. Woodland that lies to the east and west of the house is likely to restrict views up and down Loch Shin in these directions. Open southwards views across Loch Shin will be gained from the garden, with woodland likely to screen or filter views to the east and west from the garden.</p> | | |
| <p>Step 3: Assessment of Residential (Visual) Amenity Effects</p> <ul style="list-style-type: none"> • Magnitude of change: High • Significance of effect: Significant visual effect <p>The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.70 km away. The Proposed Development lies to the south of the property and the turbines will be seen across the key view from the southern elevation, although the western part of the open outlook may be unaffected by the turbines, dependent on the extent of woodland screening to the west of the house. Turbines at the eastern end of the Proposed Development may be screened/filtered by woodland. Angled views up and down Loch Shin, to the south-east and south-west, will not be directly affected by the Proposed Development. The turbines will extend across approximately 57° of the view.</p> <p>Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound, which lies approximately 2.10 km away, is unlikely to be visible due to screening by woodland. If it is visible, it would be seen in the context of the existing nearby hydro power station.</p> <p>Open views of the turbines and infrastructure will be available from the garden.</p> | | |
| <p>Step 4: Residential Visual Amenity Threshold Assessment</p> <p>Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.</p> <p>This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.</p> <ul style="list-style-type: none"> • The nearest turbine lies 2.70 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views. • The location of the Proposed Development in one approximately 57° aspect of the view ensures that there will not be a perception of encirclement of the property by turbines. • The turbines will be seen in the context of the large scale, simple landform of the <i>rounded hills</i> ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise. • The turbines will be seen in what appears to be the key (southern) open outlook from this property, with other aspects of the view likely to be screened and filtered by woodland. However, the western part of this southern aspect will not be directly affected by the turbines. • The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping. | | |

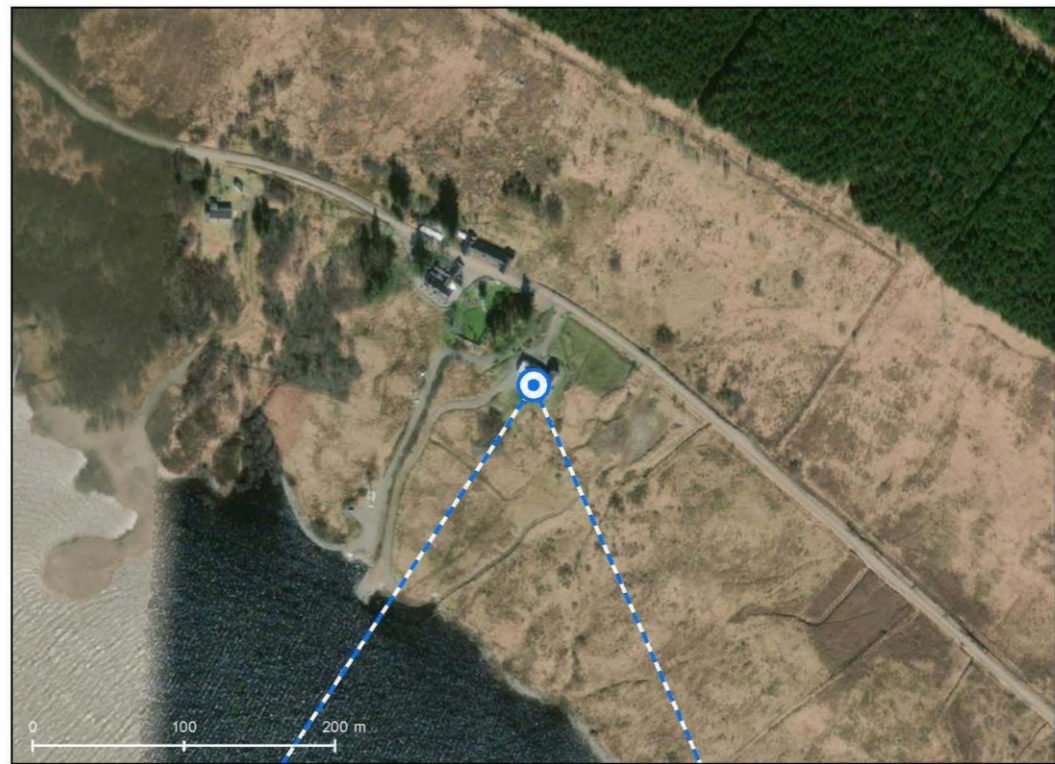
Property No. 3: Overscaig House



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

| Property 4: Oak Lodge (within 3 km turbine study area) Wireline view shown on Figure 2d | | |
|--|--|---|
| Location of property: northern side of Loch Shin, approximately 50 m south-west of the A838 | Property description: detached 1.5/2 storey house set in an elevated position in garden grounds and accessed by a short private drive | Distance from nearest turbine: 2.71 km |
| <p>Step 2: Baseline Visual Amenity</p> <p>The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping, online photographs (the property has previously been a B&B) and aerial photography.</p> <p>The house is orientated south-west/north-east and north-west/south-east. The key outlook from the house is likely to be south-west, across Loch Shin, with a number of windows on this elevation. Windows in the south-eastern gable are also likely to gain open and attractive views down Loch Shin. These views are likely to be open and expansive, with some possible filtering by garden vegetation. Views to the north-east will be less open, enclosed by rising landform and vegetation. There is a roof deck at the western end of the property from where open and expansive views will be gained, and open views across, up and down Loch Shin are likely to be gained from the garden.</p> | | |
| <p>Step 3: Assessment of Residential (Visual) Amenity Effects</p> <ul style="list-style-type: none"> • Magnitude of change: High • Significance of effect: Significant visual effect <p>The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.71 km away. The Proposed Development lies to the south of the property and is likely to be seen in the key view from the south-western elevation. However, the Proposed Development will not directly affect the full extent of this south-western aspect of the view due to the location of the turbines to the south of the property, which ensures they are not seen in the direct line of the south-western view. Views down Loch Shin, to the south-east, will not be directly affected by the Proposed Development although there will be visibility. The turbines will extend across approximately 60° of the view.</p> <p>Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound may be visible but would be seen from over 2.3 km away in the context of the existing nearby power station.</p> <p>Open views of the turbines and infrastructure will be available from the garden and roof deck.</p> | | |
| <p>Step 4: Residential Visual Amenity Threshold Assessment</p> <p>Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.</p> <p>This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.</p> <ul style="list-style-type: none"> • The outlook from this property and its curtilage is likely to be generally open and expansive, with the view across, up and down Loch Shin theoretically extending over approximately 180°. Of this outlook, the Proposed Development will affect approximately 60°, ensuring that extensive parts of the open, scenic view will remain unaffected (including scenic views across, up and down Loch Shin to the west, north-west, east-south-east and west-south-west). • The location of the Proposed Development in one approximately 60° aspect of the view also ensures that there will not be a perception of encirclement of the property by turbines. • The key aspects from within the property appear to be to the south-west and south-east while the Proposed Development lies to the south. It will therefore not directly or fully affect the key views. • The nearest turbine lies over 2.7 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views. • The turbines will be seen in the context of the large scale, simple landform of the <i>rounded hills</i> ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise. • The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping. | | |

Property No. 4: Oak Lodge



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Property 5: Overscaig House Hotel (within 3 km turbine study area) Wireline view shown on Figure 2e

*this property is financially involved with the Proposed Development

| | | |
|--|--|---|
| Location of property: northern side of Loch Shin, adjacent to the southern side of the A838 | Property description: detached 2.5 storey former hotel set in an elevated position in garden grounds, accessed off the A838 | Distance from nearest turbine: 2.74 km |
|--|--|---|

Step 2: Baseline Visual Amenity

The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping, online photographs and aerial photography.

The house is orientated south-west/north-east and north-west/south-east. The key outlook from the property is likely to be south-west, across Loch Shin, with a number of windows on this elevation. Windows in the south-eastern gable are also likely to gain open and attractive views down Loch Shin. These views are likely to be open and expansive, with some possible limited filtering by garden vegetation. Views to the north-east and north-west will be less open, enclosed by buildings to the north of the A838, rising landform and vegetation. Open views across, up and down Loch Shin are likely to be gained from the garden, including a terrace that lies to the south-west of the property.

Step 3: Assessment of Residential (Visual) Amenity Effects

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

The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.74 km away. The Proposed Development lies to the south of the property and is likely to be seen in the key view from the south-western elevation. However, the Proposed Development will not directly affect the full extent of this south-western aspect of the view due to the location of the turbines to the south of the property, which ensures they are not seen in the direct line of the south-western view. Views down Loch Shin, to the south-east, will not be directly affected by the Proposed Development although there will be visibility. The turbines will extend across approximately 58° of the view.

Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound may be visible but would be seen from over 2.2 km away in the context of the existing nearby power station, and on the periphery of the view.

Open views of the turbines and infrastructure will be available from the garden and terrace.

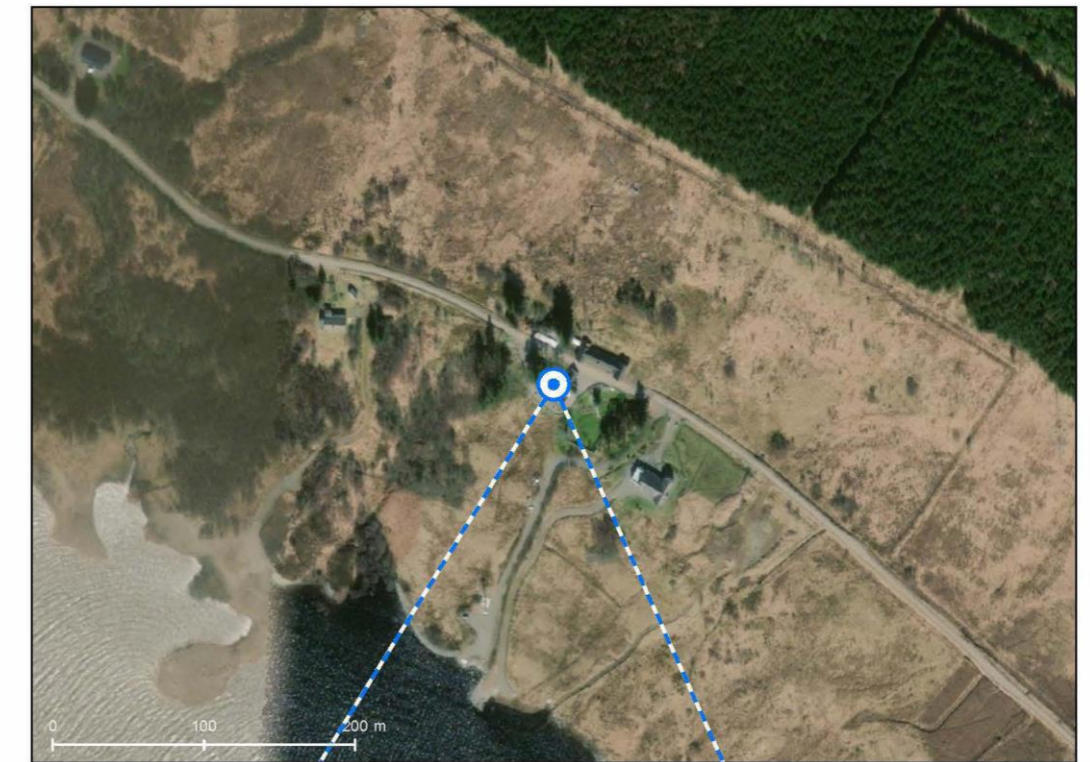
Step 4: Residential Visual Amenity Threshold Assessment

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.

This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.

- The outlook from this property and its curtilage is open and expansive, with the view across, up and down Loch Shin theoretically extending over approximately 180°. Of this outlook, the turbines in the Proposed Development will affect approximately 58°, ensuring that extensive parts of the open, scenic view will remain unaffected (including scenic views across, up and down Loch Shin to the west, north-west, east-south-east and west-south-west).
- The location of the Proposed Development in one approximately 58° aspect of the view also ensures that there will not be a perception of encirclement of the property by turbines.
- The key aspect from within the property appear to be to the south-west while the Proposed Development lies to the south. It will therefore not directly or fully affect the key view.
- The nearest turbine lies over 2.7 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views.
- The turbines will be seen in the context of the large scale, simple landform of the *rounded hills* ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise.
- The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping.

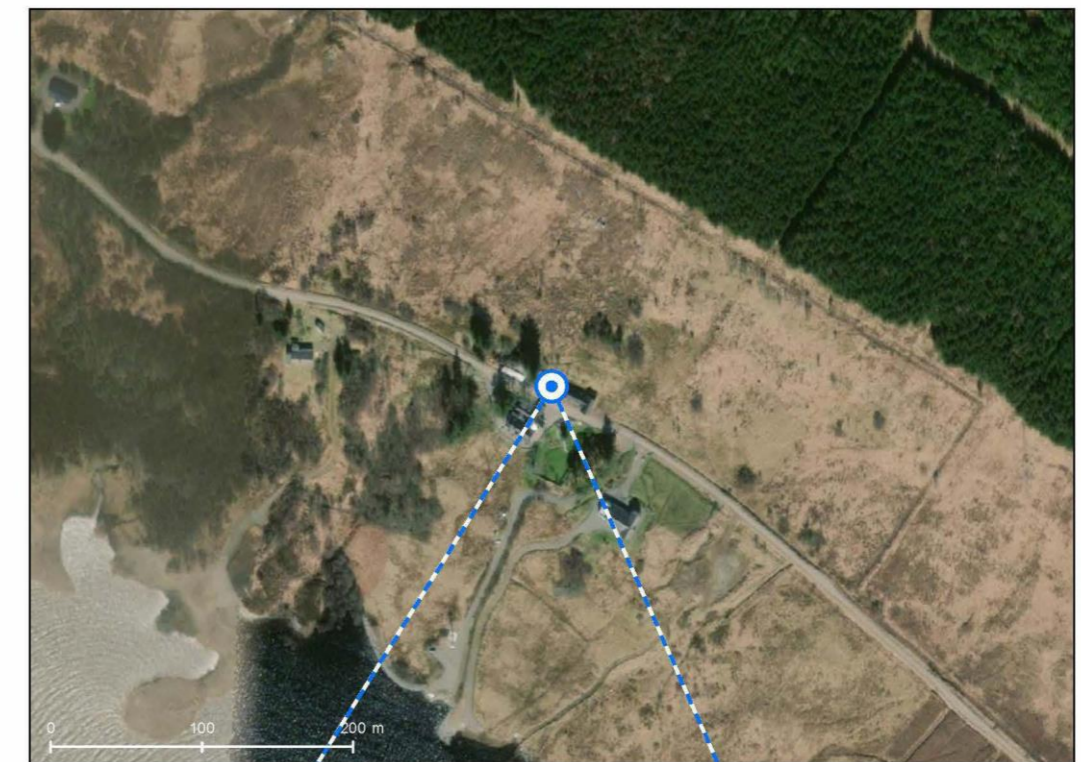
Property No. 5: Overscaig House Hotel



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

| Property 6: Overscaig Coachouse (west) (within 3 km turbine study area) Wireline view shown on Figure 2f | | |
|--|--|--|
| <p>Location of property: northern side of Loch Shin, adjacent to the northern side of the A838</p> | <p>Property description: semi-detached 1.5 storey steading building with planning permission to convert to residential property. Accessed direct from A838; very little outside space. Property 7 lies immediately to the east.</p> | <p>Distance from nearest turbine: 2.77 km</p> |
| <p>Step 2: Baseline Visual Amenity</p> <p>The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping, online photographs, planning application drawings and aerial photography.</p> <p>The house is orientated south-west/north-east. The key outlook from the house is south-west, across Loch Shin, with existing and proposed openings on this elevation. These views are not as open and expansive as those gained from properties to the south of the A838, being partly screened by the Overscaig House Hotel and tree planting, but some slightly angled views across and down Loch Shin will be gained. Views to the north-east will be enclosed by rising landform and vegetation. Open, angled views with some filtering by vegetation are likely to be gained from outside the front of the building, looking across and down Loch Shin.</p> | | |
| <p>Step 3: Assessment of Residential (Visual) Amenity Effects</p> <ul style="list-style-type: none"> • Magnitude of change: Medium-high • Significance of effect: Significant visual effect <p>The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.77 km away. The Proposed Development lies to the south of the property and some turbines are likely to be seen in the key view from the south-western elevation. The western turbines in the Proposed Development are likely to be screened by the Hotel, while other turbines will be screened/filtered by trees. Part of the Proposed Development will, however, be seen in the open part of the outlook. The turbines will extend across approximately 57° of the view.</p> <p>Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound is unlikely to be visible due to screening by the Hotel.</p> <p>Views from outside the building will be similar to those gained from inside, with partial screening by the Hotel and trees.</p> | | |
| <p>Step 4: Residential Visual Amenity Threshold Assessment</p> <p>Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.</p> <p>This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.</p> <ul style="list-style-type: none"> • This outlook is restricted by buildings and vegetation and is not a particularly notable feature of the property. In this context, the Proposed Development will affect the view but will be seen in the context of other elements that already influence the outlook. • The Proposed Development will be only partially visible due to screening by buildings and vegetation. • The theoretical visibility of the Proposed Development across approximately 57° of the view ensures that there will not be a perception of encirclement of the property by turbines. • The property is orientated to the south-west while the Proposed Development lies to the south. Views of the Proposed Development from within the property will therefore be slightly angled. • The nearest turbine lies over 2.7 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views. • The turbines will be seen in the context of the large scale, simple landform of the <i>rounded hills</i> ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise. • The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping. | | |

Property No. 6: Overscaig Coachouse (west)



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Property 7: Overscaig Coachhouse (east)/Lairg Bunkhouse (within 3 km turbine study area) Wireline view shown on Figure 2g

| | | |
|---|--|--|
| <p>Location of property: northern side of Loch Shin, adjacent to the northern side of the A838</p> | <p>Property description: semi-detached 1.5 storey steading building most recently used as a bunkhouse. Accessed direct from A838; very little outside space. Property 6 lies immediately to the west.</p> | <p>Distance from nearest turbine: 2.77 km</p> |
|---|--|--|

Step 2: Baseline Visual Amenity

The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping, online photographs, planning application drawings and aerial photography.

The house is orientated south-west/north-east. The key outlook from the house is south-west, across Loch Shin, with windows on this elevation. These views are not as open and expansive as those gained from properties to the south of the A838, being partly screened by the Overscaig House Hotel, Oak Lodge and tree planting, but some filtered views across Loch Shin will be gained. Views to the north-east will be enclosed by rising landform and vegetation. There is one window in the south-eastern elevation from where views will be along the A838 and the northern side of Loch Shin.

Views with some screening and filtering by vegetation are likely to be gained from outside the front of the building, looking across and down Loch Shin.

Step 3: Assessment of Residential (Visual) Amenity Effects

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

The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.77 km away. The Proposed Development lies to the south of the property and some turbines are likely to be seen in the key view from the south-western elevation. Some turbines in the Proposed Development are likely to be screened by Oak Lodge and the Hotel while others will be screened/filtered by trees. Part of the Proposed Development will, however, be seen in the open part of the outlook, in sometimes angled views. The turbines will extend across approximately 57° of the view.

Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound is unlikely to be visible due to screening by the Hotel.

Views from outside the building will be similar to those gained from inside, with partial screening by Oak Lodge, the Hotel and trees.

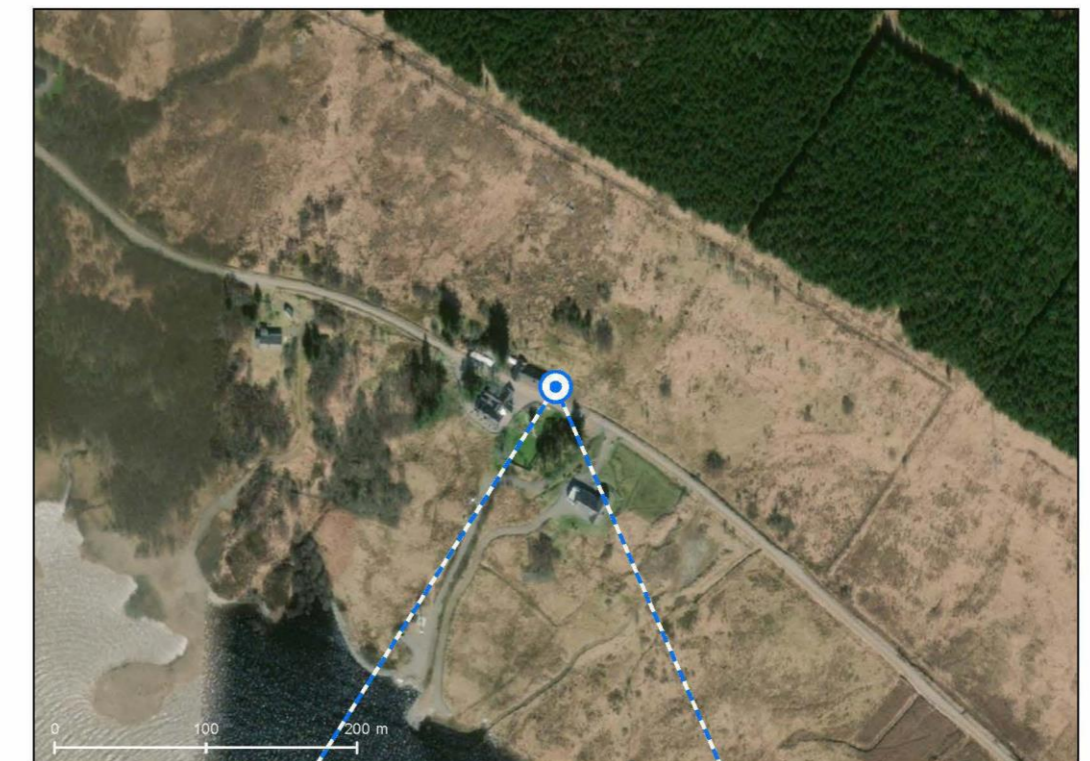
Step 4: Residential Visual Amenity Threshold Assessment

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.

This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.

- This outlook is restricted by buildings and vegetation and is not a particularly notable feature of the property. In this context, the Proposed Development will affect the view but will be seen in the context of other elements that already influence the outlook.
- The Proposed Development will be only partially visible due to screening by buildings and vegetation.
- The theoretical visibility of the Proposed Development across approximately 57° of the view ensures that there will not be a perception of encirclement of the property by turbines.
- The property is orientated to the south-west while the Proposed Development lies to the south. Views of the Proposed Development from within the property will therefore be slightly angled.
- The nearest turbine lies over 2.7 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views.
- The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping.

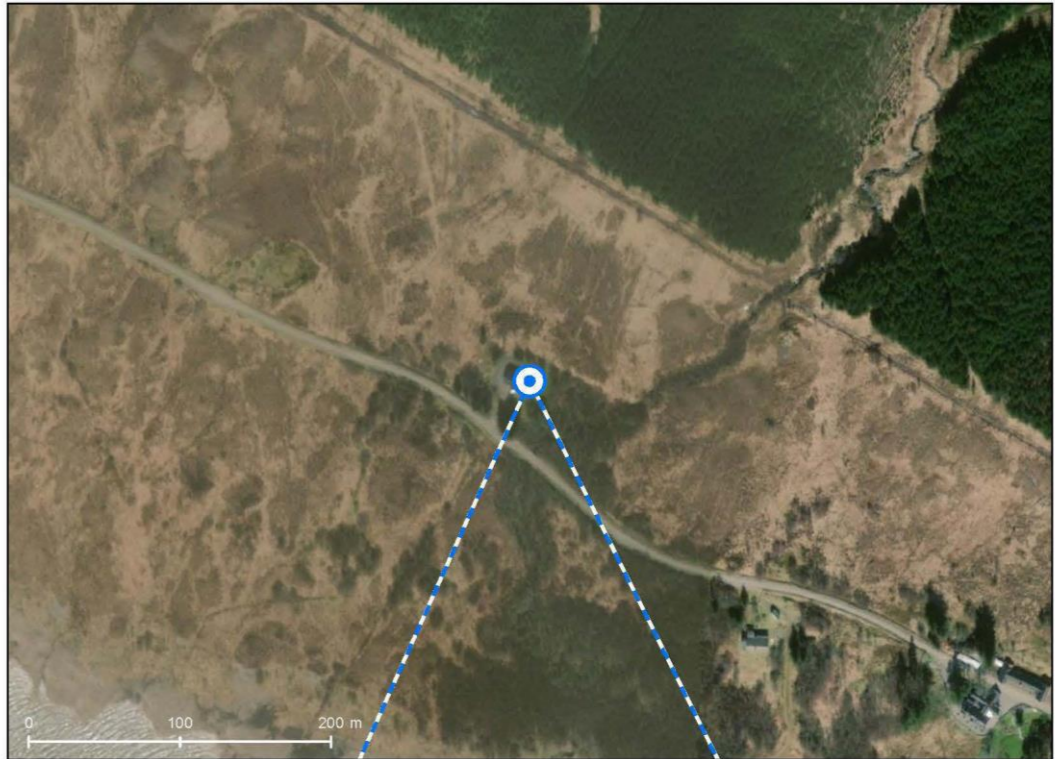
Property No. 7: Overscaig Coachhouse (east) / Lairg Bunkhouse



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

| Property 8: Allt Overscaig (within 3 km turbine study area) Wireline view shown on Figure 2h | | |
|---|--|---|
| Location of property: northern side of Loch Shin, approximately 30 m north of the A838 | Property description: detached single storey bunkhouse set in an elevated position in rough garden grounds and accessed by a short private drive. | Distance from nearest turbine: 2.79 km |
| <p>Step 2: Baseline Visual Amenity</p> <p>The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping and aerial photography. The house is orientated south-west/north-east. The key outlook from the house is south-west, across Loch Shin, with windows on this elevation. These views are open but enclosed on each side by woodland and other vegetation around the house that channels views rather than allowing an expansive outlook across, up and down the loch. Views to the north-east will be enclosed by rising landform and vegetation. Views with some screening and filtering by vegetation are likely to be gained from outside the front of the building, looking across Loch Shin.</p> | | |
| <p>Step 3: Assessment of Residential (Visual) Amenity Effects</p> <ul style="list-style-type: none"> • Magnitude of change: Medium-high • Significance of effect: Significant visual effect <p>The wirelines show that the nine turbines in the Proposed Development are theoretically visible from this property, with the nearest turbine 2.79 km away. The Proposed Development lies to the south of the property and is likely to be seen in the key view from the south-western elevation. However, the Proposed Development will not directly affect the full extent of this south-western aspect of the view due to the location of the turbines to the south of the property, which ensures they are not seen in the direct line of the south-western view. The channelling and screening of views by vegetation around the property will also restrict visibility of the turbines. The turbines will extend across approximately 53° of the view.</p> <p>Some elements of infrastructure are likely to be visible, including access tracks and hardstandings. The substation compound is unlikely to be visible due to screening by vegetation.</p> <p>Views of the turbines and infrastructure from the garden will be similar to those from the property, with screening by vegetation.</p> | | |
| <p>Step 4: Residential Visual Amenity Threshold Assessment</p> <p>Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.</p> <p>This property is not considered to have reached the Residential Visual Amenity Threshold, for the following reasons.</p> <ul style="list-style-type: none"> • The Proposed Development will be only partially visible due to screening by vegetation. • The theoretical visibility of the Proposed Development across approximately 53° of the view ensures that there will not be a perception of encirclement of the property by turbines. • The key aspect from within the property is to the south-west while the Proposed Development lies to the south. It will therefore not fully affect the key view. • The nearest turbine lies over 2.7 km from the property, which is outwith the maximum study area suggested in Technical Guidance (Landscape Institute, 2019). This distance mitigates the potential for the turbines to be unacceptably overwhelming in views. • The turbines will be seen in the context of the large scale, simple landform of the <i>rounded hills</i> ridge that encloses the southern side of Loch Shin. This context ensures that the Proposed Development will be seen in a setting of appropriate scale, where uncomfortable and eye-catching scale comparisons between the turbines and their setting will not arise. • The turbines have a regular, balanced and cohesive composition that avoids eye-catching clustering, overlapping and gapping. | | |

Property No. 8: Allt Overscaig



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Property 9: 1 Corriekinloch (within 250 m access track study area)

*this property is financially involved with the Proposed Development

Location of property: one in a group of three houses at the head of Loch Shin, adjacent to the western side of the A838 and the site access

Property description: detached 1.5 storey cottage located at the junction of the A838/site access. Gardens to front, side and rear. Conservatory on the south-eastern elevation and outbuildings to the south.

Distance from access track: adjacent
Distance from nearest turbine: 4.45 km

Step 2: Baseline Visual Amenity

The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping and aerial photography.

The house is orientated north-west/south-east, with windows (and door) also in the north-eastern elevation. The outlook to the north-east and south-east is foreshortened by rising landform, with the south-eastern aspect also partly screened by forestry. The north-westwards outlook towards Loch a' Ghriama is likely to be the most open and scenic aspect, but has some screening by vegetation in the foreground and looks across the storage building that lies to the north of the access track. The conservatory will gain views to the north-east, south-east and south-west, of which the north-eastern outlook is likely to be the most open although all aspects will be enclosed to some degree by landform and vegetation. Views from the garden are similar to those from the house/conservatory.

Step 3: Assessment of Residential (Visual) Amenity Effects

- Magnitude of change: High (construction phase) Medium (operational phase)
- Significance of effect: Significant visual effect

This property lies outwith the 3 km turbine study area and is therefore considered only in relation to the site access infrastructure (as shown within Annex A of the transport Appendix 11.1). The site access works will directly affect northern and eastern parts of the front and side garden, where a load-bearing surface will be laid to allow for turbine oversail during deliveries. Road-widening for vehicle overrun and turbine oversail will also be required on the eastern side of the A838 and the northern side of the site access road. The area to the north of the site access is likely to require limited groundworks with some limited vegetation removal. The works to the east of the A838 will require digging-out and reprofiling of the slope that rises from the road. These site access works will affect views to the north-east, north-west, and south-east of the house, and those from the conservatory and garden.

The effect will be most notable during the construction phase of the Proposed Development, when earthworks, regrading and reprofiling are underway. Once construction is complete and affected areas are restored, effects will reduce. Revegetation will reduce the visual effect of the landform reprofiling to the east of the A838 over time.

Step 4: Residential Visual Amenity Threshold Assessment

Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.

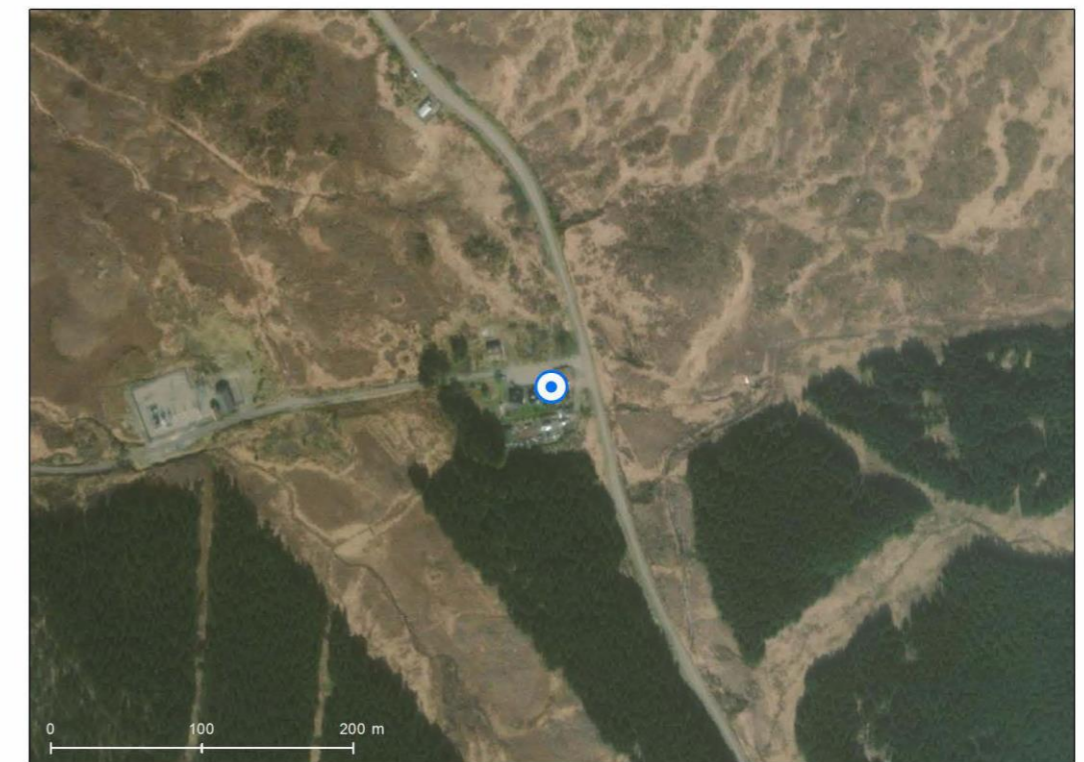
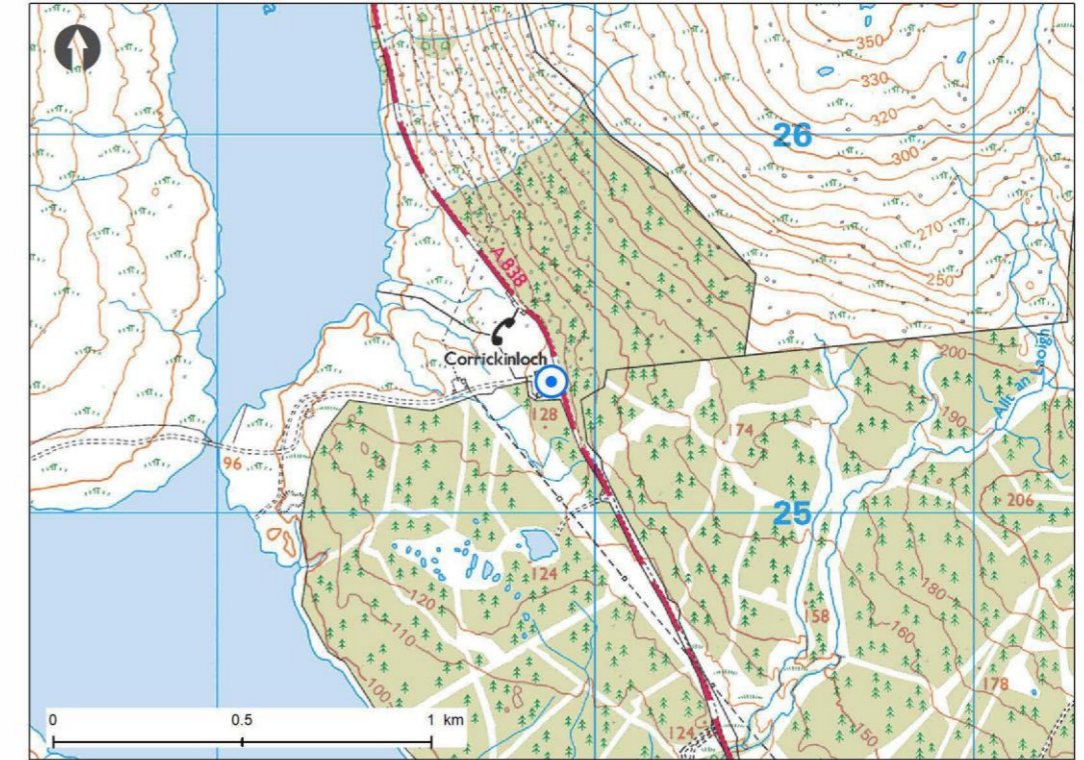
This property is considered to have reached the Residential Visual Amenity Threshold during the **construction phase** of the Proposed Development. This will be a short-term effect, and will arise for the following reasons.

- The proximity of the road-widening and reprofiling works to the property ensure that direct effects and effects on views will be immediately apparent.
- Works will be apparent from the elevations of the property that have windows (the north-west, north-east, and south-east) and will also be visible from the conservatory and garden. This means that the open aspects from the property will be affected by the Proposed Development.

Following construction, during the **operational phase**, the property will not reach the Residential Visual Amenity Threshold for the following reasons.

- Areas of road-widening/overrun will be covered over and no longer apparent.
- Areas of earthworks/reprofiling/regrading will be restored/revegetated, and over time will reintegrate into the landscape context.
- Construction operations and works will no longer be apparent.

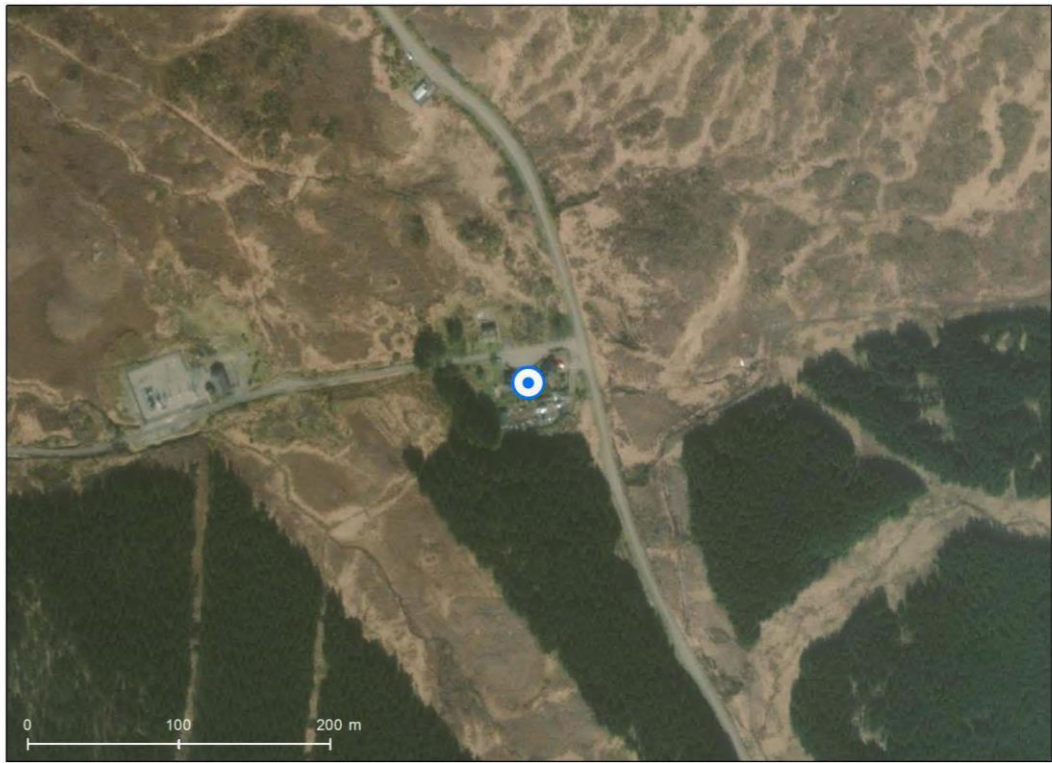
Property No. 9: 1 Corriekinloch



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

| Property 10: 2 Corriekinloch (within 250 m access track study area) | | |
|---|--|---|
| <p>Location of property: one in a group of three houses at the head of Loch Shin, adjacent to the western side of the A838 and the site access</p> | <p>Property description: detached 1.5 storey cottage located beside the site access. Gardens to front and rear.</p> | <p>Distance from access track: adjacent</p> <p>Distance from nearest turbine: 4.45 km</p> |
| <p>Step 2: Baseline Visual Amenity</p> <p>The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping and aerial photography. The house is orientated north-north-west/south-south-east. The outlook to the south-south-east is foreshortened by rising landform and partly screened by forestry. The north-north-westwards outlook towards Loch a' Ghriama is likely to be the most open and scenic aspect, but has some screening by vegetation in the foreground and looks across the storage building that lies to the north of the access track. There appear to be windows in the side elevations of the house, but views are likely to be screened/partly screened by the adjacent houses. Views from the garden are likely to be more open than those from the house, particularly to the east.</p> | | |
| <p>Step 3: Assessment of Residential (Visual) Amenity Effects</p> <ul style="list-style-type: none"> • Magnitude of change: Medium-high (construction phase) Medium-low (operational phase) • Significance of effect: Significant visual effect <p>This property lies outwith the 3 km turbine study area and is therefore considered only in relation to the site access infrastructure (as shown within Annex A of the transport Appendix 11.1). There is no direct effect on this property and effects will be visual only, arising from road-widening for vehicle overrun and turbine oversail on the A838 and the northern side of the site access road. The area along the northern edge of the site access is likely to require limited groundworks with some limited vegetation removal, and will be seen from the north-north-western aspect of the property and the front garden. The works on either side of the A838 will require digging-out and reprofiling of the slope that rises from the road, and are unlikely to be seen from within the property due to the orientation of views but may be seen from the gardens (with filtering of views by the garden of the adjacent Property Number 9).</p> <p>The effect will be most notable during the construction phase of the Proposed Development, when earthworks, regrading and reprofiling are underway. Once construction is complete and affected areas are restored, effects will reduce. Revegetation will reduce the visual effect of the landform reprofiling to the east of the A838 over time.</p> | | |
| <p>Step 4: Residential Visual Amenity Threshold Assessment</p> <p>Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.</p> <p>This property is considered to have not reached the Residential Visual Amenity Threshold during either the construction or operational phase of the Proposed Development for the following reasons.</p> <ul style="list-style-type: none"> • The key views from the house, which appear to be from its north-north-western elevation, will be affected only by minor upgrading works to the access track, and will have a very limited effect following the construction phase. • The works that are required to either side of the A838 will not be directly visible from the house and will be seen with filtering and screening from the garden. • After the construction phase, construction operations and works will no longer be apparent, all areas of road-widening/overrun will be covered over, and areas of earthworks/reprofiling/regrading will be restored/revegetated. | | |

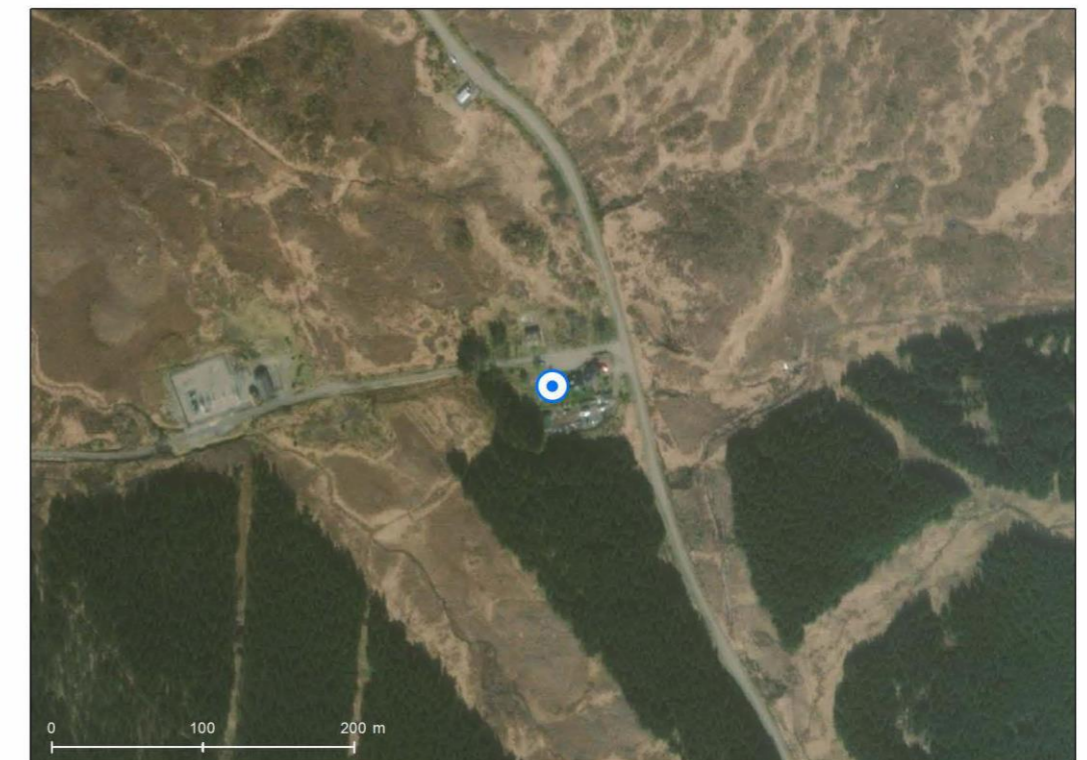
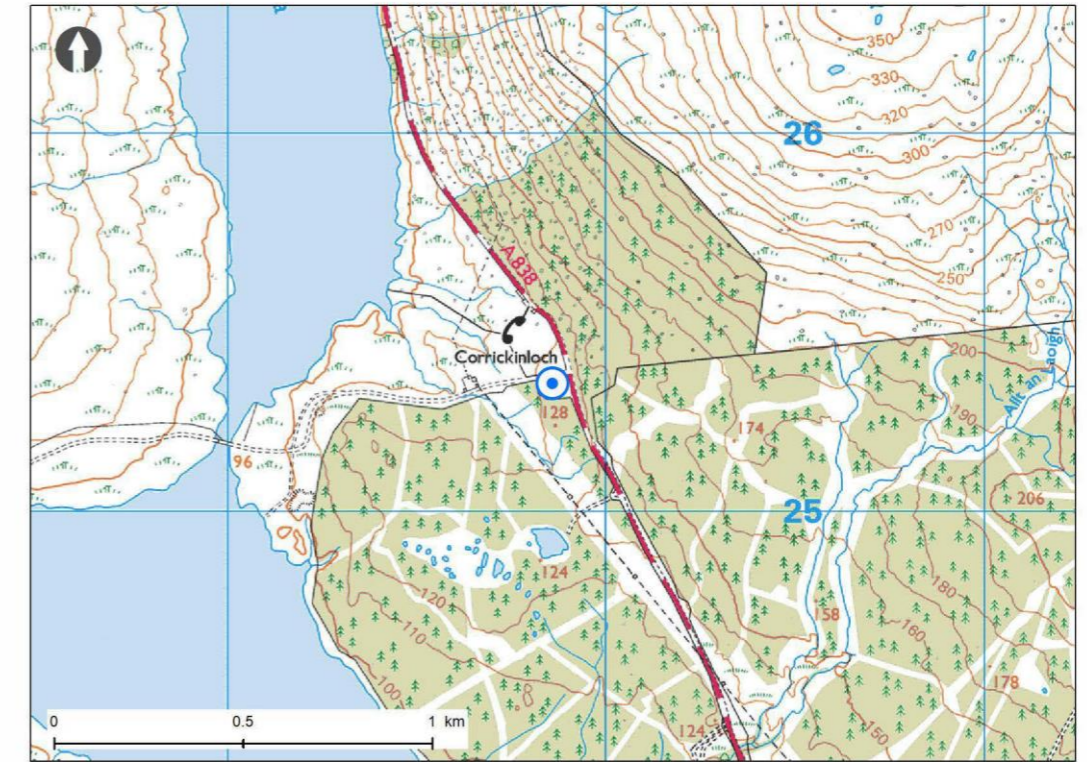
Property No. 10: 2 Corriekinloch



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

| Property 11: 3 Corriekinloch (within 250 m access track study area) | | |
|---|--|---|
| <p>Location of property: one in a group of three houses at the head of Loch Shin, adjacent to the western side of the A838 and the site access</p> | <p>Property description: detached 1.5 storey cottage located beside the site access. Gardens to front, side and rear.</p> | <p>Distance from access track: adjacent</p> <p>Distance from nearest turbine: 4.45 km</p> |
| <p>Step 2: Baseline Visual Amenity</p> <p>The property is clearly visible from the road and the assessment is drawn from roadside views, detailed mapping and aerial photography. The house is orientated north/south. The outlook to the south is foreshortened is screened by forestry, and the northwards outlook towards Loch a' Ghriama is likely to be the most open and scenic aspect, but has some screening by vegetation in the foreground and looks across the storage building that lies to the north of the access track.</p> <p>Views from the garden are likely to be more open than those from the house, particularly to the east.</p> | | |
| <p>Step 3: Assessment of Residential (Visual) Amenity Effects</p> <ul style="list-style-type: none"> • Magnitude of change: Medium-high (construction phase) Medium-low (operational phase) • Significance of effect: Significant visual effect <p>This property lies outwith the 3 km turbine study area and is therefore considered only in relation to the site access infrastructure (as shown within Annex A of the transport Appendix 11.1). There is no direct effect on this property and effects will be visual only, arising from road-widening for vehicle overrun and turbine oversail on the A838 and the northern side of the site access road. The area along the northern edge of the site access is likely to require limited groundworks with some limited vegetation removal, and will be seen from the northern aspect of the property and the front garden. The works on either side of the A838 are unlikely to be seen from within the property due to the orientation of views but may be seen from the gardens (with filtering of views by the gardens of the adjacent Property Numbers 9 and 10).</p> <p>The effect will be most notable during the construction phase of the Proposed Development, when earthworks, regrading and reprofiling are underway. Once construction is complete and affected areas are restored, effects will reduce. Revegetation will reduce the visual effect of the landform reprofiling to the east of the A838 over time.</p> | | |
| <p>Step 4: Residential Visual Amenity Threshold Assessment</p> <p>Step 4 involves making a judgement as to whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, as described in the introduction.</p> <p>This property is considered to have not reached the Residential Visual Amenity Threshold during either the construction or operational phase of the Proposed Development for the following reasons.</p> <ul style="list-style-type: none"> • The key views from the house, which appear to be from its northern elevation, will be affected only by minor upgrading works to the access track, and will have a very limited effect following the construction phase. • The works that are required to either side of the A838 will not be directly visible from the house and will be seen with filtering and screening from the garden. • After the construction phase, construction operations and works will no longer be apparent, all areas of road-widening/overrun will be covered over, and areas of earthworks/reprofiling/regrading will be restored/revegetated. | | |

Property No. 11: 3 Corriekinloch



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Data Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

4. RVAA Summary and Conclusions

24. The RVAA sheets in this appendix detail the assessments for each of the eleven properties that have been evaluated through this assessment. Eight of the eleven properties (Property Numbers 1 to 8) are assessed in relation to the effect on them that may arise from the Proposed Development as a whole, and primarily the turbines, while the other three (Property Numbers 9 to 11) are assessed in relation to the effect that may arise from the upgraded site access.
25. Table 1 below provides a summary of the results of this assessment. The RVAA indicates that the eleven properties included are all likely to experience a significant visual effect as a result of the Proposed Development. All of the properties are assessed as being likely to experience a high or medium-high magnitude of change, which under the terms of the methodology necessitates a Step 4 Assessment. This further stage of assessment found that there is potential for the Residential Visual Amenity Threshold to be reached at one of the properties (Property 9, 1 Corriekinloch) as a result of the short-term construction phase of the upgraded site access. This is a short-term construction effect, and the threshold will not be reached at this property during the operational phase of the Proposed Development. All other effects on properties will not reach the Residential Visual Amenity Threshold.
26. The property that is assessed to reach the Residential Visual Amenity Threshold during the construction phase is financially involved with the Proposed Development.
27. On the basis of the effects on the adjacent properties 1 (Harris Highland Dream) and 2 (Carrachan), it is considered that the consented property at 'Land 90M North Of Taigh Na Dreoilin Lairg' (24/00195/FUL) is likely to have a high magnitude of change and a significant effect. The Residential Visual Amenity Threshold will not be reached for the reasons described in the assessment of those properties.
28. In line with the Landscape Institute's guidance on RVAA, the finding that the effect on one of the eleven properties will reach the Residential Visual Amenity Threshold (during the short-term construction phase) is recorded as a matter for the wider planning balance, as is the financial involvement of this property. As stipulated in the guidance, no conclusions on the acceptability of these visual effects is drawn within the RVAA.

Table 1 - RVAA Summary

| Property | Magnitude of Change | Significance of Effect | Residential Visual Amenity Threshold |
|---|---------------------|------------------------|--------------------------------------|
| Effect arising from whole Proposed Development (primarily turbines) | | | |
| Property 1 - Harris Highland Dream | High | Significant | Not reached |
| Property 2 - Carrachan | High | Significant | Not reached |
| Property 3 - Overscaig House | High | Significant | Not reached |
| Property 4 - Oak Lodge | High | Significant | Not reached |
| Property 5 - Overscaig House Hotel (financially-involved) | High | Significant | Not reached |
| Property 6 - Overscaig Coachhouse (west) | Medium-high | Significant | Not reached |
| Property 7 - Overscaig Coachhouse (east) / Lairg Bunkhouse | Medium-high | Significant | Not reached |
| Property 8 - Allt Overscaig | Medium-high | Significant | Not reached |

| Property | Magnitude of Change | Significance of Effect | Residential Visual Amenity Threshold |
|---|--|------------------------|--|
| Effect arising from upgraded site access | | | |
| Property 9 - 1 Corriekinloch (financially-involved) | Construction: high Operation: medium | Significant | Construction: reached (short term) Operation: not reached |
| Property 10 - 2 Corriekinloch | Construction: medium-high Operation: medium-low | Significant | Not reached |
| Property 11 - 3 Corriekinloch | Construction: medium-high Operation: medium-low | Significant | Not reached |