

# Appendix 5.6 Residential Visual Amenity Assessment

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# Appendix 5.6 Residential Visual Amenity Assessment (RVAA)

## **Introduction**

This Residential Visual Amenity Assessment (RVAA) is based on the newly published Technical Guidance Note: Residential Visual Amenity Assessment | LI Technical Guidance Note 2/19. People's visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment – Third Edition, 2013 (GLVIA 3) as:

*“the overall pleasantness of the views they enjoy of their surroundings”*

The Landscape and Visual Impact Assessment included in the EIA Report considered the effects of the Proposed Development on views and visual amenity as experienced by people by means of the viewpoint assessment. It also considered the visual effects at each settlement, in a more generalised sense. This assessment focuses on specific groups of the closest properties, and involves a detailed assessment of the changes to their views.

### **Context**

The planning system is designed to act in the public interest when making planning decisions. Nevertheless, effects on private interests are to be considered in the ‘planning balance’. This includes weighing up effects on Residential Amenity.

Residential Amenity comprises a range of visual, aural, olfactory and other sensory components. Development can cause effects on one or more components of Residential Amenity, for example effects of noise, dust, access to daylight, vibration, shadow flicker, outlook and visual amenity. Sometimes this is referred to as ‘living conditions’.

Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ This includes situations where a residential property's outlook / visual amenity is judged to be ‘significantly’ affected by a proposed development, a matter which has been confirmed in a number of appeal / public inquiry decisions.

At Enifer Downs (in Kent), Inspector Lavender noted that *“when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live”*.

At the Harelaw Renewable Energy Park Inquiry (East Ayrshire and East Renfrewshire), the Reporter stated that *“Any consideration of proximity to houses effectively becomes an assessment of the effects of a wind farm on the amenity of a property: its pleasantness of place and its impact on living conditions. It is necessary to consider whether any of the effects on views or visual amenity have the potential to affect living conditions such that living at that property would become unpleasant or undesirable. This requires an objective approach, as far as possible, but is ultimately a matter of judgement.”*

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.

This assessment is confined to examining in detail judgements on Residential Visual Amenity.

The purpose of RVAA is to provide an informed, well-reasoned answer to the question: ‘is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects ‘living conditions’ or Residential Amenity’? This is referred to in the guidance document as the **Residential Visual Amenity Threshold (RVAT)**.

### **Approach**

In terms of general approach, it is intended that the RVAA provides a transparent, objective assessment, grounded in GLVIA 3 principles and processes, evaluating and assessing the likely change to the visual amenity of a dwelling resulting from a development. RVAA requires assessors to draw a conclusion whether the effect of the development on visual amenity and / or views from the property reaches the Residential Visual Amenity Threshold.

### **Methodology**

The RVAA is set out in the following four steps:

**Step 1.** Definition of 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 development proposed.

**Step 3.** Assessment of likely change to visual amenity of included properties in accordance with GLVIA 3 principles and processes.

**Step 4.** Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.

#### Step 1 – Definition of Study Area and Scope of Assessment

Residential Visual Amenity Assessments from residential properties are usually based on a study area ranging from a radius of 1.5km to 2km. A study area 2 km radius has been selected as appropriate in order to begin identifying properties to include in a RVAA. Those inhabited properties with a direct open view towards the proposed development have been selected for inclusion in the RVAA. Properties within the same geographical location and/or are likely to experience similar views have been grouped.

#### Step 2 – Evaluation of Baseline Visual Amenity

The next step evaluates the baseline visual conditions at the properties to be included, informed as appropriate by desk study and fieldwork.

The existing (or baseline) visual amenity of a residential property has been described in terms of the type, nature, extent, and quality of views that may be experienced 'in the round', that being the all-round visual amenity experience, from the dwelling itself, including its ‘domestic curtilage’ (domestic gardens and access drives).

The following aspects have been considered:

- 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 at or leaving the property, for example from private driveways / access tracks.

In accordance with GLVIA 3 residents at home are considered, amongst 'visual receptors', to be the most 'susceptible' to change and to attach most value to their private, views and visual amenity. They are therefore considered to be most sensitive.

### Step 3 – Assessment of likely change to visual amenity of properties

The third step in the process assesses the magnitude of visual change and significance of likely visual effect at the included properties. Effects are examined in accordance with GLVIA 3 principles and processes, considering the 'nature of the receptor' ('sensitivity' comprising 'value' and 'susceptibility') with the 'nature of effect' as set out in detail in Appendix 5.1.

The aim of Step 3 is to identify those properties requiring further assessment in Step 4 in relation to the Residential Visual Amenity Threshold judgement.

Considerations which provide a framework for describing and evaluating the predicted magnitude of visual change and related visual amenity effects which may lead to the property being considered in Step 4 include:

- Distance of property from the Proposed Development having regard to its size / scale and location relative to the property (e.g. on higher or lower ground).
- Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations.
- Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property.
- Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations.
- Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the Proposed Development, taking account of seasonal and diurnal variations.
- Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations.
- Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.
- Mitigation opportunities – consider implications of both embedded and potential further mitigation.

This step has involved both desk study and detailed fieldwork.

Step 3 should confirm that the properties selected for inclusion in the RVAA will experience the maximum significance of effect. Any properties which do not meet this threshold are disregarded in from Step 4 of the RVAA

### Step 4 – Forming the RVAA judgement

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.

This concluding judgement advises 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 is explained in narrative setting out why the effects are considered to have either reached the Residential Visual Amenity Threshold or explain why the threshold has not been reached.

Residential Visual Amenity Assessments from residential properties are usually based on a study area ranging from a radius of 1.5km to 2km. On this basis a 2km study area was adopted. It was decided that in order to provide a meaningful assessment of visual amenity all properties within located 1.5km would be assessed and all properties located between 1.5km and 2km with an open view of the proposed site would be assessed. Properties which lie outside the ZTV, and which accordingly will have no view of the turbines, were not included in the RVAA.

Properties were identified using Ordnance Survey (OS) Address Base Plus data and verified using aerial imagery and observations made on visits to the site and study area. The property clusters assessed are listed in Table 1.

**Table 1 - Property Clusters Assessed**

Property	Grid Reference	Distance to Nearest Turbines
Northern edge of Sellafirth on Sellerfirth Road	451685, 1198577	1.61km
Mid Sellafirth, including Heath Cottage and Westerhouse (Heath Cottage)	451665, 1198325	1.86km
South Gloop including Easterhouse	450642, 1204526	1.23km
North Gloop, including The Kirks	450626, 1204863	1.56km
East Gloop, scattered properties on the minor road east of Gloop	450931, 1204594	1.27km

### Supporting Graphics

A detailed annotated aerial photo is presented for each property cluster in **Figures 5.8.1 – 5.8.5**.

Within each property cluster plan, each individual property has been identified with regard to:

- Identification of RVAA property, the inhabited dwelling and other outbuildings.
- Potential screening elements.
- Direction of view, expressed as a bearing and point of the compass to centre of the Proposed Development.
- Distance from the RVAA property to the nearest turbine.
- The angle of view occupied by the proposed development.
- Location of principal rooms and bearing of key views.
- Description of the approach to general experience at the entrance to the property.

### Visualisations

A photographic baseline panorama and matching wireline have been presented in order to provide a view of the Proposed Development within its landscape context, and to assist the assessor in determining the change and resultant effect on the viewpoint location. A panorama, using an angle of view of 90°, illustrating the existing view presented alongside an identically sized matching wireframe. The size of the image and matching wireframe is 820mm by 130mm, with a 90° horizontal field of view and a 14.2° vertical field of view. To accommodate the required field of view, the image is presented as a cylindrical projection.

To facilitate the verification process, the horizontal extent of the central 50mm frame is indicated beneath the image, along with the extent of the 53.5° panorama. This format shows the wider landscape context within which the proposed development will sit, and allows direct comparison of the changes to be made in addition to providing a useful aid memoire. The recommended viewing distance for these visualisations is at a

comfortable arm's length, as set out on the visualisation figure. In some instances, a wider field of view has been used at 90°, 180°, 270°.

The wireframes have been prepared through the use of Adobe Photoshop and Resoft Windfarm software.

## Assessment of Properties

The assessment tables are set out in this section. The tables present general conclusions relating to the individual properties assessed within the 2km study area.

**Table 2 - Property Cluster 1 – Sellafirth Road**

<b>Property Cluster 1: Sellafirth Road, refer to Annotated Location Plan at 5.8.1a and the detailed ZTV Plan at 5.8.1b</b>
<b>Individual Property 1:</b> New House, Sellafirth Road, Sellafirth
Property OS grid reference 283747, 658825
Direction of view to the Proposed Development - North to North West / Bearing - 353°
Distance to nearest turbine and turbine no. 1.6km, T20
Potential No. of turbines visible - Hubs visible 28, Blade tips visible 28, over a 56° angle of view. Oblique view to upper part of substation building.
Orientation of principal rooms: south west, at a bearing of 215°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ New House is a low lying single storey dwelling at the eastern end of Sellafirth Road.</li> <li>▪ The property includes various out houses to the north east and north west, with some low hedges of <i>rosa rugosa</i> providing shelter from the north west.</li> <li>▪ The position is elevated above Sellafirth and the prevailing terrain provides least shelter to the north west in the direction of the proposed development.</li> <li>▪ The property is oriented to face across Basta Voe, the most scenic aspect of the view.</li> <li>▪ The Hill of Sellafirth rises in shallow profile to the north.</li> <li>▪ The property is accessed from the public road which is exposed with expansive views to the interior of Yell.</li> </ul>
<b>Individual Property 2:</b> Uphouse, Sellafirth Road, Sellafirth
Property OS grid reference 451725, 1198529
Direction of view to the Proposed Development - North to North West / Bearing - 354°
Distance to nearest turbine and turbine no. 1.64km, T20
Potential No. of turbines visible - Hubs visible 28, Blade tips visible 28 over a 56° angle of view. Oblique view to upper part of substation building.
Orientation of principal rooms: South West, at a bearing of 160°
<p><b>Description of property, location and context:</b></p>

<ul style="list-style-type: none"> <li>▪ Uphouse is a two storey house with dormer windows built into the south west face of the pitched roof. The property is located towards the eastern end of Sellafirth Road</li> <li>▪ The main house has been extended with various low flat roofed extensions to the north. There are a few windows on the exposed northern elevation however, the principal rooms and main windows are on the south western elevation.</li> <li>▪ The position is elevated above Sellafirth and the prevailing terrain provides least shelter to the north west in the direction of the proposed development.</li> <li>▪ The property is oriented to face across Basta Voe, the most scenic aspect of the view.</li> <li>▪ The Hill of Sellafirth rises in shallow profile to the north.</li> <li>▪ The property is accessed from the public road which is exposed with expansive views to the interior of Yell.</li> </ul>
<p><b>Description of existing views and visual amenity:</b></p> <p>This property was observed from Sellafirth Road, at the nearest publicly accessible point.</p> <p>Views are open and expansive on the approach to the property and from the curtilage of the property.</p> <p>The property nestles into the southern flank of Sellafirth Hill and the views from principal rooms of the property will to the south west, with very limited internal views to the north west.</p>
<p><b>Individual Property 3:</b> Sellafirth House, Sellafirth Road, Sellafirth</p>
<p>Property OS grid reference 451589, 1198503</p>
<p>Direction of view to the Proposed Development - North to North West / Bearing - 359°</p>
<p>Distance to nearest turbine and turbine no. 1.64km, T20</p>
<p>Potential No. of turbines visible - Hubs visible 28, Blade tips visible 28 over a 57° angle of view. Oblique view to upper part of substation building.</p>
<p>Orientation of principal rooms: south west, at a bearing of 160°</p>
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ Sellafirth House is a two storey house with dormers windows built into the south west face of the pitched roof. The property is located towards the western end of Sellafirth Road.</li> <li>▪ The principal rooms and main windows are on the south western elevation.</li> <li>▪ The position is elevated above Sellafirth and the prevailing terrain provides least shelter to the north west in the direction of the proposed development.</li> <li>▪ The property is oriented to face across Basta Voe, the most scenic aspect of the view.</li> <li>▪ The Hill of Sellafirth rises in shallow profile to the north.</li> <li>▪ The property is accessed from the public road which is exposed with expansive views to the interior of Yell.</li> </ul>
<p><b>Individual Property 4:</b> School House and Old School House, Sellafirth Road, Sellafirth</p>
<p>Property OS grid reference 451539, 1198570</p>
<p>Direction of view to the Proposed Development - North / Bearing - 0°</p>
<p>Distance to nearest turbine and turbine no. 1.64km, T20</p>

Potential No. of turbines visible - Hubs visible 28, Blade tips visible 28 over a 59° angle of view. Oblique view to upper part of substation building.

Orientation of principal rooms: South West, at a bearing of 237°

**Description of property, location and context:**

- School House and Old School House comprise a short two storey terrace, orientated to face onto the A968, but accessed from north side of Sellafirth Road.
- The principal rooms and main windows are on the south western elevation.
- The position is elevated above Basta Voe and the prevailing terrain provides least shelter to the north west in the direction of the proposed development.
- The properties are oriented to face across Basta Voe, the most scenic aspect of the view.
- The Hill of Sellafirth rises in shallow profile to the north.
- There are expansive views to the interior of Yell from the approaches to the properties.

**Description of existing views and visual amenity on Property Cluster 1**

The properties were observed from Sellafirth Road, at the nearest publicly accessible point.

Views are open and expansive on the approach to the properties and from the curtilages of the properties.

The properties nestle into the southern flank of Sellafirth Hill and views from principal rooms of the properties will be to the south west. There will be some internal views to the north west however, the windows are smaller on the exposed north façade.

**Description of likely effect on views and visual amenity as a result of the Proposed Development on Property Cluster 1**

A wireframe from Sellafirth Road is shown in **Figures 5.8.1 c – d**.

This wireframe, based on a bare-ground model, indicates that all 28 of the proposed turbines will be visible in views looking northwest from this location, seen as a large scale new element within the expansive open moorland to the north west. Visibility will be most influential on the residents approaching the properties from Sellafirth Road.

Where views are available from these properties, the magnitude of change is considered to be substantial on residential receptors who are of high sensitivity, with a Major and Significant Effect.

**Conclusion with respect to the Proposed Development for on Property Cluster 1**

When considering the changes in visual amenity 'in the round' it is noted that the properties and the principally occupied rooms are orientated away from the Proposed Development. In this regard the experience of the turbines would not be overwhelming such that the properties would become unattractive places in which to live. The RVAA threshold will not therefore be breached.

**Table 3 - Property Cluster 2 – Heath Cottage Cluster**

<b>Property Cluster 2 – Heath Cottage Cluster, refer to Annotated Location Plan at 5.8.2a and the detailed ZTV Plan at 5.8.2b</b>
<b>Individual Property 1:</b> Heath Cottage, A968, Sellafirth
Property OS grid reference 451616, 1198277
Direction of view to the proposed development - North / Bearing - 358°
Distance to nearest turbine and turbine no. 1.9km,T20
Potential No. of turbines visible - Hubs visible 20, Blade visible 28 over a 53° angle of view
Orientation of principal rooms: South West, at a bearing of 240°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ Heath cottage is a low lying single storey dwelling accessed from the A968, located between Basta Voe and the A968.</li> <li>▪ The property includes various out houses to the north east, with a low stone wall running around the north western edge of the property.</li> <li>▪ The prevailing terrain provides least shelter to the north west in the direction of the proposed development.</li> <li>▪ The property is oriented to face across Basta Voe, the most scenic aspect of the view.</li> <li>▪ The Hill of Sellafirth rises in shallow profile to the north east.</li> <li>▪ The property is accessed from the main A968 which is exposed with 360° views including expansive views to the interior of Yell to the north.</li> </ul>
<b>Individual Property 2:</b> Innhouse, A968, Sellafirth
Property OS grid reference 451730, 1198211
Direction of view to the proposed development - North, Bearing - 355°
Distance to nearest turbine and turbine no. 1.97km, T20
Potential No. of turbines visible - Hubs visible 20, Blade visible 28 over a 51° angle of view
Orientation of principal rooms: South West, at a bearing of 260° and 80°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ Innhouse is a modern 2 storey house with dormers windows built into the east and west faces of the pitched roof. The property lies to the west of A968 and is accessed directly from the main road.</li> <li>▪ A scatter of outbuildings break up views to the north and north west of the property.</li> <li>▪ The principal rooms and main windows are on the eastern and western elevations.</li> <li>▪ The prevailing terrain provides least shelter to the north west in the direction of the proposed development.</li> <li>▪ The property is oriented to face across Basta Voe to the west and also east towards A968.</li> </ul>

- The Hill of Sellafirth rises in shallow profile to the north east.
- The property is accessed from the main A968 which is exposed with 360° views including expansive views to the interior of Yell to the north.

**Description of existing views and visual amenity on Property Cluster 2**

This properties were observed from the A968, at the nearest publicly accessible point.

Views are open and expansive on the approaches to the properties and from the curtilages of the properties.

The properties are positioned to experience expansive across Basta Voe, and sit towards the steeper terrain on the edge of the Voe.

Views from the principal rooms of the properties will be to the south west for Heath Cottage and East and West for Innhouse. There will be some internal views to the north however, the windows are smaller on the exposed northern façades.

**Description of likely effect on views and visual amenity as a result of the proposed development on Property Cluster 2**

A wireframe from Sellafirth Road is shown in **Figures 5.8.2 c – d**.

This wireframe, based on a bare-ground model, indicates that parts of all 28 of the proposed turbines will be visible to some degree in views looking northwest from this location, seen as a large scale new element within the expansive open moorland to the north. Visibility will be most influential on the residents approaching the properties from the A968.

Where views are available from these properties, the magnitude of change is considered to be substantial on residential receptors who are of high sensitivity, with a Major and Significant Effect.

**Conclusion with respect to Yell Wind Farm for on Property Cluster 2**

When considering the changes in visual amenity ‘in the round’ it is noted that the properties and the principally occupied rooms are orientated away from the Proposed Development. In this regard the experience of the turbines would not be overwhelming such that the properties would become unattractive places in which to live. The RVAA threshold will not therefore be breached.

**Table 4 - Property Cluster 3 – South Gloup Cluster**

<b>Property Cluster 3 – South Gloup Cluster, refer to Annotated Location Plan at 5.8.3a and the detailed ZTV Plan at 5.8.3b</b>
<b>Individual Property 1: Easter House</b>
Property OS grid reference 450731, 1204521
Direction of view to the Proposed Development - South / Bearing - 71°
Distance to nearest turbine and turbine no. 1.21km, T20
Potential No. of turbines visible - Hubs and towers visible 11, Blade visible 7 over a 76° angle of view
Orientation of principal rooms: South West, at a bearing of 358°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ Easter House is a low lying single storey dwelling accessed from the minor road at Gloup.</li> <li>▪ The property includes various out houses to the south.</li> <li>▪ The prevailing terrain rises to the south, with oblique views across the terrain rising to Scordaback Hill.</li> <li>▪ The property is oriented to face north to the dramatic Atlantic coastline.</li> <li>▪ The deeply incised Gloup Voe opens longer views to the south and the interior moorland for north Yell.</li> <li>▪ The property is accessed from the minor road, which is exposed with 360° views including expansive views to the interior of Yell to the north.</li> </ul>
<b>Individual Property 2: Gloup Haa, south Gloup</b>
Property OS grid reference 450683, 1204590
Direction of view to the Proposed Development - South, Bearing - 169°
Distance to nearest turbine and turbine no. 1.27km, T29
Potential No. of turbines visible - Hubs visible 11, Blades visible 7
Orientation of principal rooms: South West, at a bearing of 260° and 80°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ Gloup Haa is an old stone built 2 storey house. The property lies to the south of the minor road at Gloup and is accessed via a private driveway which is exposed to 360° views including expansive views to the interior of Yell to the north.</li> <li>▪ The principal rooms and main windows are on the eastern and western elevations.</li> <li>▪ The property is orientated north – south, presenting its narrow northern façade to the main weather.</li> <li>▪ Scordaback hill rises to the south.</li> </ul>
<b>Description of existing views and visual amenity on Property Cluster 3</b>

This properties were observed from the A968, at the nearest publicly accessible point.

Views are open and expansive on the approaches to the properties and from the curtilages of the properties.

The properties are positioned to experience expansive across Basta Voe, and sit towards the steeper terrain on the edge of the Voe.

Views from the principal rooms of the properties will be to the south west for Heath Cottage and East and West for Innhouse. There will be some internal views to the north however, the windows are smaller on the exposed northern façades.

**Individual Property 3:** Blydon, south Gloup

Property OS grid reference 450693, 1204626

Direction of view to the Proposed Ddevelopment - South, Bearing - 170°

Distance to nearest turbine and turbine no. 1.31km, T29

Potential No. of turbines visible - Hubs visible 11, Blade visible 7

Orientation of principal rooms: South West, at a bearing of 270° and 90°

**Description of property, location and context:**

- Blydon is a modern single storey house. The property lies to the south of the minor road at Gloup and is accessed via a private driveway which is exposed to 360° views including expansive views to the interior of Yell to the north.
- The principal rooms and main windows are on the eastern and western elevations.
- The property is orientated north – south, presenting its narrow northern façade to the main weather.
- A large outbuilding lies to the south and restricts visibility in this direction.

**Description of likely effect on views and visual amenity as a result of the Proposed Ddevelopment on Property Cluster 3**

A wireframe from Sellafirth Road is shown in **Figures 5.8.3 c – d**.

This wireframe, based on a bare-ground model, indicates that parts of 11 turbines are visible to tower and hub with a further 7 turbines visible to parts of the blades in views looking south from this location, seen as large scale new elements within the expansive open moorland to the north. Visibility will be most influential on the residents approaching the properties from the minor road to the south.

Where views are available from these properties, the magnitude of change is considered to be substantial on residential receptors who are of high sensitivity, with a Major and Significant Effect.

**Conclusion with respect to the Proposed Development for on Property Cluster 3**

When considering the changes in visual amenity ‘in the round’ it is noted that the properties and the principally occupied rooms are orientated away from the Proposed Development. In this regard the experience of the turbines would not be overwhelming such that the properties would become unattractive places in which to live. The RVAA threshold will not therefore be breached.

**Table 5 - Property Cluster 4 – The Kirks Property Cluster**

<b>Property Cluster 4 - The Kirks Property Cluster, refer to Annotated Location Plan at 5.8.4a and the detailed ZTV Plan at 5.8.4b</b>
<b>Individual Property 1:</b> New House, Gloup
Property OS grid reference 450622, 1204899
Direction of view to the Proposed Ddevelopment - South / Bearing - 170°
Distance to nearest turbine and turbine no. 1.59km, T20
Potential No. of turbines visible - Hubs and towers visible 11, Blade visible 7 over a 78° angle of view
Orientation of principal rooms: North West at a bearing of 330°; Secondary views South East at a bearing of 150°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ New House is a two storey dwelling accessed from the southern side from the minor road at Gloup.</li> <li>▪ The property includes various out houses to the east and west.</li> <li>▪ The house is positioned on a low rise.</li> <li>▪ The property is oriented to face north to the dramatic Atlantic coastline.</li> <li>▪ The property is accessed from the minor road, which is exposed with 360° views including expansive views to the interior of Yell to the south, and along Gloup Voe.</li> </ul>
<b>Individual Property 2:</b> The Kirks, Gloup
Property OS grid reference 450588, 1204841
Direction of view to the Proposed Development - South, Bearing - 168°
Distance to nearest turbine and turbine no. 1.53km, T29
Potential No. of turbines visible - Hubs visible 11, Blade visible 7 over an 81° angle of view
Orientation of principal rooms: East and west at bearings of 95° and 275° respectively
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ The Kirks is a modern single storey farmhouse. The property lies to the south of the minor road at Gloup and is accessed via a private driveway which is exposed to 360° views including expansive views to the interior of Yell to the north.</li> <li>▪ The property is framed by barns and outhouses to the north and south which restrict views to the north to the proposed development.</li> <li>▪ The principal rooms and main windows are on the eastern and western elevations.</li> </ul>
<p><b>Description of existing views and visual amenity on Property Cluster 4</b></p> <p>This properties were observed from the minor road at Gloup, at the nearest publicly accessible point. Views are open and expansive on the approaches to the properties and from the curtilages of the properties.</p>

The properties are positioned to experience expansive views across the Atlantic to the north. Views from the principal rooms of the properties will be to the north for New House and East and West for The Kirks. There will be internal views to the north from New House however, the windows are smaller on the exposed northern façades.

**Description of likely effect on views and visual amenity as a result of the Proposed Development on Property Cluster 4**

A wireframe from Sellafirth Road is shown in **Figures 5.8.4 c – d**. This wireframe, based on a bare-ground model, indicates that parts of 11 turbines are visible to tower and hub with a further 7 turbines visible to parts of the blades in views looking south from this location, seen as large scale new elements within the expansive open moorland to the south. Visibility will be most influential on the residents approaching the properties from the minor road to the north. Where views are available from these properties, the magnitude of change is considered to be substantial on residential receptors who are of high sensitivity, with a Major and Significant Effect.

**Conclusion with respect to Proposed Development for on Property Cluster 3**

When considering the changes in visual amenity ‘in the round’ it is noted that the properties and the principally occupied rooms are orientated away from the Proposed Development. In this regard the experience of the turbines would not be overwhelming such that the properties would become unattractive places in which to live. The RVAA threshold will not therefore be breached.

**Table 6 - Property Cluster 5 – East Gloup Property Cluster**

<b>Property Cluster 5 – East Gloup Property Cluster, refer to Annotated Location Plan at 5.8.5a and the detailed ZTV Plan at 5.8.5b</b>
<b>Individual Property 1:</b> Torvaugh, Gloup
Property OS grid reference 450915, 1204533
Direction of view to the Proposed Development - South west / Bearing - 180°
Distance to nearest turbine and turbine no. 1.19km, T20
Potential No. of turbines visible - Hubs and towers visible 5, Blade visible 3 over a 68° angle of view
Orientation of principal rooms: North West at a bearing of 320°; North East at a bearing of 50°; and south east at bearing of 140°
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ New House is a single storey dwelling with converted roof space, accessed from the northern side from the minor road at Gloup.</li> <li>▪ The house is positioned on the rising flank of Scordabrack Hill.</li> <li>▪ The property is oriented to face north to the dramatic Atlantic coastline.</li> <li>▪ The property is accessed from the minor road, which is exposed with 360° views including expansive views to the interior of Yell to the south.</li> </ul>
<b>Individual Property 2:</b> Niaroo, East Gloup
Property OS grid reference 451030, 1204550

Direction of view to the Proposed Development - South, Bearing - 185°
Distance to nearest turbine and turbine no. 1.21km, T29
Potential No. of turbines visible - Hubs visible 5, Blade visible 3 over an 63° angle of view
Orientation of principal rooms: North East and North East at bearings of 290° and 20° respectively
<p><b>Description of property, location and context:</b></p> <ul style="list-style-type: none"> <li>▪ Niaroo is a modern single storey timber clad house. The property lies to the north of the minor road at Gloup and is accessed via a private driveway which is exposed to 360° views including expansive views to the interior of Yell to the south.</li> <li>▪ The principal rooms and main windows are on the north eastern and mainly on the north western elevations.</li> </ul>
<p><b>Description of existing views and visual amenity on Property Cluster 5</b></p> <p>This properties were observed from the minor road at Gloup, at the nearest publicly accessible point. Views are open and expansive on the approaches to the properties and from the curtilages of the properties. The properties are positioned to experience expansive views across the Atlantic to the north. Views from the principal rooms of the properties will be in a northern direction for both Torvaugh and Niaroo. There will be internal views to the north from both properties.</p>
<p><b>Description of likely effect on views and visual amenity as a result of the Proposed Development on Property Cluster 4</b></p> <p>A wireframe from Sellafirth Road is shown in <b>Figures 5.8.5 c – d</b>.</p> <p>This wireframe, based on a bare-ground model, indicates that parts of 5 turbines are visible to tower and hub with a further 3 turbines visible to parts of the blades in views looking south from this location, seen as large scale new elements within the expansive open moorland to the south. Visibility will be most influential on the residents approaching the properties from the minor road to the north.</p> <p>Where views are available from these properties, the magnitude of change is considered to be substantial on residential receptors who are of high sensitivity, with a Major and Significant Effect.</p>
<p><b>Conclusion with respect to the Proposed Development for on Property Cluster 3</b></p> <p>When considering the changes in visual amenity ‘in the round’ it is noted that the properties and the principally occupied rooms are orientated away from the Proposed Development. In this regard the experience of the turbines would not be overwhelming such that the properties would become unattractive places in which to live. The RVAA threshold will not therefore be breached.</p>

## ***Summary of Findings***

Residential receptors are considered to be of high sensitivity to changes in terms of their visual amenity. It is recognised that changes in their views resulting from the presence of wind turbines at close proximities will inevitably give rise to significant visual impacts in the context of the EIA Regulations. Effects of significance are not unexpected.

The purpose of this study was to explore the nature of these effects in more detail, and examine whether the RVAA Threshold had been breached.

The assessment concludes that, at none of the properties assessed will residents experience impacts on the visual component of residential amenity or living conditions from the Proposed Development which will affect *“the outlook of these residents to such an extent, i.e. be so unpleasant, overwhelming and oppressive that, the property would become an unattractive place to live.”*

It is concluded that the potential relationship between residential properties in proximity to the Proposed Development is appropriate and will not give rise to adverse effects of Residential Visual Amenity.

## **References**

Landscape Institute. (2019). *Technical Guidance Note, Residential Visual Amenity Assessment | LI Technical Guidance Note 2/19*.