

# Coille Beith Wind Farm

## Technical Appendix 4.4: Residential Visual Amenity Assessment

June 2025



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## 1. Introduction

- 1.1.1 The purpose of this Technical Appendix is to identify potential effects of the Proposed Development on the Residential Visual Amenity of individual residential properties within the vicinity of the Site. It is, however, important to note that the assessment of Residential Visual Amenity is separate and distinct from the assessment of visual effects as covered in **Chapter 4** (EIA Report Volume 2).
- 1.1.2 The Residential Visual Amenity Assessment (RVAA) is accompanied by the following Figures:
- **Figure 4.4.1: Residential Properties;**
  - **Figure 4.4.2: Residential Properties and Zone of Theoretical Visibility;**
  - **Figure 4.4.3: RVA01 - Langwell Beag;**
  - **Figure 4.4.4: RVA02 – Lubachoinnich (abandoned);**
  - **Figure 4.4.5: RVA03 – Amat Cottage;**
  - **Figure 4.4.6: RVA04 (Group) – Oykel Terrace (Nos. 1-6); and**
  - **Figure 4.4.7: RVA05 (Group) – The Cottage, Langwell.**

## 2. Planning and Guidance

### 2.1 Scottish Planning Policy and Legislation

- 2.1.1 Scottish planning policy and legislation does not provide for the protection of views from individual properties as this is deemed a matter of private rather than public interest, and the planning system is concerned only with the latter. However, public and private interests may overlap. The issue is whether the number, size, layout and proximity of wind turbines would have such an Overwhelming and Oppressive visual impact on a dwelling and its Amenity space that they would result in unsatisfactory living conditions, and so unacceptably affect amenities and the use of land and buildings which ought to be protected in the public interest.
- 2.1.2 Practice in respect of the assessment of living conditions or effects on Visual Amenity has evolved in response to planning decisions and public inquiries. In an Appeal Decision in respect of Enifer Downs<sup>1</sup> of 16 March 2009, the Inspector (Mr Lavender) stated that, *“When turbines are present in such number, size and proximity that they represent an unpleasantly Overwhelming and unavoidable presence in the main views from a house or garden, there is every likelihood that the property concerned would be come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before.”* This has become known as the Lavender Test.
- 2.1.3 In the subsequent Carland Cross Appeal Decision<sup>2</sup> of 19 January 2010, there were 209 properties within 2 km of the proposed turbines. Twenty-three were identified as likely to experience *“high significance of Visual impact”* which in each case the Council judged to be as *“Overwhelmingly adverse.”* However, Inspector Lavender stated that, *“...those who face the prospect of living close to a wind farm may attach very different value judgements to their Visual impact than the wider public, who stand to benefit from the energy produced without seeing the turbines from their homes. In impact, the former is primarily a private interest whereas the latter is a public one and, in the case of the former, few householders are able to exercise control over Proposed Development by others that may do no more than impinge into the outlook from their property. The planning system is designed to protect the public rather than private interests, but both interests may coincide where, for example, Visual intrusion is of such magnitude as to render a property an unattractive place in which to live. This is because it is not in the public interest to create such living conditions where they did not exist before. Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the Visual impact unacceptable (even though a particular occupier might find it objectionable).”* This has become known as the ‘Lavender test.’
- 2.1.4 This position is echoed in Reporters Dent and Jackman's more recent appeal decision<sup>3</sup> in respect of Fauch Hill and Harburnhead Wind Farms in which they stated that, *“...a significant change to a local resident's outlook from their property does not mean a wind farm proposal is necessarily unacceptable. Significant changes are likely to be inevitable for the closest properties. We agree that a 'higher' test is*

<sup>1</sup> North Dover (Enifer Downs) Public Inquiry, PINS Appeal Reference APP/X2220/08/2071880. Decision Letter dated 16 March 2009 (Lavender Test)

<sup>2</sup> Paragraph 23, Carland Cross Appeal Decision (APP/D0840/A/09/2103026 19th January 2010 (SPR82).

North Dover (Enifer Downs) Public Inquiry, PINS Appeal Reference APP/X2220/A/08/2071880. Decision Letter dated 16th March 2009 (Lavender Test)

<sup>3</sup> Report to the Scottish Ministers, Fauch Hill Wind Farm and Harbourhead Wind Farm, Directorate for Planning and Environmental Appeals, January 2014

*relevant." They concluded that they "agree with the conclusions from previous decisions that this means a wind farm would have to be Overbearing or dominant."*

- 2.1.5 The Landscape Institutes Technical Guidance Note 2/19<sup>4</sup> defines Residential Visual Amenity as *"the overall quality, experience and nature of views and outlook available to occupants of Residential properties including views from gardens, and domestic curtilage."* For the purpose of this RVAA it is also taken to include key approaches to the property that form part of the *"setting"* or appreciation of the properties.
- 2.1.6 This matter has been examined at several public inquiries where the key determining issue was not the identification of significant effect on views, but whether a development would have an Overbearing effect and /or result in unsatisfactory living conditions which result in a residential property being regarded, objectively, as an unattractive as opposed to a less attractive place in which to live. Reviews of decisions demonstrate that significant changes to views from a property, and its curtilage, are not the decisive consideration.
- 2.1.7 It is apparent from the foregoing discussion that residential receptors that are predicted to experience significant visual effects in EIA terms would not necessarily be subject to Overbearing, Oppressive, unpleasantly Overwhelming, or unavoidable effects in main views, and may therefore not represent an unacceptable effect on the Residential Amenity of properties, or the undermining of public interest. However, whilst the following assessment comments on the extent of impacts on the Amenity of properties, it does not draw conclusions regarding the acceptability of such impacts, as this is a planning deliberation.

## 3. Methodology

### 3.1 Guidance

- 3.1.1 The RVAA has regard to the guidance contained within the Landscape Institute's Technical Guidance Note 2/19<sup>5</sup> as well as professional opinion. The assessment follows a similar process but differs in some respects. This RVAA has been adapted following extensive experience of accepted methods that have been evaluated in planning and public inquiries previously.

### 3.2 Structure and Approach

- 3.2.1 The RVAA comprises four steps or stages:
- **Step One:** Establish the scope of the RVAA and identify properties to be assessed;
  - **Step Two:** Evaluate the baseline visual amenity of properties through desktop analysis and survey of selected properties;
  - **Step Three:** Assess the potential effects on the visual amenity of properties within the Study Area, and identify properties requiring detailed assessment; and
  - **Step Four:** Detailed assessment of individual properties identified in Step Three as having the greatest magnitude of impact, including judgments as to whether predicted effects would be sufficient to exceed the Residential Visual Amenity Threshold (RVAT).
- 3.2.2 The assessment was conducted with reference to Ordnance Survey mapping at various scales, wireline visualisations, and aerial photography. Field reconnaissance at individual properties was undertaken at the end of March 2025.
- Step One: Establishing the RVAA Scope**
- 3.2.3 Step One of the assessment involved a desk study of Ordnance Survey mapping, aerial photography, address data, and a Zone of Theoretical Visibility (ZTV) to identify residential properties within 2 km of the Site that would potentially be subject to views of the Proposed Development and where there would be potential for visual receptors to experience significant visual effects. Step One also considers the potential for significant cumulative effects in respect of other wind energy developments.
- 3.2.4 The Study Area was based upon extensive previous experience of similar wind farm developments elsewhere and was determined during scoping. A 2 km Study Area from the closest turbine is suggested in current best practice guidance published by the Landscape Institute but this was extended to 2.5 km following comments by The Highland Council in September 2024.

<sup>4</sup> Landscape Institute, (15 March 2019) Residential Visual Amenity Assessment (RVAA): Technical Guidance Note 2/19. Available at <https://www.landscapeinstitute.org/technical-resource/rvaa/>

<sup>5</sup> Landscape Institute, (15 March 2019) Residential Visual Amenity Assessment (RVAA): Technical Guidance Note 2/19. Available at <https://www.landscapeinstitute.org/technical-resource/rvaa/>

3.2.5 Census data (OS Address Point Data) and 1:25,000 mapping was used during preliminary desktop research.

3.2.6 **Figure 4.4.1** contains a map of properties within 2.5 km of the closest turbine with the Zone of Theoretical Visibility (ZTV) for the Proposed Development overlain.

**Step Two: Evaluate Baseline Visual Amenity and Survey of Properties**

3.2.7 Step Two comprised a detailed investigation of properties for inclusion. This included further desktop study and review of Google Earth. Initial findings were verified by fieldwork using Ventus TrueView AR software. Field notes recorded in a standardised form, identified the following:

- Each property's location, geographical extent and curtilage, and landscape and visual context;
- The type of property: whether detached, semi-detached or terraced; and whether the property is single or two storey;
- The orientation of the property (i.e., main entrance and primary façade);
- The main recreational and amenity space;
- Secondary locations, including outbuildings and utilitarian spaces;
- Main approach of relevance to the visual amenity of the property;
- Main views out (internal and external), their character and scenic quality, and any specific qualities or features that are key to the property's visual amenity; and
- Details of any restrictions on views out, including buildings/ structures, topography and boundary vegetation.

3.2.8 Field reconnaissance also provided an analysis of the residential dwellings susceptibility to the type of development proposed and any potential for appropriate mitigation i.e. deemed to be appropriate to the character of the property and adjoining landscape.

**Step Three: Assess Change to the Visual Amenity of Properties**

3.2.9 Step Three of the RVAA takes, as it is starting point, the methodology set out in the LVIA in **Chapter 4** (EIA Report Volume 2) to determine the magnitude of impacts and residual effects experienced at properties.

3.2.10 The following key considerations are assessed in relation to potential effects on residential amenity:

- A description of which aspects of the Proposed Development would be visible from each of the key viewpoints at the property, including number of turbines and how they appear (e.g., prominent skyline position or partially obscured behind intervening topography, vegetation or structures).
- The main and ancillary/ secondary locations at the property subject to views and the approximate distance between them and the nearest visible element of the Proposed Development.
- Any approaches to the property that would be adversely affected.
- The distance, orientation and height of the Proposed Development relative to the property.
- Whether views are channelled/ focused, direct or oblique, and whether the aspect is open or partially constrained.
- The proportion of the view and skyline occupied by the Site in terms of horizontal and vertical angle, subtended, and a description of the resulting prominence or dominance of the Proposed Development.
- The degree of perceived proximity or separation from the Proposed Development.
- Analysis of cumulative visibility identifying:
  - The distance and direction to each cumulative site;
  - Which aspect and views at the property that would be affected by combined or concurrent views; and
  - Cumulative In-Addition effects attributable to the Proposed Development (i.e., in terms of individual contribution, as well as potential for enclosure or encirclement).

**Step Four: Detailed Assessment of Effects on the Visual Amenity of Properties**

3.2.11 The RVAA assesses whether effects would be, *"of such nature and/or magnitude that it potentially affects living conditions"* and may be considered unacceptable and of sufficient gravity as to represent a matter of public interest and which is likely to be given weight in the exercise of planning balance. The key determining issue is not whether there would be a significant effect on views, but whether a Proposed Development would have an overbearing effect and / or result in unsatisfactory conditions at the property, leading to a residential property being regarded as an unattractive, rather than less attractive place to live.

- 3.2.12 The judgement on whether a RVAT has been breached is indicated by the incidence of following effect criteria:
- **Overbearing:** Tending to overwhelm. Of such scale and dominance that the Proposed Development can be said to have overwhelming influences and be a significant detractor in views and of the character of the property and its immediate context;
  - **Overwhelming:** Effects are such a scale and dominance that views of the Proposed Development can be said to be 'overwhelming and/ or oppressive'. Such effects are largely unavoidable in main views and principal locations within the property;
  - **Oppressive:** Effects are considered intolerable and of such an extent that they result in a sense of ill-ease and discomfort; and
  - **Pervasive:** Effects are ubiquitous or experience widely throughout the property and associated curtilage and access.
- 3.2.13 These criteria pre-date but have been updated following the Landscape Institute's Technical Guidance Note 2/19. They have been developed as part of the Ramboll's RVAA methodology and have been used extensively in wind farm assessment and inquiries. **Table 3.1** describes the six levels of effect on residential visibility and addresses the preceding criteria that indicate when effects may be deemed to exceed the RVAT.

**Table 3.1: Levels and Description of RVAA Effect**

Level of Effect	Description
High	The Proposed Development would form a dominant element in main views and in close proximity to key locations in and around the property, and would be considered oppressive, overbearing or overwhelming. High impacts may also occur where the Proposed Development results in the physical of perceived encirclement or the completion of the encirclement of a property by similarly visually dominant developments, thereby making cumulative effects on the property truly unavoidable, oppressive, overbearing or overwhelming and therefore resulting in a situation where the properties concerned may be considered an 'unattractive place in which to live' which would fail the Lavender test.
High/ Moderate	The Proposed Development would form a prominent element in main views and seen in close proximity to key locations at the property, resulting in considerable change to the quality and character of views from the property, and a corresponding lessening of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming. High/ Moderate impacts may also occur where the Proposed Development results in a partial encirclement or the completion of the encirclement of a property by similarly visually prominent developments. However, such a cumulative effect may be avoidable in some of the main views and may not be considered oppressive, overbearing or overwhelming.
Moderate	The Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and a corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming. Whilst cumulative visibility may be possible, cumulative developments would not form dominant visual elements. The Proposed Development would not contribute to encirclement of the property by development.
Moderate/ Low	The Proposed Development would be appreciable in views from a small number of key locations but would not be prominent. Consequently, it would have limited influence on the visual amenity of the property.
Low	The Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property.
None	Whilst the Proposed Development would theoretically be visible from the property, field reconnaissance indicates that it would be screened by intervening structures, localised topographical features or permanent structural vegetation with the result that there would be no or barely discernible effects on the visual amenity of the property.

## 4. Findings

### 4.1 Step One: Establishing the RVAA Scope

- 4.1.1 The desktop research and subsequent field reconnaissance identified variable visibility from properties within 2.5 km of the Proposed Developments turbines. Key aspects that control visibility include:
- Topography which provides a degree of screening within the immediate context; and
  - Intervening vegetation (including commercial forestry) which provides some filtering to views especially when located near or along the boundaries of gardens.
- 4.1.2 A total of 3 individual and 2 groupings of properties that would be subject to views of the Proposed Development were identified within the 2.5 km of the Proposed Development. Those identified are listed in **Table 4.1**, and their location indicated in **Figures 4.4.1 - 4.4.7**.



- 4.1.3 The grouped properties were assessed jointly on the basis that they share a location and general aspect and would have similar effects from the Proposed Development.

**Table 4.1: Properties included in the RVAA**

Property Reference	Property Name	Distance and Direction from the Proposed Development (from nearest turbine)	Nearest Turbine
RVA01	Langwell Beag	.3 km northeast	11
RVA02	Lubachoinnich (currently uninhabited and appears abandoned)	.5 km south	7
RVA03	Amat Cottage	.8 km northwest	2
RVA04 (Group)	Oykel Terrace (Nos. 1-6)	etween 2.1-2.2 km northwest	2
RVA05 (Group)	The Cottage, Langwell	.5 km northeast	1 and T11

## 4.2 Step Two: Survey of Properties

- 4.2.1 Each of the properties identified in **Table 4.1** were either visited or surveyed from the nearest publicly accessible location, usually from an access road in front of the property and the field observations recorded in **Annex 1**. Visibility to the properties and their curtilage was open and although this is a limitation, the assessment is robust.

## 4.3 Step Three Assessment of Effects on the Visual Amenity of Properties

- 4.3.1 The magnitude of impact and the level of effect on the residential visual amenity of each of the surveyed properties is described in **Annex 1** and is summarised in **Table 4.2**, along with an analysis of whether effects exceed the RVAT.
- 4.3.2 For the purpose of this assessment residents of properties are considered to have a high sensitivity to change as they experience views from their dwelling on a daily basis at different times of day and are likely to value the views from their home.
- 4.3.3 The stated levels of effect are described as **High**, **High/Moderate**, **Moderate**, **Moderate/Low**, **Low**, or **None** in order to differentiate them from the main LVIA levels of effect in **Chapter 4** (EIA Report Volume 2). This reflects the particularities of the RVAA methodology. High levels of effect are associated with breaches in the RVAT.
- 4.3.4 Field reconnaissance verified the availability of views towards the Proposed Development from key amenity spaces. The visual effect was determined based on criteria set out in the RVAA methodology. Whilst it is accepted that the Proposed Development would represent a prominent feature in views from a number of properties, and whilst constituting some significant visual effects (principally from Langwell Beag, and Oykel Terrace), such effects are not considered likely to be Overbearing, Overwhelming, Oppressive or Pervasive influences on visual amenity as a consequence of the Proposed Development. On this basis none of the properties would be affected by the Proposed Development to the extent they would be considered unattractive places in which to live or to exceed the RVAT.
- 4.3.5 It was concluded that none of the properties assessed within this RVAA exceeded the RVAT as summarised in **Table 4.2**.

**Table 4.2: RVAA Summary of Residual Effects**

Property Reference	Property Name	Residual Effect at Property	Exceed the RVAT (Yes – Y/ No – N)
RVA01	Langwell Beag	<b>High/Moderate</b>	N
RVA02	Lubachoinnich (abandoned)	<b>Low</b>	N
RVA03	Amat Cottage	<b>Moderate/Low</b>	N
RVA04 (Group)	Oykel Terrace (Nos. 1-6)	<b>Moderate</b>	N
RVA05 (Group)	The Cottage, Langwell	<b>ate</b>	N

## 5. Conclusions

- 5.1.1 The purpose of this assessment was to evaluate the potential effects of the Proposed Development on the residential amenity of residential properties within 2.5 km of the nearest turbine.
- 5.1.2 Initially the establishment of the RVAA scope was undertaken using computer modelling of theoretical visibility at properties as well as aerial photography analysis and field reconnaissance at the closest publicly accessible location. Based on this exercise ten properties with the most pronounced visibility of

the Proposed Development were taken forward to detailed assessment. Other properties would have potential views to Site but would not have the potential for an overbearing effect.

- 5.1.3 It was concluded following the assessment that none of the properties carried forward to assessment because they were located within 2.5 km of the Site exceeded the RVAT.



## Annex 1: Survey Table and Figures

**Table 1:1 Survey of Properties and Assessment of Residential Visual Amenity**

<p><b>RVA01 – Langwell Beag (Figure 4.4.3)</b></p> <p><b>Location:</b></p> <ul style="list-style-type: none"> <li>– Location: This residential property is located 2.3 km northeast of the nearest turbine (T11).</li> <li>– Field Survey Assessment Location: Aerial photography, OS mapping, Ventus TrueView software and proximity to the property and along the main access from Scree Road.</li> <li>– Landscape Context: The property is located south of the River Oykel at the end of a long access track that extends from Scree Road. It is situated close to Glac an Sgreadain at a general elevation of 40 m AOD.</li> <li>– Access to the Property: The approach follows a tributary of the River Oykel before proceeding up a steep rise enclosed by a series of rounded landform undulations. The driveway is flanked by a vegetated bank on the western edge.</li> <li>– Property Type: Substantial single (one and a half) storey bungalow with metal roof and associated garage and outbuildings.</li> <li>– Related Buildings: There are a series of sheds and outbuildings adjacent to the property and a large garage/ agricultural storage building to the north.</li> <li>– Main Elevation: South with a view over a series of large ponds. There are views to the west from a conservatory with a 180-degree aspect.</li> <li>– Rear garden: The residential curtilage wraps around the property with an open aspect with limited garden boundary vegetation.</li> <li>– Main Amenity Space: The main amenity space is located at the rear of the property and faces southwest towards the Proposed Development.</li> </ul> <p><b>Baseline Views:</b></p> <ul style="list-style-type: none"> <li>– Views from the Main Elevation: Views from the main elevation are directed south across a garden area with large ponds and a sharply incised watercourse towards a rolling expanse of moorland and commercial forestry.</li> </ul> <p><b>Existing Wind Energy Development Visible from Property:</b></p> <ul style="list-style-type: none"> <li>– No existing wind energy development is currently visible from the property</li> </ul> <p><b>Visibility of the Proposed Development:</b></p> <ul style="list-style-type: none"> <li>– The Proposed Development would be visible on the ridgeline to the southwest. Nine turbines would be clearly visible with the end of a blade tip of a tenth turbine just emerging above the ridgeline. Turbines T9, T8, T10, and T11 would be most prominent with partial screening of turbines T7, T6, T5, T4 by intervening landform. Only the upper blade tip of turbine T1 would be visible.</li> </ul> <p><b>Predicted Views from Property:</b></p> <ul style="list-style-type: none"> <li>– The rear elevation would be orientated directly towards the Proposed Development. The Proposed Development would be arranged across the skyline to the southeast, above a line of commercial forestry and the intervening rounded and undulating landform. The rear elevation of the property would be orientated directly towards Proposed Development.</li> <li>– There would be some potential for the Proposed Development to be back lit at certain times of the day or year which would increase their prominence in the view.</li> <li>– Views from the front elevation and the access road and drive would be intermittent and glimpsed between and above the main building and other ancillary structures and outbuildings.</li> </ul> <p><b>Predicted Cumulative Effects:</b></p> <ul style="list-style-type: none"> <li>– Other Developments: There would be potential for combined and concurrent views to the consented Strath Oykel wind farm which would be more prominent in the view. There is also potential for oblique, and sequential views to the consented Meall Buidhe and Strath Oykel wind farms from sections of the A837 and the approach to the property.</li> </ul> <p><b>Assessment of Residual Effect on Visual Amenity:</b></p> <ul style="list-style-type: none"> <li>– The Proposed Development would be prominent rather than dominant in the main key views from the rear of the property. There would also be open views from the higher ground on the approach to the main parking area with less visibility from the lower-lying ground on the approach from Scree Road due to intervening landform and vegetation.</li> <li>– Views from the front façade facing the driveway would be oblique and extensively screened by the main building and associated outbuildings.</li> <li>– Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>High/ Moderate</b>. There would be a pronounced change in views and the Proposed Development would be prominent in skyline views to the south and southwest, but the distance to the nearest turbine and the screening provided by intervening landform means there would not be effects that could be described as overbearing, overwhelming, oppressive or pervasive, and as such the Proposed Development would not render the property an unattractive place to live.</li> </ul>
<p><b>RVA02 - Lubachoinnich (uninhabited and abandoned) (Figure 4.4.4)</b></p> <p><b>Location:</b></p> <ul style="list-style-type: none"> <li>– Location: This residential property is located 1.5 km south of the nearest turbine (T7).</li> </ul>

- Field Survey Location: It was not possible to visit the property as the access was via a long and grassed track. Aerial photography, OS mapping, Google Earth StreetView and Ventus TrueView software wirelines were utilised to inform the assessment. Viewpoint 16 has a similar aspect.
- Landscape Context: The property is situated within an isolated, valley location overlooking a meandering tributary of the River Oykel ( Feith na Creadha). Rocky ridgelines rise steeply to the northeast and southwest
- Access to the Property: The vehicular access is along a meandering private grassed track that extends from Croick and connects to a network of forestry access tracks.
- Property Type: Single (one and a half storey) cottage with slate roof and pebble dashed render. The residential curtilage is defined by a post and wire fence.
- Related Buildings: There is a timber shed and an adjoining log store.

**Baseline Views:**

- Views from the Main Elevation: The primary façade faces Carn a' Deirg which rises to 701 m AOD to the southwest. The main views from the front elevation are directed across and along the valley.

**Existing Wind Energy Development Visible from Property:**

- No existing wind energy development is currently visible from the property.

**Visibility of the Proposed Development:**

- A single turbine blade from T7 would be visible from the property emerging above Carn na Bo Maoile. There would be some potential for views of turbine T5 and T6 in combination with T7 from locations along the main access track in the locality of Viewpoint 16 (refer to **Figure 4.28a-k**, EIA Report Volume 3a). The other turbines would be screened by intervening landform.

**Predicted Views from Property:**

- The rear elevation would be orientated directly towards the Proposed Development, but intervening landform and commercial forestry would extensively filter views to Site.
- Views from the front façade are directed to the southwest away from the Site and towards and along Strath Cuileannach. There would be views to the blade of T7 emerging above the skyline from locations within the residential curtilage or access to the side of the main building.

**Predicted Cumulative Effects:**

- Other Developments: There are other in operation and consented wind energy development located behind and alongside the Proposed Development on the eastern slopes of the ridgeline. These developments are located further away than the Proposed Development, with the closest being the consented Strath Oykel wind farm, approximately 4.5 km away and unlikely to have potential for combined or concurrent views. In-scoping Creachan wind farm has potential for sequential views along the approach to the residence.

**Assessment of Residual Effect on Visual Amenity:**

- Based on the preceding analysis the level of impact on the visual amenity of the property is considered **Low**. There would be a perceptible change in views, but the Proposed Development would only form a component of a panoramic view and would not dominate the visual amenity of the residential property or immediate context. Intervening landform would provide partial screening and only the blades of T7 would be visible from the property and curtilage, with views of turbines T5 and T6 partially visible in combination with T7 from the access track. In consequence there would not be effects that could be described as overbearing, overwhelming, oppressive or pervasive, and as such the Proposed Development would not render the property an unattractive place to live.

**RVA03 - Amat Cottage (Figure 4.4.5)**

**Location:**

- Location: This residential property is located 1.8 km northwest of the nearest turbine (T2).
- Field Survey Location: Aerial photography, OS mapping, Ventus TrueView software and proximity to the property from a publicly accessible location near the main access from Scree Road.
- Landscape Context: The property is in an isolated location south of the River Oykel.
- Access to the Property: Vehicular access is available from a long track that extends from the A837 at Oykel Bridge to SU21.10 Oykel Bridge - Glen Einig footpath, before diverting to the property.
- Property Type: A one and half storey dwelling with associated outbuildings.
- Related Buildings: There is a cluster of outbuildings and agricultural type structures located to the southwest of the dwelling along a track that extends to the commercial forestry plantations at Glen Einig.

**Baseline Views:**

- Views from the Main Elevation: The baseline view is directed across rocky moorland and areas of coniferous forestry to a rounded ridgeline.

**Existing Wind Energy Development Visible from Property:**

- Rosehall (approximately 11.2 km) and Achany (approximately 12.8 km) operational wind farms are visible from the approach and from the rear of the property. .

**Visibility of the Proposed Development**

- The hub of T1 is just visible above the skyline with turbine T2 more prominent. The blade tips of turbines T3 and T4 would be intermittently visible. The other turbines are screened by intervening landform, mitigating effects.

**Predicted Views from Property:**

- The rear elevation has a view along and across the River Oykel with a distant view of the operational Rosehall and Achany wind farms.
- Views from the front façade are partially filtered by landform and coniferous tree planting. There would be an oblique partial view to the turbines of T1, T2 and the blades of turbines T3 and T4 of the Proposed Development.

**Predicted Cumulative Effects:**

- Other Developments: There would be potential for concurrent visibility and sequential cumulative effects with Rosehall and Achany wind farms (both operational) and also some potential for sequential cumulative effects with the consented Meall Buidhe and Strath Oykel wind farms from sections of the A837 and the approach from Oykel Bridge, with less potential for combined or concurrent visibility from nearer the residential property.

**Assessment of Residual Effect on Visual Amenity:**

- Based on the preceding analysis, the level of impact on the visual amenity of the property is considered **Moderate/Low**. There would be a discernible change to views, but the Proposed Development would be a feature in the view but not dominate the visual amenity of the residential property. Effects could not be described as overbearing, overwhelming, oppressive or pervasive, and as such the Proposed Development would not render the property an unattractive place to live.

**RVA04 (Group) - Oykel Terrace Nos. 1-6 (Figure 4.4.6)**

**Location**

- Location: This grouping of six semi-detached properties are situated approximately 2.1-2.2 km northwest of the nearest turbine (T2), with parking areas at each end of the line of properties.
- Field Survey Location: Aerial photography, OS mapping, Ventus TrueView software and proximity to the property from an access track.
- Landscape Context: The properties are located in a relatively isolated setting overlooking Gob na Foide and the junction of River Oykel and River Einig.
- Access to the Property: There is vehicular access from a track that extends to the properties and then extends to SU21.10 Oykel Bridge - Glen Einig footpath.
- Property Type: This residential grouping is comprised of two semi-detached single storey dwellings (Nos. 1 and 2), and four one and a half storey semi-detached dwellings (Nos. 3 to 6). Although these properties are described as a terrace, there is a separation between Nos. 2 and 3, and 4 and 5.
- Related Buildings: There are some ancillary structures within the rear gardens of the dwellings, but these are mostly comprised of low-level garden sheds and outbuildings.

**Baseline Views:**

- Views from the Main Elevation: Oykel Terrace is orientated to face northwest, and the main visual amenity associated with these properties is directed to the rear of the line of properties to and along Strath Oykel. The aspect to the rear is open with a more enclosed, wooded character to the front.

**Existing Wind Energy Development Visible from Property:**

- There are no operational wind farms with meaningful visibility from the properties.

**Visibility of the Proposed Development**

- The Proposed Development has three turbines (T1, T4 and T2) with hubs visible emerging above the ridgeline to the southeast. The blade tips of turbines T3 and T5 would be just discernible above the skyline, although these would be extensively filtered by intervening forestry and visible intermittently.

**Predicted Views from Property:**

- The properties that comprise Oykel Terrace are orientated to face the northwest and the rear to the southeast and the main visual amenity associated with these properties would be directed from the garden at the rear of the line of properties. The view from the property would reveal a section of the Proposed Development visible on the skyline. The turbines that are visible are partially screened by intervening landform and commercial forestry. Some keyhole felling would be required to facilitate construction and in association with habitat creation to improve biodiversity and this would be discernible from this location.
- Views from the front façade are directed towards Einig Wood. There is limited residential curtilage to the front elevation, with the main garden area located to the rear. There would be some visibility from the front elevation, but views would be glimpsed above or between the buildings or from the approach road through gaps in roadside vegetation.

**Predicted Cumulative Effects:**

- Other Developments: The consented Strath Oykel would have limited visibility from this location. A single blade tip may be visible, but this would be a filtered view, and barely discernible. There would be potential for sequential cumulative effects with Rosehall and Achany wind farms (both operational) and also Meall Buidhe and Strath Oykel (consented) wind farms from sections of the A837, with less visibility from nearer the residential property.

**Assessment of Residual Effect on Visual Amenity:**

- Based on the preceding analysis, the level of impact on the visual amenity of the property is considered **Moderate**. There would be a pronounced change to views, and the Proposed Development would be a skyline feature in the view that previously did not contain any form of major development. These effects although significant could not be described as overbearing, overwhelming, oppressive or pervasive, and as such the Proposed Development would not render the property an unattractive place to live.

**RVA05 (Group) - The Cottage and Langwell Lodge (Figure 4.4.7)**

**Location**

- Location: The grouping of properties is situated 2.5 km northeast of the nearest turbines (T1 and T11).

- Field Survey Location: Aerial photography, OS mapping, Ventus TrueView software and from a publicly accessible location on the A387.
- Landscape Context: This grouping of residential properties is located in a valley location looking across the River Oykel and along the Strath. The rounded landform of Beinn Chreagach forms a backdrop.
- Access to the Property: Property is from the A387 from a privately owned access track that crosses the River Oykel.
- Property Type: Properties include single and three storey buildings with associated farm and outbuildings.
- Related Buildings: There are large agricultural structures to the rear or side of the properties.

**Baseline Views:**

- Views from the main elevation are directed across or along the River Oykel to the A387 and Garbh Leathad and the vegetated slopes of Carn Beag.

**Existing Wind Energy Development Visible from Property:**

- There is presently no operational wind energy development directly visible from the property.

**Visibility of the Proposed Development:**

- The Proposed Development would have three turbines (T1, T2 and T3) with hubs just visible, with the blades of T4 and T5 intermittently visible rotating above the skyline.

**Predicted Views from Property:**

- The properties that comprise this residential grouping would have limited visibility of the Proposed Development due to intervening landform and vegetation.
- The agricultural structures to the rear of The Cottage would filter views to the Site. Views would be available from the wider curtilage.
- Views from the front façade of The Cottage would be filtered by intervening built form and areas of woodland planting. There would be glimpsed views to the Proposed Development on the ridgeline above, particularly from the wider residential curtilage and the approach road. The single storey properties facing the Strath would have an oblique view to the Proposed Development on the ridgeline.

**Predicted Cumulative Effects:**

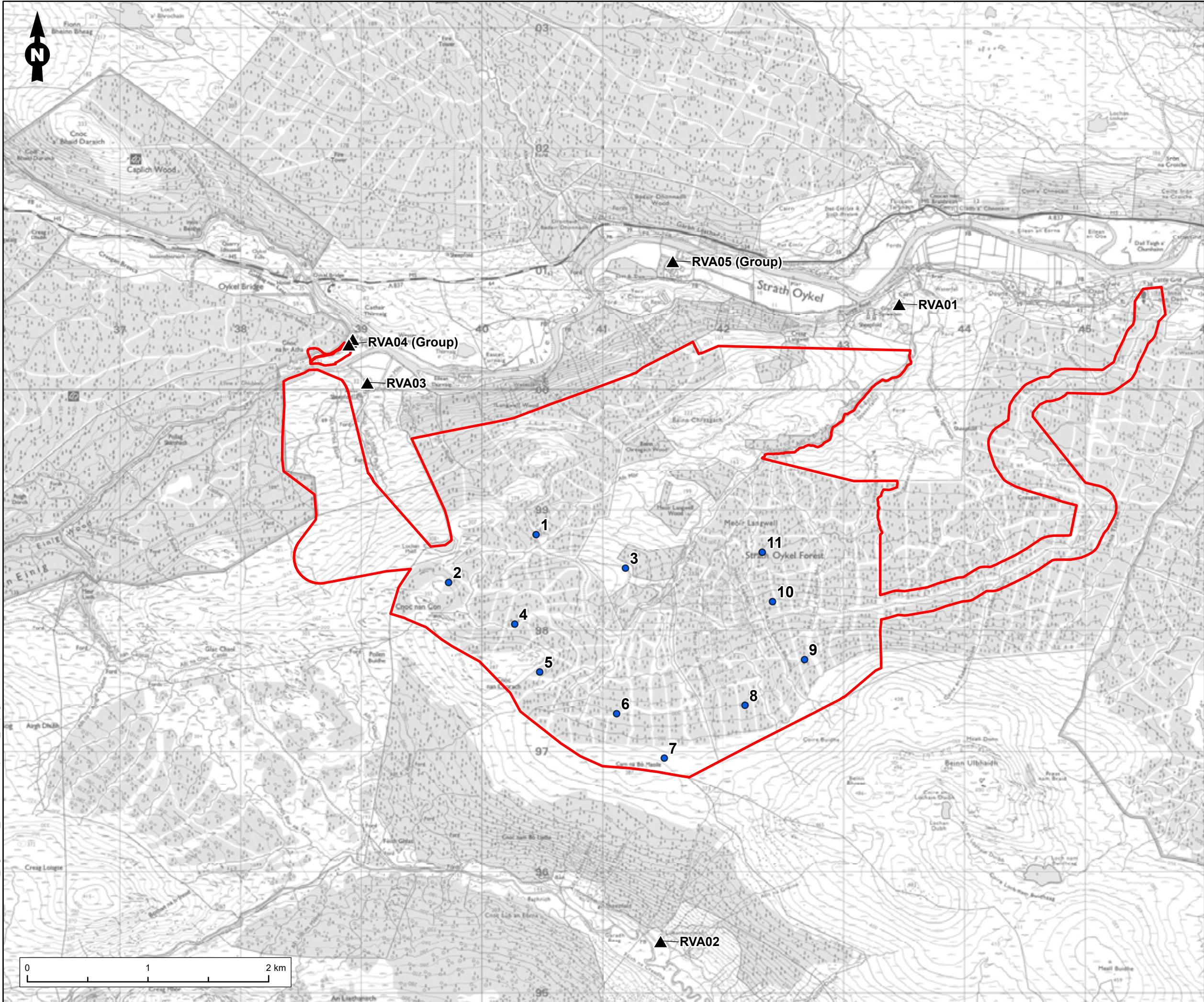
- There would be some combined and concurrent visibility of the Meall Buidhe and Strath Oykel (consented) wind farms from the residential curtilage of these properties and from the A387 and the private driveway approach. The in-addition effect of the Proposed Development would be limited as the Strath Oykel and Meall Buidhe wind farms are located lower down the slope and are more prominent in views along the Strath. The Proposed Development would be visible behind and alongside these two developments forming a natural continuation. There would also be potential for sequential cumulative effects with the Achany and Rosehall (operational) wind farms, and if consented with the Braelangwell and Inveroykiel wind farms that are currently in scoping.

**Assessment of Residual Effect on Visual Amenity:**

- Based on the preceding analysis, the level of impact on the visual amenity of the property is considered **Moderate**. There would be a noticeable change to views, and the Proposed Development would be a skyline feature in the view that previously did not contain any form of major development. These effects although significant could not be described as overbearing, overwhelming, oppressive or pervasive, due to distance and intervening landform and vegetation and as such the Proposed Development would not render the property an unattractive place to live.



1620016742-RAM-MA-IA-00073\_FigTA4.4.1\_ResidentialProperties\_03.pagx



Legend

Site Boundary

Proposed Turbine

Residential Property

RVA	RVAName
RVA01	Langwell Beag
RVA02	Lubachoinnich (abandoned)
RVA03	Amat Cottage
RVA04 (Group)	Oykel Terrace (Nos. 1-6)
RVA05 (Group)	The Cottage, Langwell

Figure Title

Residential Properties

Project Name

Coille Beith Wind Farm

Project No./Filyr ID

1620016742 / REH2024N00315

Date

May 2025

Figure No.

4.4.1

Revision

1.0

Prepared By

RD

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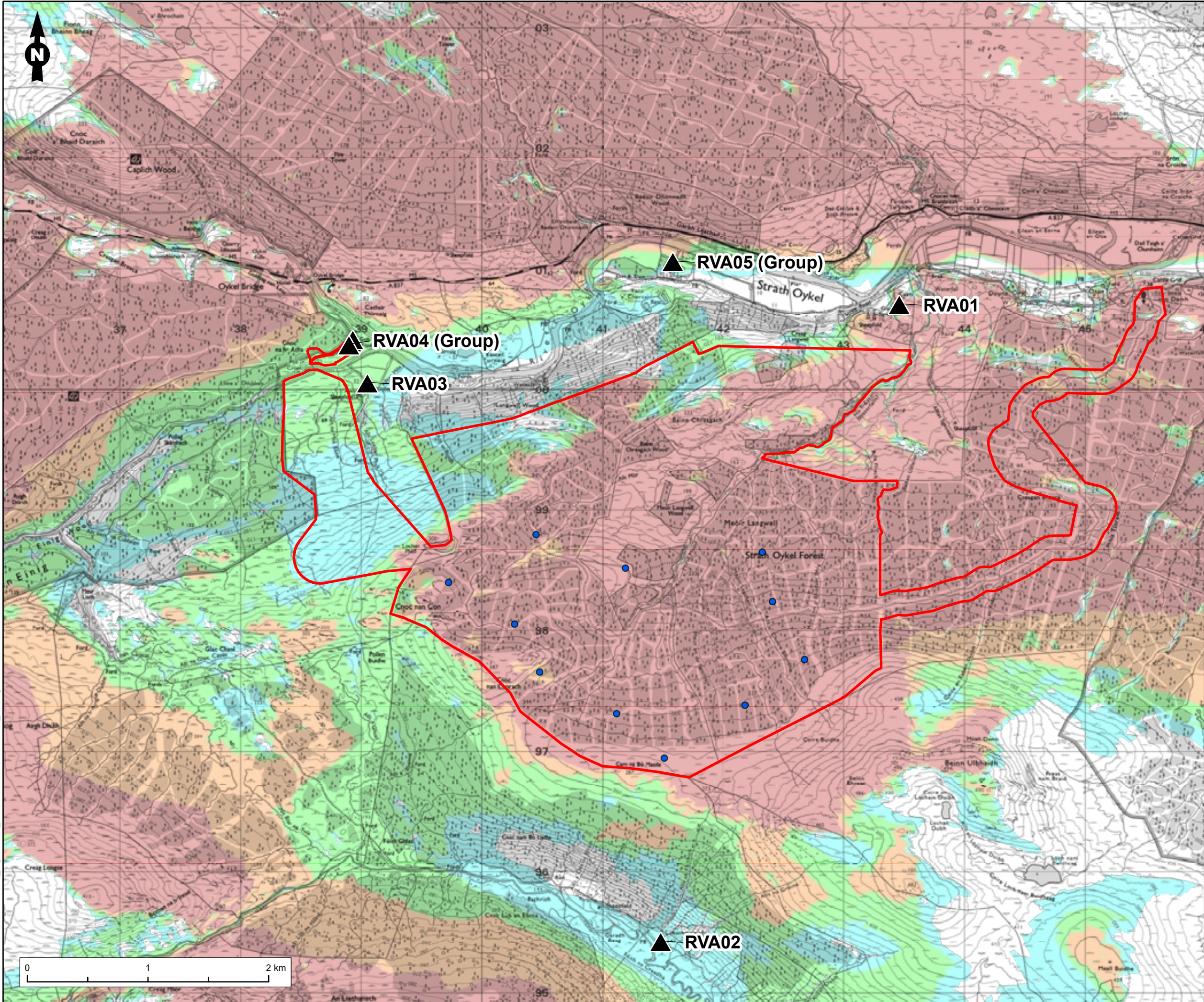
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Legend

Site Boundary

Proposed Turbine

Residential Property

No of Turbines Theoretically Visible at Blade Tip Level (200 m)

1 - 3

4 - 6

7 - 9

10 - 11

RVAA	RVAAName
RVA01	Langwell Beag
RVA02	Lubachoinnich (abandoned)
RVA03	Amat Cottage
RVA04 (Group)	Oykel Terrace (Nos. 1-6)
RVA05 (Group)	The Cottage, Langwell

DISCLAIMER

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.

2. Predicted visibility based on a viewer eye height 2 m above ground.

3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid.

4. Effect of earth curvature and light refraction is included.

Figure Title

Residential Properties and Zones of Theoretical Visibility

Project Name

Coille Beith Wind Farm

Project No./Fily ID

1620016742 / REH2024N00315

Date

May 2025

Figure No.

4.4.2

Revision

1.0

Prepared By

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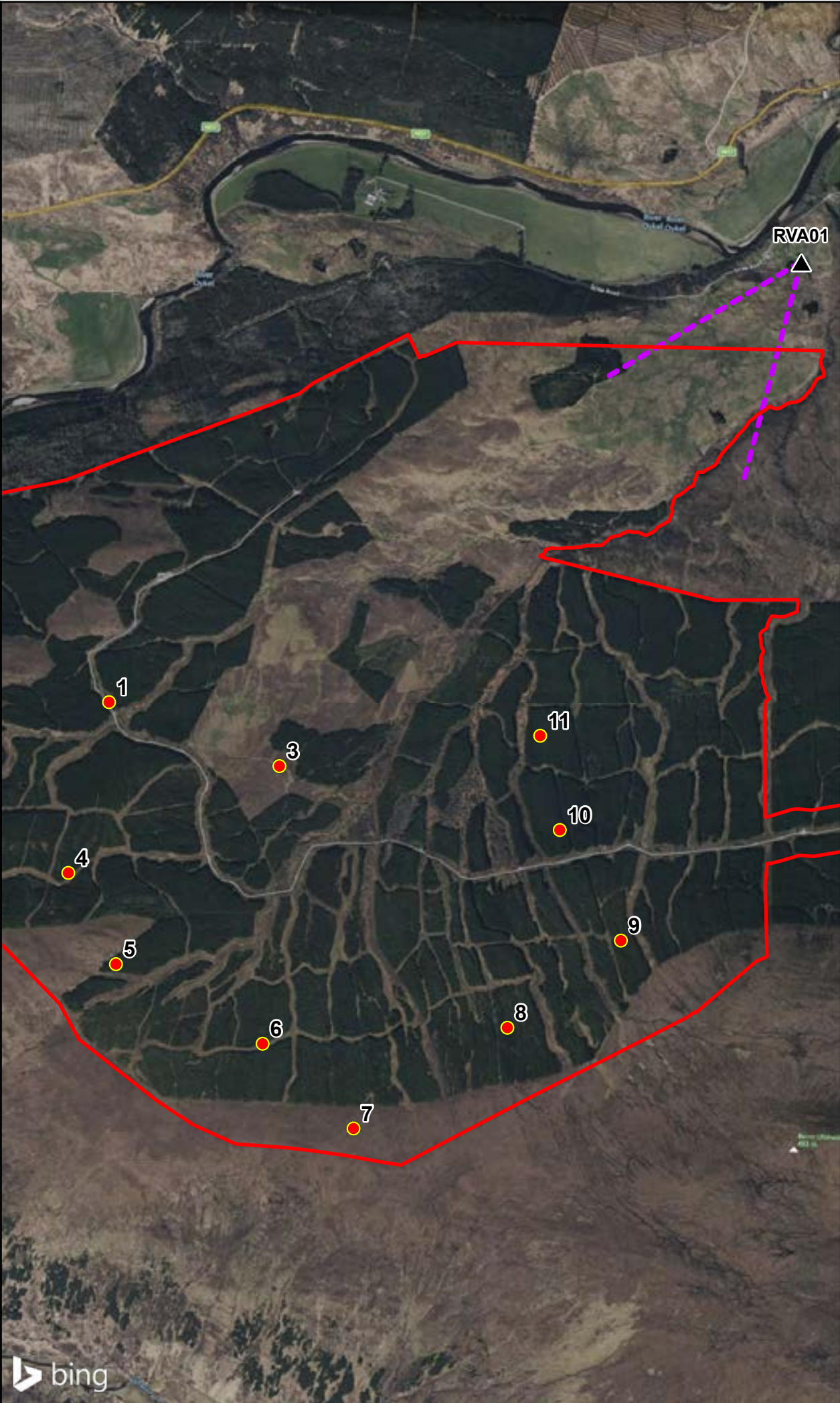
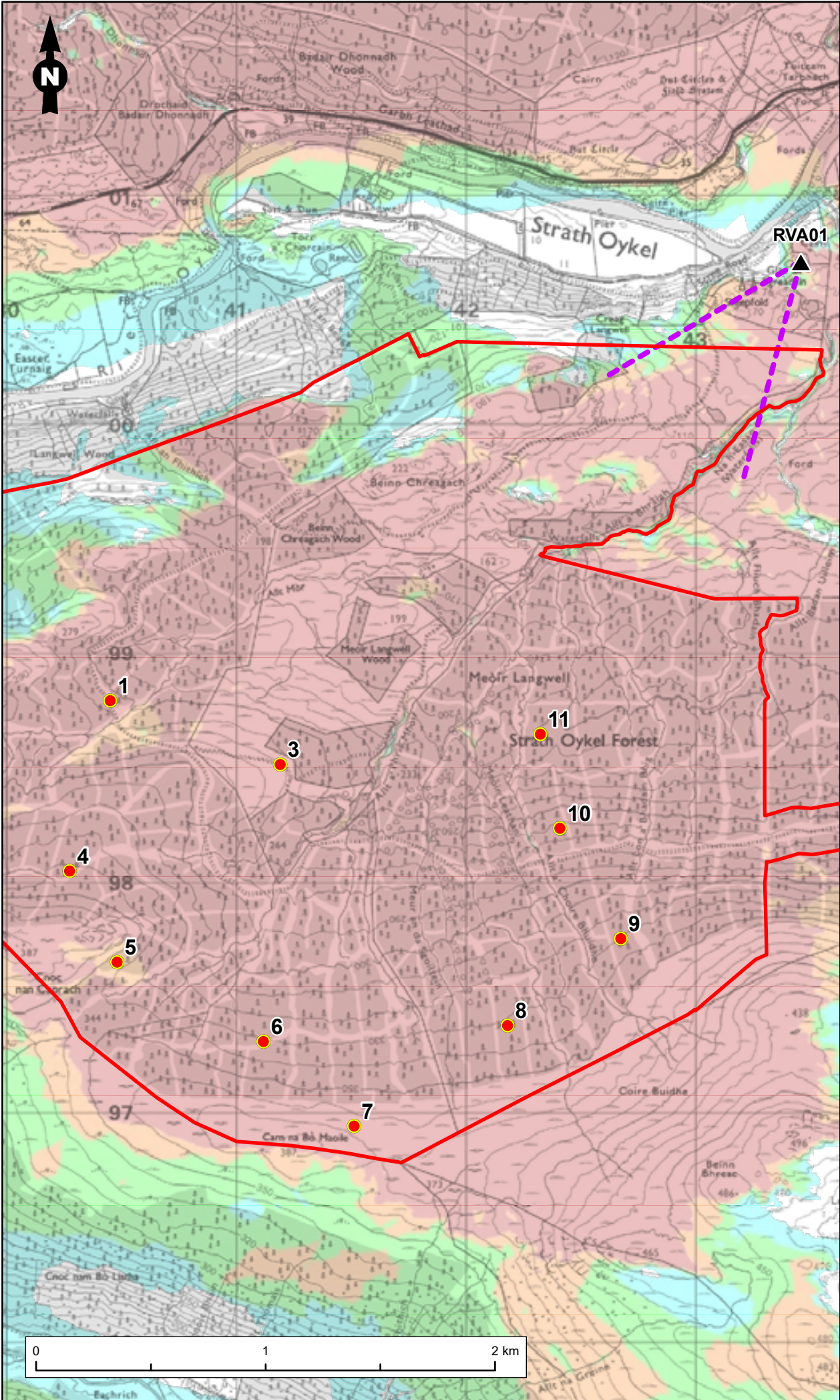
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Legend

Site Boundary

Proposed Turbine Visible from RVA 01

RVA01 - Langwell Beag

RVAA Viewcone

No of Turbines Theoretically Visible at Blade Tip Level (200 m)

1 - 3

4 - 6

7 - 9

10 - 11

DISCLAIMER

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3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid.

4. Effect of earth curvature and light refraction is included.

Figure Title

RVAA : RVA01 - Langwell Beag

Project Name

Coille Beith Wind Farm

Project No./Filyr ID

1620016742 / REH2024N00315

Date

May 2025

Figure No.

4.4.3

Revision

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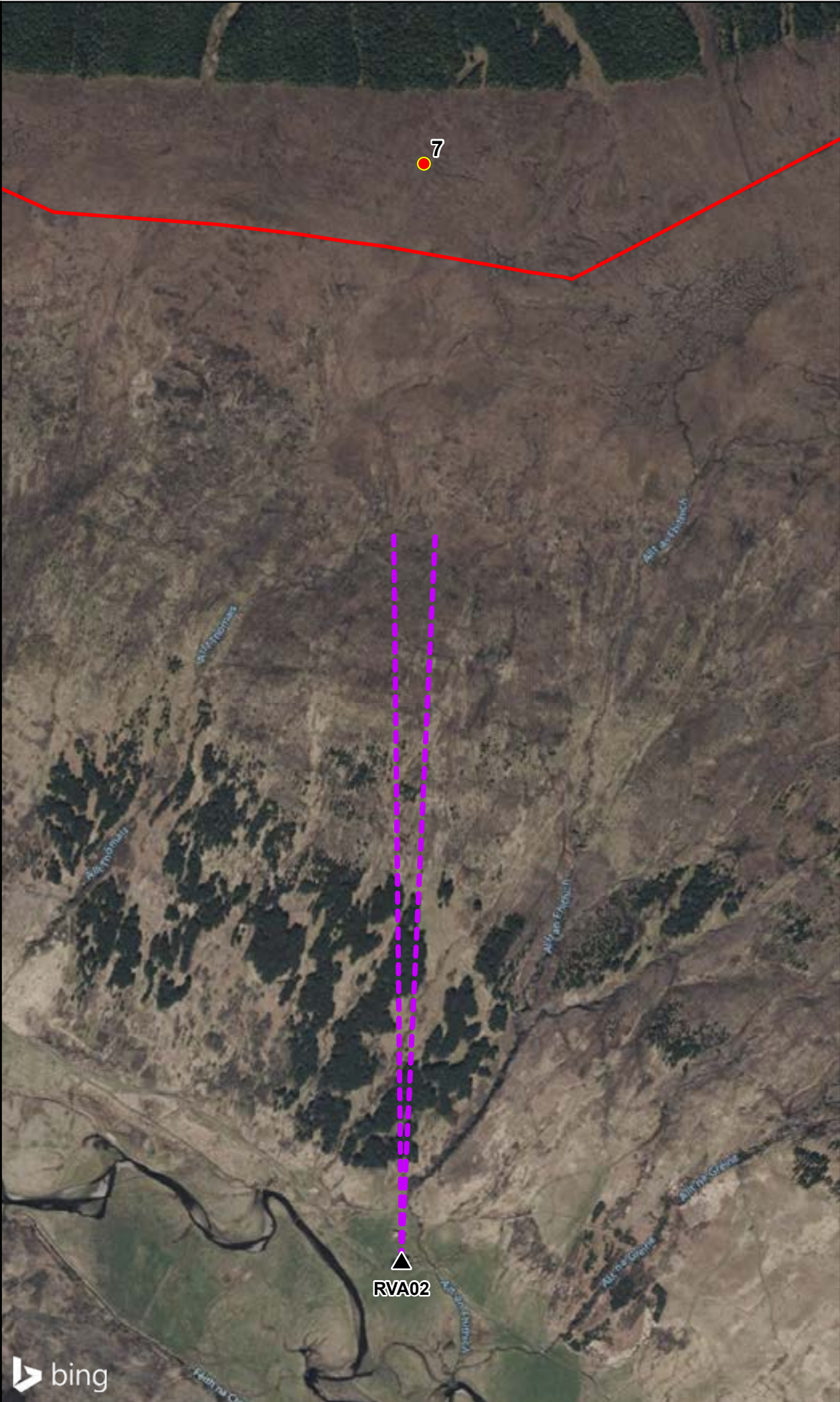
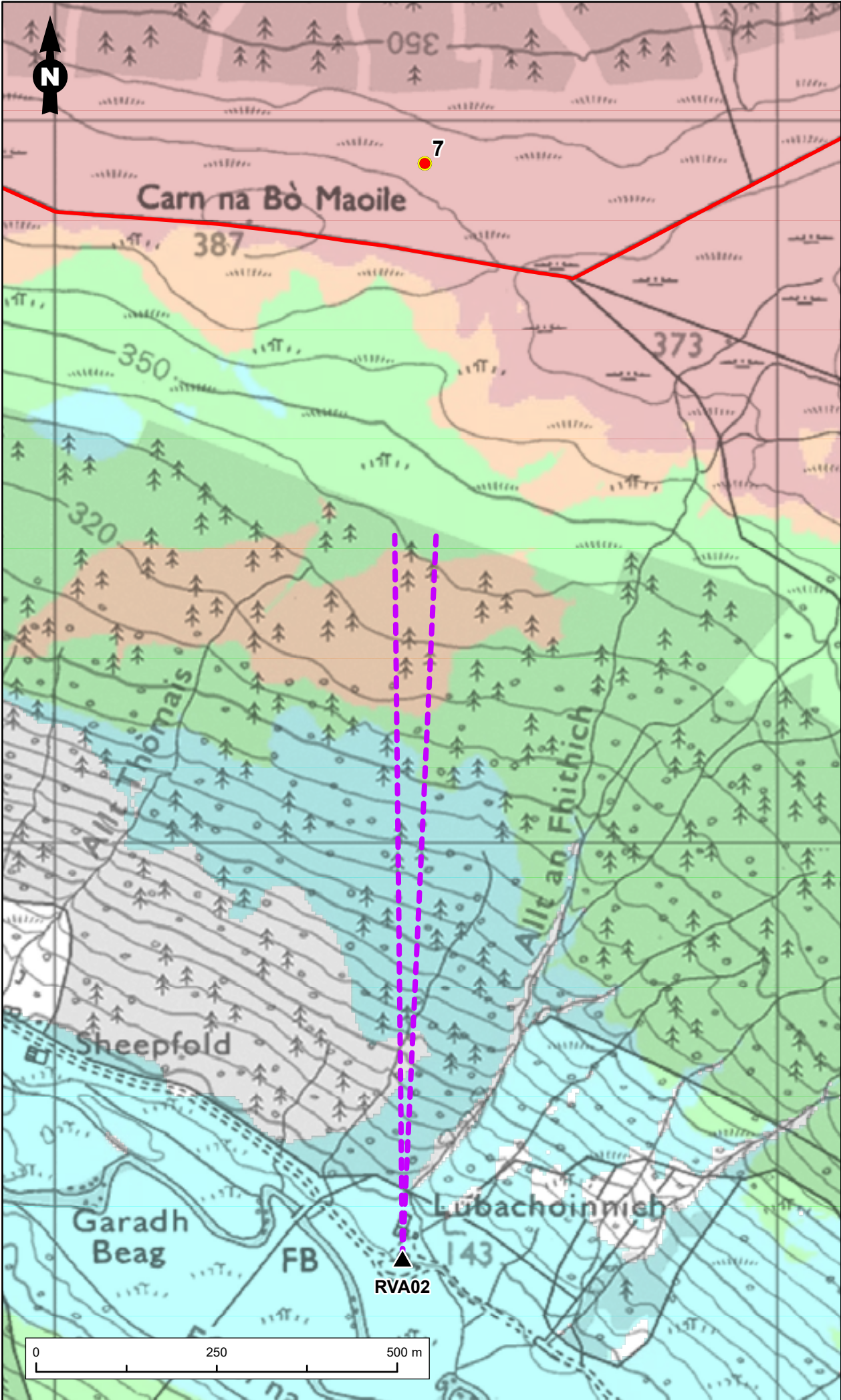
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Legend

Site Boundary

Proposed Turbine Visible from  
RVA 02

RVA02 - Lubachoinnich  
(abandoned)

RVAA Viewcone

No of Turbines Theoretically Visible at  
Blade Tip Level (200 m)

1 - 3

4 - 6

7 - 9

10 - 11

DISCLAIMER

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.

2. Predicted visibility based on a viewer eye height 2 m above ground.

3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid.

4. Effect of earth curvature and light refraction is included.

Figure Title

RVAA : RVA02 – Lubachoinnich  
(abandoned)

Project Name

Coille Beith Wind Farm

Project No./Filery ID

1620016742 / REH2024N00315

Date

May 2025

Figure No.

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Revision

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Prepared By

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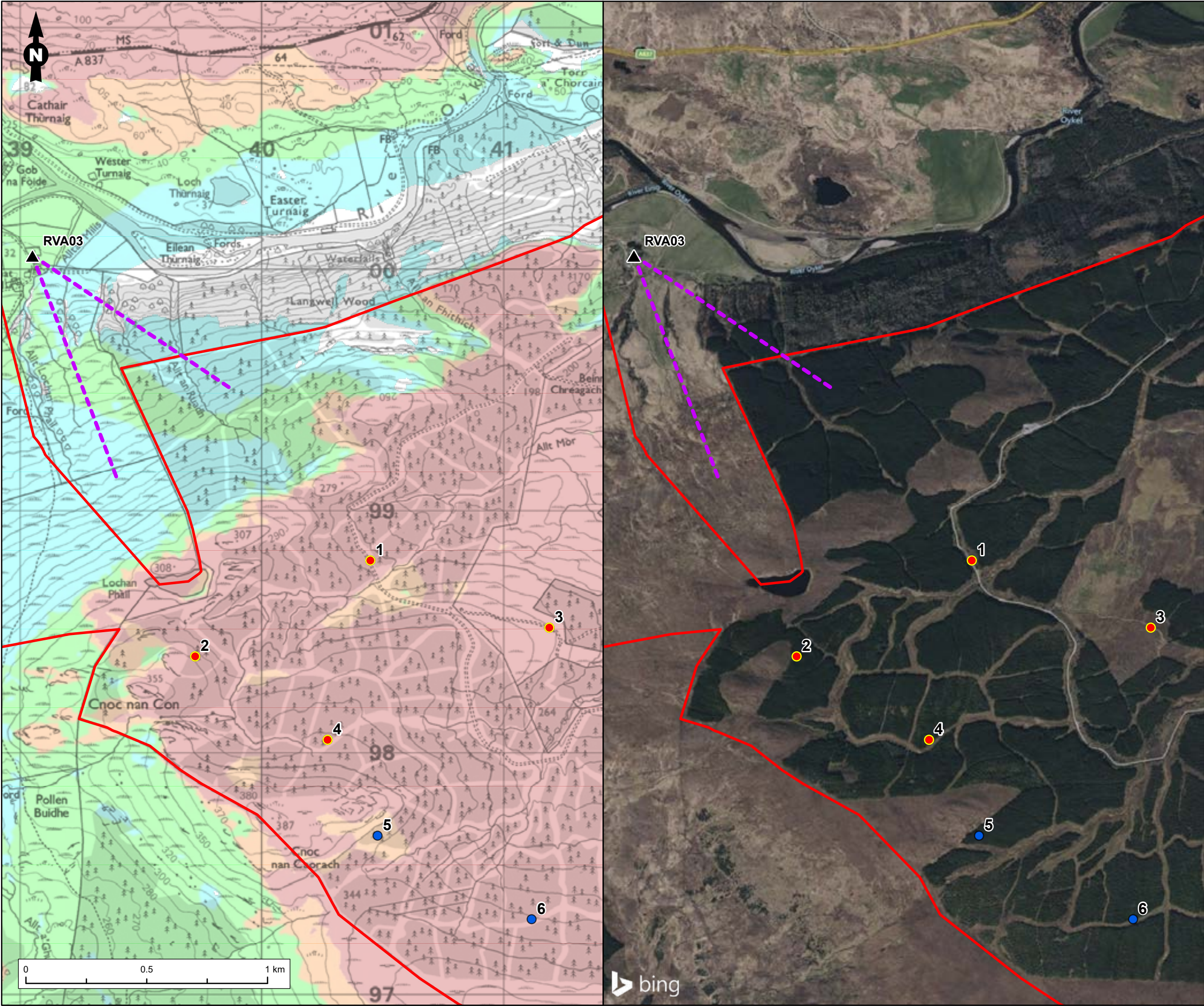
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Legend

- Site Boundary
- Proposed Turbine Visible from RVA 03
- Proposed Turbine Not Visible from RVA 03
- RVA03 – Amat Cottage
- RVAA Viewcone

No of Turbines Theoretically Visible at Blade Tip Level (200 m)

- 1 - 3
- 4 - 6
- 7 - 9
- 10 - 11

DISCLAIMER  
1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.  
2. Predicted visibility based on a viewer eye height 2 m above ground.  
3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid.  
4. Effect of earth curvature and light refraction is included.

Figure Title  
RVAA : RVA03 – Amat Cottage

Project Name  
Coille Beith Wind Farm

Project No./Fily ID  
1620016742 / REH2024N00315

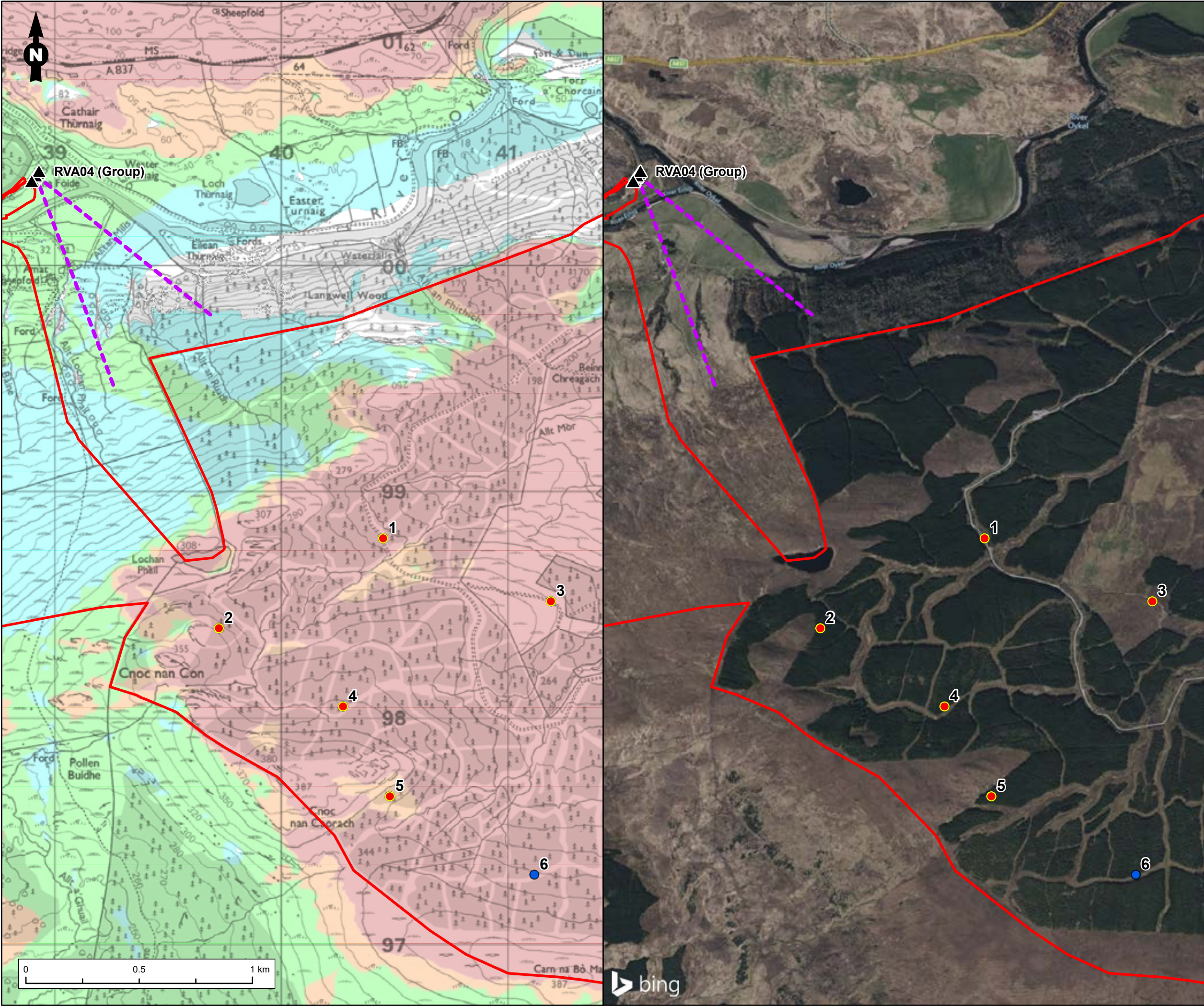
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May 2025	4.4.5	1.0

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Legend

- Site Boundary
- Proposed Turbine Visible from RVA 04
- Proposed Turbine Not Visible from RVA 04
- RVA04 (Group) – Oykel Terrace (Nos. 1-6)
- RVAA Viewcone

No of Turbines Theoretically Visible at Blade Tip Level (200 m)

- 1 - 3
- 4 - 6
- 7 - 9
- 10 - 11

DISCLAIMER  
1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.  
2. Predicted visibility based on a viewer eye height 2 m above ground.  
3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid.  
4. Effect of earth curvature and light refraction is included.

Figure Title  
RVAA : RVA04 (Group) – Oykel Terrace (Nos. 1-6)

Project Name  
Coille Beith Wind Farm

Project No./Fily ID  
1620016742 / REH2024N00315

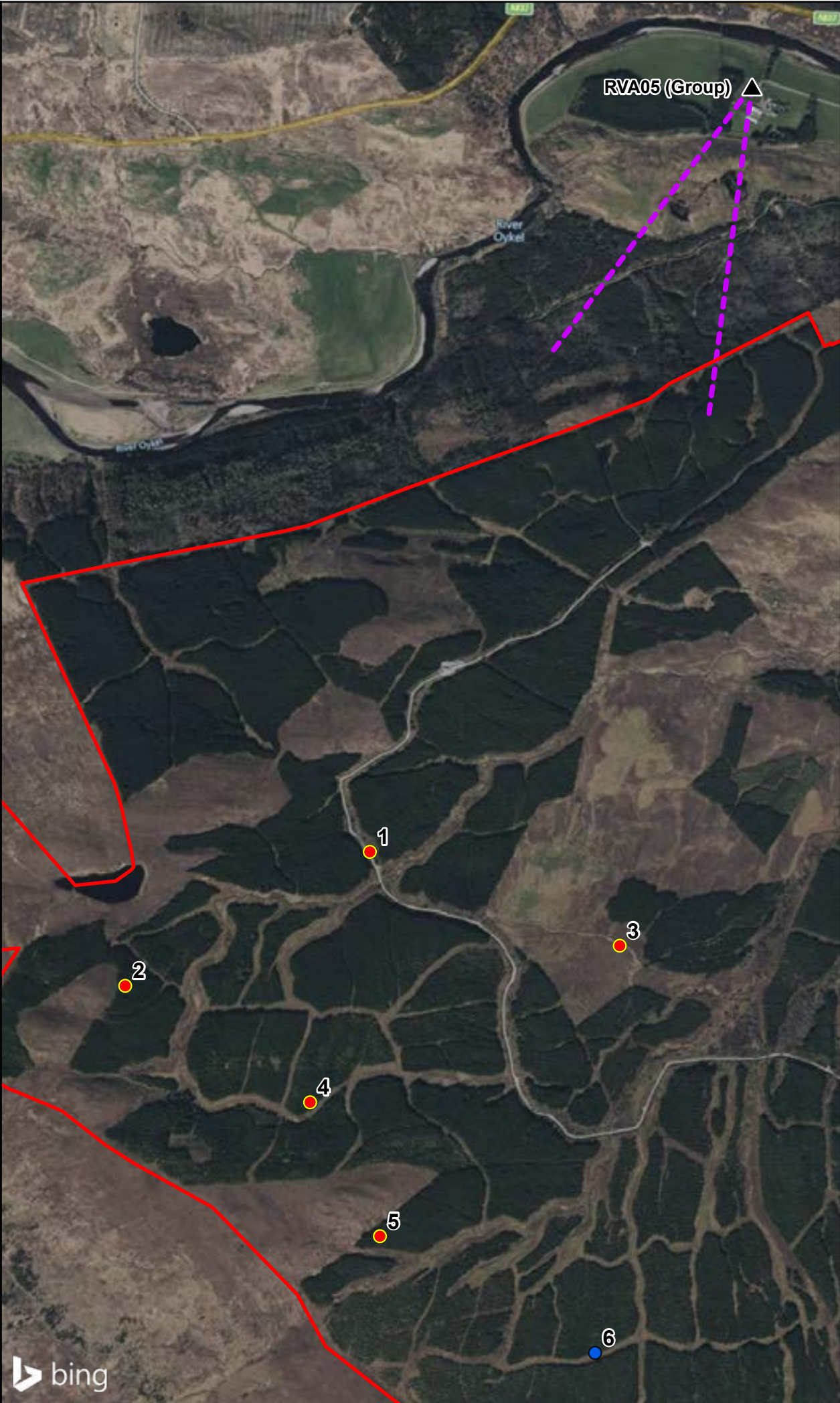
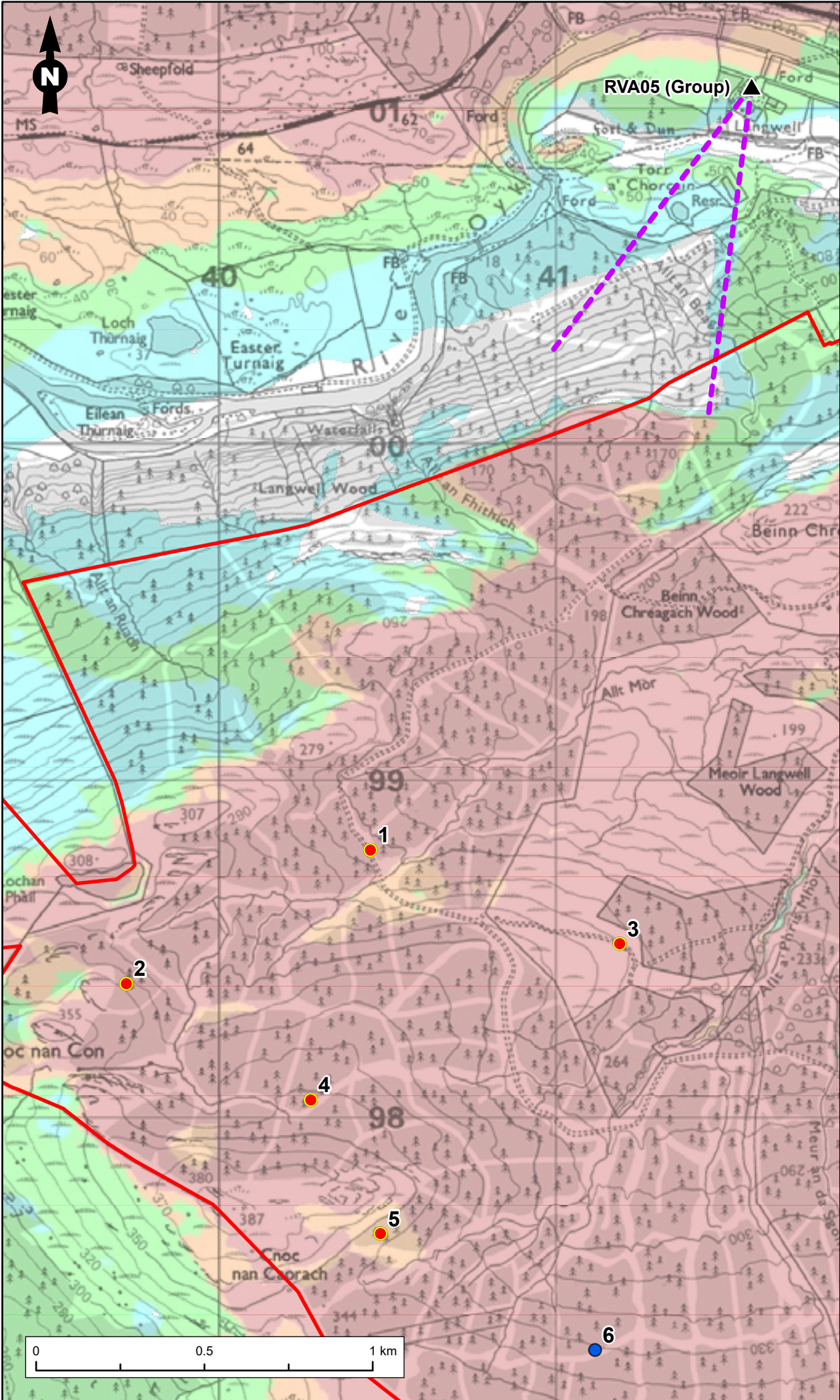
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May 2025	4.4.6	1.0

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Site Boundary

Proposed Turbine Visible from RVA 05

Proposed Turbine Not Visible from RVA 05

RVA05 (Group) - The Cottage, Langwell

RVAA Viewcone

No of Turbines Theoretically Visible at Blade Tip Level (200 m)

1 - 3

4 - 6

7 - 9

10 - 11

DISCLAIMER

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2. Predicted visibility based on a viewer eye height 2 m above ground.

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4. Effect of earth curvature and light refraction is included.

Figure Title

RVAA : RVA05 (Group) – The Cottage, Langwell

Project Name

Coille Beith Wind Farm

Project No./Fily ID

1620016742 / REH2024N00315

Date

May 2025

Figure No.

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Revision

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