

Technical Appendix 7.7: Residential Visual Amenity Assessment

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1.0 Introduction

This is an assessment of the effects on the visual component of residential amenity experienced at local residential properties that is likely to result from the introduction of the Proposed Development.

The Residential Visual Amenity Assessment (RVAA) is intended to assist the decision maker in a judgement as to the overall impact of the Proposed Development on the visual aspects of residential amenity. This assessment does not explicitly consider or provide information on other components of residential amenity such as noise, dust, shadow flicker, etc. and therefore needs to be read alongside other sections of the EIA Report which cover those subjects.

It is normal to expect significant effects (in the context of EIA Regulations) on views and visual amenity from nearby residential properties as a result of introducing a wind farm into any landscape. For properties experiencing a high magnitude of visual change (identified using the methodology set out in Technical Appendix 7.1), this study considers the potential effects on the visual component of 'Residential Amenity' or 'Living Conditions'.

2.0 Methodology

The Landscape Institute (LI) has published guidance on RVAA (LI, 2019), upon which this RVAA is based. While the guidance has no status advised by planning authorities it is the only dedicated advice on RVAA and is regularly used.

The LI guidance sets out a four-staged process involving:

- identifying the scope of the assessment and properties to be considered;
- evaluating the baseline visual amenity of the properties;
- assessing changes as a result of the introduction of the development; through to
- judging whether the nature and scale of the effect likely to be experienced is potentially so great so as to reach what in the guidance is called a 'Residential Visual Amenity Threshold'. If this is the case, then such effects should be considered by the decision maker as part of the planning judgement.

The LI guidance supports planners and landscape architects in forming their judgements of the effects on visual amenity at residential properties. The LI guidance sets out that the role of the landscape architects should be limited to advising planners as to whether or not visual aspects of residential amenity should be considered in the planning balance.

This RVAA is set out following the stages of assessment outlined above. The methodology used to assess the magnitude of change to views is set out in Appendix 7.1. All residential properties are judged to have high sensitivity to visual change. Properties identified to have a high magnitude of change are considered further with respect to the residential visual amenity threshold.

Field surveys were undertaken in February 2023, and February and April 2024 in order to identify, as far as possible, the orientation and likely views from each property (including main aspects and direction of windows); layout and orientation of the external spaces and gardens associated with the property curtilage; access and likely views from private or shared driveways or access tracks; and composition type and experience of existing views from each property. The field surveys considered local variations in topography, tree cover and potential screening by buildings within the landscape.

The assessments were undertaken from the closest publicly accessible points to the properties, except where visits to properties were arranged.

Visualisations are provided for each property in the form of wirelines set up to be equivalent to the panoramic view with 90 ° horizontal angle as per NatureScot visualisation guidance (SNH, 2017).

3.0 Identification of the Scope of Assessment

The LI guidance published in 2019 suggests that the scope of assessments should be identified on a case-by-case basis, but that for conspicuous structures such as wind farms, an initial study area of 1.5-2 km radius may be appropriate (as a potential upper limit to the extent of the study area).

Scottish Borders Council (SBC) has requested that properties to 3 km be included in the RVAA. However, RVAA is intended to identify properties for which significant effects translate into effects that exceed the ‘Residential Visual Amenity Threshold’ as set out above. It is considered unlikely that properties over 2 km away from the Proposed Development would experience overbearing and unavoidably dominant effects that would exceed the threshold. However, since the publication of the LI guidance, the size of turbines proposed has continued to increase, and in this instance, it is deemed appropriate to increase the extent of the study area to 2.5 km from the proposed turbines.

There are a number of properties within approximately 2.5 km of the Proposed Development, shown on Figure 7.7.1. sets out the properties and an initial review of views towards the Proposed Development. The Hopehead property is not in residential use and is infrequently used for overnight shelter by walkers. However, it is included in this assessment on a precautionary basis as it could become inhabited in the future.

Table 1 – Properties within 2.5 km of the Proposed Development

Property reference	Property name	Distance to the nearest turbine ¹	Notes on outward views towards Proposed Development
1	Hawkshaw	1.40 km (Turbine 2)	Approached from the west, with the door in the gable end (west façade). Building orientated north – south with rear garden space and outbuildings to north
2	Menzion (group)	1.08 km (Turbine 7)	House and Steading face north-west across the Tweed valley
3	Newbigging west (group)	1.10 km (Turbine 6)	South-eastern outlook with rising ground and woodland behind
4	Newbigging east	1.25 km (Turbine 6)	Southward outlook from garden areas; woodland around and to the north-west
5	Tweedsmuir, Lilybank (group)	1.42 km (Turbine 7)	North-western outlook with some filtering of views by riverside trees
6	Tweedsmuir, Church Road (group)	1.50 km (Turbine 7)	North-western outlook with screening by riverside trees
7	Tweedsmuir, south (group)	1.60 km (Turbine 7)	Open setting with young woodland opposite, but with views of ridge to west
8	Glebe House	1.58 km (Turbine 6)	Northward outlook over garden with trees to west
9	Tweedsmuir, Inch, east of Church (group)	1.70 km (Turbine 6)	South-eastern outlook with more open garden areas to north. Trees around church to west would screen views to the Proposed Development.
10	White Cottage (group)	2.37 km (Turbine 7)	In Talla Water Valley with north-eastern outlook and screening by plantation woodlands
11	Oliver	1.35 km (Turbine 6)	South-eastern outlook with woodland in other directions
12	Bield	1.62 km (Turbine 6)	Four properties on the A701 in woodland setting, the northernmost has a more open setting with views of wooded slopes to west
13	Glenriska (group)	2.14 km (Turbine 6)	Property amongst trees and set below old railway embankment
14	Hopehead (bothy), Kingledoors valley	1.05 km (Turbine 6)	Open aspect from within Kingledoors Burn Valley
15	Glenveg and Greenbraes(group)	2.30 km (Turbine 6)	No theoretical visibility – not considered further

4.0 Assessment of Effects on Residential Visual Amenity

This section outlines for each property: the existing visual amenity; the likely changes as a result of the introduction of the Proposed Development; and for those with a high magnitude of change: an assessment of visual effects judging whether the nature and scale of the effect likely to be experienced is potentially so great so as to reach what in the LI guidance is called a ‘Residential Visual Amenity Threshold’.

¹ Distances quoted may be slightly different from those quoted for noise monitoring locations.

Property 1: Hawkshaw

Grid Reference:	NGR 307540 622410
Figure Number:	Figure 7.7.2
Distance to nearest turbine:	1.40 km (Turbine 2)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	North-west
Primary outlook:	South

Description of Property, Context and Existing Views: This property is accessed off the A701 via a private track that approaches the property from the north-west. The door to the property is on the west gable end, principal windows are on the south façade with small windows and a rear courtyard/ garden space are to the north. A small clump of trees is located to the north-west of the property. Clyde group turbines are visible to the west, and Whitelaw Brae, when constructed, will be visible up the Fruid Water Valley, meaning that there are turbines present in views to the south and west. Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be visible to the north-west on the horizon on the other side of the Tweed Valley, from the rear of the property. Turbines would be seen above forest plantations, with sections of access track visible. The BESS units and substation would not be visible. The group of turbines would form an irregular array, with two turbines overlapping. The overlapping would change when moving around the property and along the access route. At night, aviation lights would be visible as lights elevated above the horizon, the angle of downward view (-4° or steeper) would reduce brightness greatly. The magnitude of change to the views is judged to be high.

Conclusion with Respect to the RVAA Threshold: This property is located on the flat valley floor on the south side of the Tweed. The property faces south, with a rear courtyard area with outbuildings and trees to the north. The windows are small on the north side. The proposed turbines would be seen in rear views from the property, from the external spaces to the north and from the approach. The turbines would be on the horizon, but beyond Weird Law, and with bases of turbines unlikely to be readily visible if forest plantations remain. The Proposed Development would be on hills along and on the other side of the valley from the property at a minimum distance of 1.40km, and although there will be wind farms to the south, west and north, it is judged that the Proposed Development would not cause turbines to be overbearing at this property. Overall, it is judged that the RVAA threshold would not be reached.

Property 2: Menzion (group)

Grid Reference:	NGR 309150 623580
Figure Number:	Figure 7.7.3
Distance to nearest turbine:	1.08 km (Turbine 7)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	North-west
Primary outlook:	North-west

Description of Property, Context and Existing Views: This is a group of two properties located to the south of the River Tweed, on the flat valley floor at the foot of the Menzion Burn. The properties include Menzion House, a three storey property orientated to face the north-west with a porch and dormer windows in the north-west side. An outbuilding sits to the south-east and is enclosed in woodlands. The north-western side of the farm steading is a single storey property named Menzion Farm. The house has a large garden space to north, albeit with trees to the west, at the corner towards the steading. The steading garden has trees but views out are possible from lower parts of the garden. The principal views from both the house and steading are north-west to north-north-west. The house is approached from the east, along a short, wooded drive from the minor road from Tweedsmuir. The steading is approached from the south-east via the farm yard and a short track through woodland from the minor road. Both approaches are within woodland. Clyde group turbines are on the horizon to the west, visible from parts of the garden spaces and from upper storey windows of the house; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be visible to the north-west, screened by trees from the approaches, and from most parts of the grounds. However, garden spaces and principal façades of the house and steading would have views of proposed turbines on the hill horizon across the Tweed Valley, albeit beyond garden trees for the steading. Turbine 6 would be in the principal views from the house and steading, but other turbines would be oblique to the west-north-west and would be more screened by trees around the properties. The turbines would be more visible from the northern edges of the gardens, and from upper storey windows of the Menzion House. Forest plantations would screen ground level elements and foundations, but the turbines would be seen above the forest. Forest plantations visible on the slopes are not part of the felling proposals as part of the Proposed Development. Turbine 1 would be seen in front of Weird Law and in front of Turbine 3 with some overlapping. The BESS units and substation, although theoretically visible, would not be visible due to intervening trees to the west of the properties. At night, aviation lights would be visible as lights elevated above the horizon, the angle of downward view (steeper than -4°) would reduce brightness

greatly. The lights would be seen on silhouetted turbines in the evening. The magnitude of change to the views is judged to be high.

Conclusion with Respect to the RVAA Threshold: These properties are set on the south-eastern side of the Tweed Valley with principal views north-westwards across the valley. There are trees around the properties, but the gardens of the house and steading include views that are more open in that direction. Views from windows and from garden spaces would have the Proposed Development on the skyline obliquely opposite, with turbine 6 ahead, others oblique to principal views. The turbines would be prominent features on the ridge on the other side of the valley and would be closer than those of the Clyde group. The base of Turbine 1 would be in front of the horizon. The proposed turbines would be elevated such that they would be above the valley, but at a distance from the properties being beyond the valley floor, woodlands, the A701 and forest plantations on the hill slopes. Given the sense that they are at some distance across the valley, the turbines would not be overbearing at these properties. Overall, it is judged that the RVAA threshold would not be reached.

Property 3: Newbigging West (group)

Grid Reference:	NGR 309470 624420
Figure Number:	Figure 7.7.4
Distance to nearest turbine:	1.1 km (Turbine 6)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	South-east

Description of Property, Context and Existing Views: This is a group of two properties located on the north side of the A701 to the west of the turn-off to Tweedsmuir. The properties are set looking south-east across the road and across the valley. They have wooded gardens on the rising slopes behind to the north and west. Trees in and around the properties further screen views west. The principal views from the properties are south-eastwards. The properties are approached directly off the A701 and the western property has a short drive up the slope northwards. Clyde group turbines are on the horizon to the west and Whitelaw Brae will be located across the valley to the south, visible where woodland screening allows; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be located on the slopes to the west of the properties, but turbines are likely to be largely screened by rising topography around the properties and intervening woodland and plantations. Some turbine blades may be visible over the horizon in more open views. Ground level elements and tracks would not be visible from the properties due to intervening screening by vegetation. At night, aviation lights may be visible as lights obliquely through the trees where hubs are visible, the angle of downward view (steeper than - 4 °) would reduce brightness greatly. The magnitude of change to the views is judged to be medium.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 4: Newbigging east

Grid Reference:	NGR 309635 624420
Figure Number:	Figure 7.7.5
Distance to nearest turbine:	1.25 km (Turbine 6)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	South-east

Description of Property, Context and Existing Views: This property is located on the south-east side of the A701 to the west of the turn-off to Tweedsmuir. The property is set looking south-east away from the road and across the valley. It has woodland to the north-east but is more open to the west. The house is adjacent to the A701 but the garden extends south-eastwards away from the valley side. As such, open views from the gardens include views south-west up the valley and west obliquely up the slopes (towards the Site). The property is accessed directly off the A701. Clyde group turbines are visible up the Tweed Valley to the west, and Whitelaw Brae will be visible to the south-west; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be visible from the garden space as turbines on the horizon, obliquely to the west of the property. Views from the property itself would be more limited by screening of trees close to the property and on the other side of the A701 (including plantations on the valley slopes). Ground level elements and tracks are unlikely to be visible due to intervening screening by vegetation. At night, aviation lights would be visible as lights obliquely through the trees where hubs are visible, the angle of downward view (steeper than - 4 °) would reduce brightness greatly. The magnitude of change to the views is judged to be medium.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 5: Tweedsmuir, Lilybank (group)

Grid Reference:	NGR 309790 624315
Figure Number:	Figure 7.7.6
Distance to nearest turbine:	1.42 km (Turbine 7)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	North-west

Description of Property, Context and Existing Views: This group is made up of Lilybank and the property opposite it on the north side of the minor road (no name visible) just south-east of Tweedsmuir Bridge (VP8, Figure 7.20). Lilybank is a north-west facing single storey building, albeit approached from the south-east side. The other property is a three storey house orientated south-east, but with a garden including patio area to the north-west. Both properties have a few trees around them and views across the river and the valley to the north-west. Mature deciduous trees in the rear garden spaces filter views, particularly in summer. There are woodlands filtering views to the south-west of Lilybank which also screen views in that direction from the other property. Clyde group turbines and one turbine of Whitelaw Brae are visible through the trees to the south-west from the rear gardens and upper storey windows of the northern property in winter; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be to the west, and largely filtered by the trees immediately around and to the west of the properties. Visibility in summer would be reduced by deciduous trees. The Proposed Development would be on the hill ridge on the other side of the Tweed Valley, upstream and oblique to the view from the rear of the properties. The proposed turbines would be larger and closer than those of the Clyde Group, and at the grid reference used in Figure A7.7.6 (on the minor road between the properties) Turbine 7 would be seen in front of Turbine 4 with overlapping/stacking. Comparison with Figure 7.20 at the bridge illustrates that from different locations around the properties this stacking of turbines would change. The BESS units and substation would not be visible to the west, due to intervening trees close to the properties and further away. At night, the trees would filter views of the aviation lights and the downward angle would reduce their brightness (steeper than - 4 °). The lights would be seen on silhouetted turbines in the evening. The magnitude of change to the views is judged to be high.

Conclusion with Respect to the RVAA Threshold: These properties are set on the south-eastern side of the River Tweed with principal views north-westwards across the valley. There are trees around the properties, but the gardens are more open in that direction. Views from windows and from the garden areas would have the Proposed Development on the skyline obliquely opposite, Turbine 6 would be the most visible turbine, others would be more screened by trees around the properties. The proposed turbines would be prominent features on the forested ridge on the other side of the valley. They will be further upstream (west) than directly opposite. The turbines would be elevated such that they would be above the valley, but at a distance from the properties and beyond the valley floor, the A701 and Newbigging. Forest plantations on the hill slopes would not be removed as part of the Proposed Development. Given the screening by trees around the property, and the sense that they are at a distance, the turbines would not be overbearing at these properties. Overall, it is judged that the RVAA threshold would not be reached.

Property 6: Tweedsmuir, Church Road (group)

Grid Reference:	NGR 309875 624350
Figure Number:	Figure 7.7.7
Distance to nearest turbine:	1.5 km (Turbine 6)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	North-west or South-east

Description of Property, Context and Existing Views: This is a group of seven properties on the north-west and south-east of the minor road to Tweedsmuir Kirk. Four of the properties are on the north-west side, and tend to face the road, with rear views that are contained within gardens with trees. The three properties to the south-east of the kirk road face north-west but have the other properties in front of them. Clyde group and Whitelaw turbines are to the south-west, but garden screening means they are not generally visible; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be located to the west, oblique on the hill slopes opposite the valley. The turbines would not be readily visible from many locations within the properties, due to tree cover, but where visible would be over the forested horizon to the west. The BESS units and substation would not be visible. At night, the trees would filter views of the aviation lights, and the downward angle (steeper than - 4 °) would reduce their brightness, although they may be visible through the trees. The magnitude of change to the views is judged to be low.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 7: Tweedsmuir, south (group)

Grid Reference:	NGR 309940 624220
Figure Number:	Figure 7.7.8
Distance to nearest turbine:	1.6 km (Turbine 7)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	South-west

Description of Property, Context and Existing Views: This group is located within Tweedsmuir on the northern side of the road to the Talla Reservoir, to the south-east of the junction. There are three properties east of the one on the corner. They all face south or south-east, with gardens to the road and rear gardens looking north. There are large windows and outbuildings. There are a few trees in the front (south) gardens and along the roadside, which filter views to the west. Clyde group and Whitelaw Brae turbines are theoretically visible to the south-west but are screened by vegetation that is growing on the south-west side of the road; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be seen to the west, filtered by the trees immediately around and to the west of the properties, but seen as turbines on the hill horizon beyond the valley. Ground level elements including the BESS and substation would not be visible. At night, the trees would filter some views of the aviation lights, and the downward angle (steeper than - 4 °) would reduce their brightness. The lights would be seen on silhouetted turbines in the evening. The magnitude of change to the views is judged to be high.

Conclusion with Respect to the RVAA Threshold: These properties are set on the eastern side of the Tweed Valley with principal views south-westwards across the minor road. There are trees around the properties, and recently planted woodland on the other side of the road, but current views include the wooded horizon of the site. The Proposed Development would be on the other side of the Tweed Valley, oblique to views from the properties, and filtered by the trees. Given the screening by trees around the property, and the sense that they are at a distance beyond the Tweed Valley, the turbines would not be overbearing at these properties. Overall, it is judged that the RVAA threshold would not be reached.

Property 8: Glebe House

Grid Reference:	NGR 310000 624505
Figure Number:	Figure 7.7.9
Distance to nearest turbine:	1.58 km (Turbine 6)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	North

Description of Property, Context and Existing Views: This is a three-storey property located to the west of Tweedsmuir Church. It has a formal walled garden to the north over which the main façade of the house looks. It appears that the house has divided ownership, with a second access from the south to a door on the west façade, labelled Glebelands. There are mature trees all around the property, and walls around the walled garden. Views west are limited to west-facing upper storey windows and glimpses out between trees from the western garden area (the approach to Glebelands). Clyde group and Whitelaw Brae turbines are visible to the south-west, but garden screening means they are not generally visible; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be located across the Tweed Valley on the hill horizon to the west. The turbines would not be readily visible from within the property and its garden spaces, due to tree cover, but would be glimpsed from the western edge of the property and from the approach to Glebelands. The BESS units and substation would not be visible. At night, the trees around the property would filter views of the aviation lights, and the downward angle (steeper than - 4 °) would reduce their brightness. The magnitude of change to the views is judged to be low.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 9: Tweedsmuir, Insch, east of Church (group)

Grid Reference:	NGR 310130 624520
Figure Number:	Figure 7.7.10
Distance to nearest turbine:	1.7 km (Turbine 6)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	South

Description of Property, Context and Existing Views: This is a group of two properties located to the east of Tweedsmuir church. The properties are approached from the south by a track that runs to the

south of the church. They have gardens to both south and north, with rear gardens to the north with outbuildings. Trees around the church to the west, screen views westwards from the properties. The principal views from the properties are southwards. Clyde group and Whitelaw Brae turbines theoretically visible to the west but woodland screening means that they are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be located to the west of the properties but would be fully screened by woodland around the church and other trees around Tweedsmuir. The magnitude of change to the views is judged to be low.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 10: White Cottage (group)

Grid Reference:	NGR 310445 623170
Figure Number:	Figure 7.7.11
Distance to nearest turbine:	2.37 km (Turbine 7)
Number of turbines theoretically visible:	1 hub, 1 tip
Direction of view to the Site:	North-west
Primary outlook:	West and east

Description of Property, Context and Existing Views: This is a group of two properties located on the southern slopes of the Talla Water Valley, adjacent to the minor road below the dam. The properties are accessed directly off the minor road. The northern property, White Cottage, faces the road (west) and has no windows on the western façade. The southern property faces away from the road (east). The properties have garden spaces between the houses and the minor road, and larger gardens to the east (away from the road). There are also outbuildings which contain views in some parts of the properties. Trees enclose views in all directions except across the Talla Water Valley. No existing turbines are visible.

Changes to Views and Visual Amenity: The Proposed Development would be located to the west of the properties but would be fully screened from the southern property. From the garden space north of White Cottage, the blades of one turbine (Turbine 6) may be visible through intervening woodland. Ground-level elements would not be visible. At night, the trees are likely to obscure views of the aviation light on the hub of Turbine 6. If it is visible, the downward angle would reduce brightness (- 4 ° or steeper). The magnitude of change to the views from these properties is judged to be low.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 11: Oliver

Grid Reference:	NGR 309810 624860
Figure Number:	Figure 7.7.12
Distance to nearest turbine:	1.35 km (Turbine 6)
Number of turbines theoretically visible:	2 hubs, 4 tips
Direction of view to the Site:	West
Primary outlook:	South-east

Description of Property, Context and Existing Views: This is a large property located part way up the valley slopes on the north-western side of the Tweed Valley. It is accessed via a drive that runs up through woodland from the A701. The property is set on a terrace with open views across a lawn, over the valley to the south-east. A walled garden is located on lower slopes to the south-east. Outbuildings are located to the north-west. There are woodlands immediately to the west and east which frame views across the valley but limit views in other directions. Clyde group turbines, although theoretically visible, are hidden by these woodlands. Whitelaw Brae, when constructed, will be visible to the south-west along the valley where trees to the west of the property allow.

Changes to Views and Visual Amenity: The Proposed Development would be located behind the horizon on the rising slopes to the west of the property, but turbines would be screened by the woodland around the property and its approach. Ground level elements and tracks would not be visible. The magnitude of change to the views is judged to be low.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 12: Bield

Grid Reference:	NGR 310080 624905
Figure Number:	Figure 7.7.13
Distance to nearest turbine:	1.62 km (Turbine 6)
Number of turbines theoretically visible:	3 hubs, 6 tips
Direction of view to the Site:	West
Primary outlook:	South-east

Description of Property, Context and Existing Views: This is a group of four properties located adjacent to the A701 to the south of Tweedsmuir Hall. The properties are set looking south-east across the road and across the valley. The three southern properties have wooded gardens and westward views contained by woods on the rising slopes. The northernmost property, Carn Gorm, is set in a more open garden with younger trees, and more of a setback from woodlands along the Bield Burn. The properties are approached directly off the A701. Clyde group and Whitelaw Brae turbines are theoretically visible to the west but are screened by woodland; Glenkerie turbines are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be located on the horizon to the west of the properties but would be largely screened by intervening woodland. Some turbine blade tips may be visible over the horizon in more open views from garden spaces of the northernmost property, Carn Gorm. Ground level elements and tracks would not be visible. At night, aviation lights would not be visible as would be screened by woodland. The magnitude of change to the views is judged to be low.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 13: Glenriska (group)

Grid Reference:	NGR 310605 624960
Figure Number:	Figure 7.7.14
Distance to nearest turbine:	2.14 km (Turbine 6)
Number of turbines theoretically visible:	7 hubs, 7 tips
Direction of view to the Site:	West
Primary outlook:	North-west

Description of Property, Context and Existing Views: Glenriska, or Glenrusco, is located on the eastern side of the Tweed Valley, accessed via a track from Tweedsmuir Church. It appears to be more than one property. The properties are to the east of the old railway line, which is mounted on a large embankment to cross the river, and views west are contained by it. Open views are obtained from the track south of the railway embankment on leaving the properties, and from this track Clyde group turbines are visible. Glenkerie and Whitelaw Brae are not visible.

Changes to Views and Visual Amenity: The Proposed Development would be seen on the forested horizon to the west, closer than the Clyde turbines, when leaving the properties. It would not be visible from the properties and garden spaces due to the railway embankment. The ground-level elements would not be visible due to intervening woodland. At night, the aviation lights would be seen when leaving the properties, with downward angles (steeper than -4°) reducing their brightness. The lights would be seen on silhouetted turbines in the evening. Given screening by the railway embankment from all parts of the properties except the access track, the magnitude of change to the views from the properties is judged to be low overall.

Conclusion with Respect to the RVAA Threshold: The RVAA threshold would not be reached.

Property 14: Hopehead (bothy), Kingledoors Valley

Grid Reference:	NGR 307925 625760
Figure Number:	Figure 7.7.15
Distance to nearest turbine:	1.05 km (Turbine 6)
Number of turbines theoretically visible:	4 hubs, 6 tips
Direction of view to the Site:	South
Primary outlook:	East

Description of Property, Context and Existing Views: Hopehead is a remote bothy in the upper reaches of the Kingledoors Burn Valley. It is used infrequently by groups of people as a temporary overnight stay. It is not a dwelling and is only accessible via a 4 km (2.5 mile) private farm track. It does not have any designated outdoor amenity area. Turbines of the Glenkerie Wind Farm are seen from the approach track and the property, on the hills to the north of the valley. There is little screening vegetation in the valley such that views are open. The skyline is formed by the slopes of the hills either side of the valley.

Changes to Views and Visual Amenity: The Proposed Development would be seen on the horizon to the south, as large turbines, closer than those of Glenkerie. They would be visible from the property and its approach. No ground-level infrastructure would be visible. The turbines would be seen beyond the horizon, with Turbine 6 visible above the gully of the Glenbow Burn. At night, two aviation lights would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Given the proximity and elevated positions of the turbines, the magnitude of change to the views from the property is judged to be high.

Conclusion with Respect to the RVAA Threshold: This property is not inhabited and is used infrequently for a temporary overnight stay. It is remote but commands open views of the upper

Kingledoors Burn valley. Turbines of Glenkerie are passed on the approach to and are visible from the property. The Proposed Development would be seen as large and prominent turbines to the south but would not be new features to the views from the property or its approach. The turbines would not be in the principal view direction from the property which is eastwards. Given that the turbines would be set beyond the horizon, there would be a sense that they are at a distance and outside the valley itself. As such, the turbines would not be overbearing at the property. Overall, it is judged that the RVAA threshold would not be reached.

5.0 Summary of Findings

There are 34 properties within 2.5 km of the Proposed Development, which have been considered in 15 groups or individual properties. Grouped properties have similarity of location, outlook and screening. Most properties are located within the Tweed Valley, and properties are set at or above the edge of the valley floor and look outwards across the valley.

The assessment found that whilst there would be medium to high magnitude of change to the views from several properties within approximately 2.5 km, these would not translate into effects on visual aspects of residential amenity such that the properties would reach what in current guidance is called a 'Residential Visual Amenity Threshold'. For the closest properties at Menzion, which are located to the south-east of the proposed turbine locations and would be approximately 1.08 km from the nearest turbine, the turbines would be present on the hill horizon on the other side of the valley, oblique to the principal views from the properties which look north-west. However, it is judged that the proposed turbines would not be overbearing, and the RVAA threshold would not be reached.

6.0 References

Landscape Institute (March 2019) *Residential Visual Amenity Assessment (RVAA). Technical Guidance Note 2/19*.

Scottish Natural Heritage (2017) *Visual Representation of Windfarms, Version 2.2*. Available at: <https://www.nature.scot/sites/default/files/2019-09/Guidance%20-%20Visual%20representation%20of%20wind%20farms%20-%20Feb%202017.pdf>. Accessed on: 16 May 2024.