

# Environmental Impact Assessment Report

Teindland Wind Farm

Volume 3

TA A5.4: Residential Visual Amenity Assessment

Document prepared by Envams Ltd for: Teindland Wind Farm Ltd

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# Technical Appendix A5.4 Residential Visual Amenity Assessment

## Introduction

1. This Residential Visual Amenity Assessment (RVAA) has been undertaken in accordance with Landscape Institute Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment (15 March 2019). The TGN states that:  
*"The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity'."*
2. And further that:  
*"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.' ...  
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."*
3. This assessment considers only what the resident may see from a property. Views or 'visual amenity' are just one component of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, etc., in addition to residential visual amenity. This RVAA considers the visual amenity aspects of residential amenity. Where necessary, other aspects are considered in the relevant chapters of the EIA Report and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
4. Overall residential amenity is discussed within the planning statement accompanying the application for the Development.
5. This assessment, and the process of RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of 'Residential Amenity' or 'Living Conditions'. The point at which this happens is referred to as the Residential Visual Amenity (RVA) Threshold.

## Methodology

### Study Area

6. There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The TGN 2/19 identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 2km has been agreed with consultees as set out in Table 5.1 of the LVIA.
7. Properties are usually assessed individually but may be considered in groups where the outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the site. Where properties are grouped for assessment, this will be clearly identified and reasons for grouping described.

## Approach

8. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed. It follows the same general approach as that of the LVIA and may draw on its findings, supplemented by other information (ZTVs, visualisations, fieldwork) as required. The first three steps of the process can be summarised as:
  - Preliminary review
  - Evaluation of baseline visual amenity
  - Assessment of the likely change to visual amenity
9. The fourth step involves a further assessment of the change to visual amenity of individual properties identified as *"having the greatest magnitude of change"* (i.e. Large magnitude within this assessment) and identifying whether the RVA threshold is reached. Where a magnitude of change is identified that is less than Large, this final step is not required as the effects would not reach the RVA threshold.

### *Preliminary Review and Evaluation of Baseline Visual Amenity*

10. The first step considers whether a property requires more detailed assessment or if effects are *"judged unlikely to occur or so insignificant that it is not essential to consider them further"* (GLVIA3, para. 3.19), for example, where properties are outside of the ZTV or would experience such limited views that the change to the outlook would be negligible. These properties are identified, and a brief summary is provided but no further consideration is given to these within the assessment. Properties that are financially involved with the Development are also identified at this stage as, typically, it is understood that those with such a vested interest would be content with any consequential change to their living conditions.
11. Where it is identified that notable effects may arise at a property, the existing baseline visual amenity is described. This is done 'in the round' and considers both views from the dwelling itself, garden areas and driveways and views experienced when arriving or leaving the property. This step is informed by desk study and field surveys from nearby publicly accessible locations.

### *Assessment of the Likely Change to Visual Amenity*

12. The change in views and visual amenity as a result of the Development is described for each property and a judgement on the magnitude of change and level of effect<sup>1</sup> likely to be experienced is provided. This involves consideration of the following factors:
  - Distance between the property and the Development and their relative locations (e.g. up/down hill);
  - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations;
  - Direction of view or aspect of property affected;
  - Extent to which the Development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden);
  - Scale of change to views, including the proportion of view occupied by the Development;
  - Compositional changes (e.g. loss/addition of landscape features such as woodland);
  - Contrast or integration of new features with the existing views;
  - Any uncertainties inherent to the design of the Development (e.g. micro-siting allowances); and
  - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous).
13. This stage may be supported by a range of visual aids as required including maps, ZTV studies, photography and visualisations. The choice of visual aids is determined on a case by case basis and may be informed by consultation. In line with best practice guidance<sup>2</sup> the type of visualisation should be proportionate to the nature of the Development and assessment stage.

<sup>1</sup> Note that in considering the level of effect, all residential receptors are treated as being of High sensitivity (high susceptibility and high value) as directed by TGN 02/19 para. 4.23

<sup>2</sup> Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals

### *RVAA Judgement*

14. This final stage is concerned with identifying “*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 is the key concern of RVAA and judgements on the RVA threshold are set out clearly and unambiguously for those properties where detailed assessment has identified the property or group of properties as likely to experience the greatest magnitude of change (Large) ‘such that the Residential Visual Amenity Threshold may be engaged’<sup>3</sup>.

### *Cumulative Developments*

15. The RVAA is undertaken against the future baseline as set out within the LVIA and includes consideration of any pertinent consented developments unless there is clear reason to believe that they would not be built. Future, unconsented, cumulative development is generally not a RVAA consideration unless development are very close together and is not considered in detail within this assessment. However, it is noted that a Scoping request has been submitted for Blackhills wind farm which is located immediately northwest of the Site (see Figure 5.9). This would be positioned directly between the Development and a group of properties to the north; including Teindland Mains, Teindland Wells, Burnside and Moniemouies. If consented, Blackhills would become the primary influence on residential visual amenity at these properties and the additional change to residential visual amenity arising from the introduction of the Development would be negligible.

### *Distances/Directions*

16. Where distances and directions are given within the assessment, these are distances between the nearest part of the property (including garden and driveway areas) and the nearest turbine, unless explicitly stated otherwise. Distances given are rounded to the nearest 10m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS).

### *Visualisations*

17. Visualisations are provided using either photowires or wirelines created using TrueView Visuals software. These are not provided to NatureScot standards and typically do not show all of the Development, but illustrate the primary outlook from a property (or group) and/or the nearest turbines – i.e. the factors most likely to contribute to the RVA threshold being exceeded.

### **Assessment**

18. RVAA Figure 1, included within Annex A, illustrates the location of individual and groups of properties within the 2km RVAA study area, as identified by OS AddressBase data and site visits. There are a number of properties within the study area excluded from detailed consideration as local vegetation, terrain and/or outbuildings close to the dwelling would largely or entirely screen views towards the Development – these are illustrated on RVAA Figure 1, but not described in the assessment below.
19. The assessment is provided in the table overpage and is supported by further detailed illustrations and visualisations for individual properties/groups, as required, in Annex A.

<sup>3</sup> TGN 02/19 – *Figure 1 RVAA Process*



Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
G1	Altonside, Altonside Farm, 1-4 Altonside Cottages	1.71 km	Medium, <b>Large at 1 and 2 Altonside Cottages when nearby forestry is felled.</b>	Major/moderate, Major at 1 and 2 Altonside Cottages when nearby forestry is felled	<p>This group of homes is located to the north of the Site and is only within 2km of the northernmost turbine location (T1), the rest of the turbines would be at 2.5km or more distant. The main outlook from this group of homes is to the northeast and east across an open field which is enclosed to by forestry to all sides. The Teindland Land Management Plan 2023 indicates that the forestry closest to these homes is planned to be felled during 2043-47 which would increase visibility towards the Development at that time, although some screening would remain from more distant forestry blocks (around 200-250m south of these homes) which would be retained beyond 2057.</p> <p>Within this group, all of the homes except those furthest southeast (Altonside and 3 Altonside Cottages) would have some visibility of turbines above forestry from rear windows and parts of the garden, although each of these homes has a degree of screening from garden outbuildings and vegetation, as well as from the line of deciduous trees along the forest edge in summer. All of the homes would have visibility of the turbines approaching their homes heading southwest via the access from the local road. The most open views would be from 1 and 2 Altonside Cottages as shown by the visualisation in Annex A. Views from the windows of these single-storey homes towards the turbines would be oblique, and the main visibility would arise from the gardens, between and over sheds and shrubs.</p> <p>Before forestry is felled, visibility of the Development would give rise to Medium scale changes to views from an Intermediate extent of each property. More open views, particularly of the closest turbine, beyond areas of forestry will arise after forestry felling in 2043-2047, giving rise to Large scale changes to views from an Intermediate extent of the properties, with views also opening up from back gardens and rear facades of Altonside and 3 Altonside Cottages in winter when turbines would be visible through the branches of nearby trees. As illustrated by the visualisation in Annex A, whilst the nearest turbine would appear large, it would not be on markedly higher ground and would continue to be separated from these homes by forestry.</p> <p>At night, lights on T1 and T8 would be visible both before and after forestry is felled. The other two lights would remain screened.</p> <p>Due to the combination of distance and separation by forestry, and the unaffected primary outlooks to the northeast and east from these homes, the Development would not be overbearing and the <b>RVA threshold would not be exceeded.</b></p>

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
G2	Redburn, Badentinan Lodge	1.93 km	Medium, <b>Large when nearby forestry is felled.</b>	Major/moderate, Major when nearby forestry is felled	<p>These two homes are located to the north of the Site and are only within 2km of the northernmost turbine location (T1), the rest of the turbines would be at 2.5km or more distant. The main outlook from this group of homes is to the west and southwest across an open field which is enclosed to by forestry to all sides. The Teindland Land Management Plan 2023 indicates that the forestry to the south of these homes is planned to be felled during 2043-47 which would increase visibility towards the Development at that time, although some screening would remain from more distant forestry blocks (around 250m south of these homes) which would be retained beyond 2057.</p> <p>Redburn has a west facing façade with ground floor windows and dormers from which views towards the Development would be oblique. From the garden, the turbines would be seen above the forestry and band of deciduous trees to the southwest as shown in the visualisation in Annex A. Badentinan Lodge has ground floor windows facing southwest, with more direct views towards the Site and the closest turbine and also has an open garden.</p> <p>Before forestry is felled, visibility of the Development would give rise to Medium scale changes to views from a Wide extent of each property. More open views, particularly of the closest turbine, beyond areas of forestry will arise after forestry felling in 2043-2047, giving rise to Large scale changes to views from a Wide extent of the properties. As illustrated by the visualisation in Annex A, whilst the nearest turbine would appear large, it would not be on markedly higher ground and would continue to be separated from these homes by forestry.</p> <p>At night, lights on T1 and T8 would be visible both before and after forestry is felled. The other two lights would remain screened.</p> <p>Due to the combination of distance and separation by forestry, the Development would not be overbearing and the <b>RVA threshold would not be exceeded.</b></p>

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
G3	Cairnty View, Imladris, Broomfield, The Braes, Sunnybraes	1.44 km	Medium, <b>Large at the Braes when nearby forestry is felled.</b>	Major/moderate, Major at The Braes when nearby forestry is felled	<p>This group of homes are all on the east-facing open slopes to the west of the B9103/B9015. Each has a main outlook to the east and forestry on higher ground to the rear. Imladris, Sunnybraes and Broomfield also have some screening of views towards the Site from garden outbuildings and vegetation. The Braes has an open garden and is likely to have some windows facing west over the parking area and potentially within the west-facing gable end. Cairnty View has a rear west-facing façade facing the Site.</p> <p>The Teindland Land Management Plan 2023 indicates that the majority of the forestry closest to these homes is planned to be managed via long-term silviculture which would mean forest cover is retained through the operational stage of the Development. An area west of The Braes is planned for felling during 2053-57 which would open up views towards the closest turbine (T1 at 1.44km) at that time.</p> <p>Within this group, all of the homes would have some visibility of turbines above forestry from rear windows and parts of the garden, and from driveways this visibility would be greatest at The Braes and Cairnty View, giving rise to Medium scale changes to views from an Intermediate extent of each property (taking account of the fact that the turbines will not be seen in the primary outlook to the east).</p> <p>At The Braes, open views of the closest turbine, seen looking uphill and channelled between areas of forestry will arise after forestry felling in 2053-2057, giving rise to Large scale changes to views from an Intermediate extent of the property - primarily affecting the patio and garden areas. The light on T1 would also be visible after felling (and potentially before), and the light on T4 may also be seen just above forestry to the south whilst those on other turbines are likely to be screened by forestry.</p> <p>As illustrated by the wireline in Annex A, whilst the nearest turbine would appear large, a degree of separation would be created by the intervening rising ground behind the property such that the Development would not be overbearing and the <b>RVA threshold would not be exceeded.</b></p>

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
P4	Carraburn	1.15 km	Medium, <b>Large when nearby forestry is felled.</b>	Major/moderate, Major when nearby forestry is felled	<p>This large two-storey home is set within three small fields forming a clearing within the forest as shown by the visualisation in Annex A. The garden is open and the main outlooks from the home are to both east and west across the fields.</p> <p>Before felling, as illustrated by the visualisation in Annex A, there would be some visibility of the tops of turbines above the forestry from the driveway, with forestry increasingly screening the turbines closer to the house and garden. Changes to views would be Large/Medium scale for a Localised extent of the property.</p> <p>Forestry to the north and north-west of this property is indicated to be managed via low impact silviculture by the Teindland Land Management Plan 2023. The Management map also indicates that the forestry nearby to the southwest is planned to be felled during 2033-37, which would open up views towards turbines 2 and 3 at 1.3-1.4km, with the closest turbine (T1) remaining screened by the forestry to the north. Views towards T2 would be direct from windows in the west façade of the house, whilst those towards T3 would be oblique, and there would be open views of the turbines from the garden. The light on T4 may be visible above woodland from the driveway.</p> <p>As indicated by the wireline, the land also rises steeply to the southwest of the property and turbines would be set back beyond the rising ground creating a degree of separation and screening the bases of towers. The effects would not be overbearing and the <b>RVA threshold would not be exceeded.</b></p>

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
P5	Maryhill	1.28 km	Medium/ small, <b>Large when nearby forestry is felled.</b>	Moderate, Major when nearby forestry is felled	<p>This 1.5 storey home is located among a group of open fields within the forest, in an elevated location. The main facades face east and west. As shown by the aerial view in Annex A, a belt of trees surrounds the south side of the house and garden, limiting views to the south, southwest and southeast. Large barns are located to the north of the house, limiting the outlook to the north and northwest. More open views include the elevated outlook over the garden hedge to the east and looking between the barns, trees alongside the manège, and surrounding tree belt to the west. The most open views of the Development prior to felling would be from the driveway where turbines would be seen over the woodland to the north and northwest – in particular T1 at 1.5km.</p> <p>Woodland surrounding this home is indicated by the Teindland Land Management Plan 2023 to be managed as follows: Woodland to the north is either permanent woodland or to be managed via low impact silviculture and would remain in place throughout the operational life of the Development. Woodland to the west is planned to be felled during 2033-2037, and woodland to the southwest between 2048-2052, but with one of the nearest sections retained until 2057 or later. Before felling, most of the turbines would be screened by forestry and/or the trees and barns around the house, with some potential visibility of T2, 1.7km to the west through the gap between tree and barns from west facing windows and the garden. Changes to views would be Medium/small scale for a Localised extent of the property.</p> <p>After the earlier phase of felling, the removal of forestry to the west would open up views towards T2. As shown by the wireline in Annex A, the ground rises to the west beyond the house and garden at Maryhill and the terrain would continue to provide some screening and a sense of separation. The later round of felling would substantially be screened by the tree belt around the house. From the western edge of the garden, there would be views of turbines beyond the tree belt to turbines to the southwest as illustrated by the wireline in Annex A– in particular T3 at 1.3km. T4 would be more screened by the trees around the house and would continue to be partly screened by some retained forestry.</p> <p>The aviation light on T4 would be likely to be seen at night, whilst that on T1 may also be visible above the forestry.</p> <p>T3 and T4 would potentially appear overbearing where they are visible, but this would only be from a small part of the garden, giving rise to Large scale effects for a Limited extent of the property, and the <b>RVA threshold would not be exceeded.</b></p>

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
P6	Burnside of Whiteriggs	1.28 km	Medium, <b>Large when nearby forestry is felled.</b>	Major/moderate, Major when nearby forestry is felled	<p>This 1.5 storey home is located among a group of open fields within the forest, in an elevated location. The main facades face east-northeast and west-southwest. As shown by the aerial view in Annex A, there is a group of trees to the south side of the house and garden, limiting views to the south, and outbuildings to the northwest. The open views are the elevated main outlook to the east and looking between the outbuilding and trees to the west-northwest. The access to the property passes through woodland and would have limited visibility of the Development, even in winter. The most open views of the Development prior to felling would be from the garden and west facing windows, from where there would be direct views towards T3 seen above forestry at a distance of 1.3km, giving rise to Medium scale changes to views for an Intermediate extent of the property. This visibility would reduce as young forestry currently seen close to the property matures.</p> <p>Woodland surrounding this home is indicated by the Teindland Land Management Plan 2023 to be felled at different times, with permanent woodland located around the south and east sides. The main area which would provide screening of the closest turbines is to the west of the property, and is planned to be felled after 2057, in the later stages of the operational life of the Development. This would open up views towards T3, and more distant turbines within the Development from the garden and west facing windows as illustrated by the wireline in Annex A, giving rise to Large scale changes to views from an Intermediate extent of the property. T4 at 1.3km to the southwest would continue to be screened, or largely screened, by the permanent woodland to the south of the house.</p> <p>At night, the light on T1 may be visible through the treetops, and it would be more visible after felling in 2033-2037.</p> <p>Taking account of the primary outlook being to the east and the slightly oblique views towards T3 from rear facing windows it is judged that, whilst the nearest turbine may be perceived as overbearing in views from the garden, it would not be experienced in this way from the wider property and the <b>RVA threshold would not be exceeded.</b></p>

Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
P7	Aikenway Farm	1.94 km	Large	Major	<p>As shown by the inset plan in Annex A, this detached farmhouse has its main façade facing south away from the Site, with a gable end facing northwards, such that visibility towards the site would be from any windows in the short section of north facing façade or the north-facing gable end across the parking area. Any views from north-facing windows towards the nearest turbine would be oblique and partly screened by garden vegetation including a conifer hedge to the west. More open visibility would arise from the garden to the southeast of the house.</p> <p>The appearance of the Development from this property would be similar to the view shown from Viewpoint 2 at Provost Christie Drive, but closer, giving rise to Large scale changes to views from an Intermediate extent of the property. The Development would be visually separated from the house and garden by the trees lining the river and forestry on rising ground around the Site. The light on T12 would be likely to be seen at night.</p> <p>Given this separation and the distance between this home and the nearest turbine, the effects would not be overbearing and the <b>RVA threshold would not be exceeded</b>.</p>
G8	Barluack Farm, Hillfolds Cottage	1.18 km	Large	Major	<p>As shown by the inset plan in Annex A, these two homes have their main facades and outlook facing southeast towards the south end of the Site, and barns and outbuildings to the northwest. The homes are in an elevated, open location set among fields. The land between the houses and the Site dips into the valley of the Gawrie Burn.</p> <p>Due to the valley between the homes and the Site, forestry would provide no notable screening of the turbines apart from around the bases of towers and the felling cycle would make a little or no difference to the visual effects arising. Views from the windows towards the nearest turbine would be oblique, but there would be more direct views of the southernmost turbine at 1.5km, and turbines across the western side of the site would occupy a wide arc of view from the gardens and driveway at distances of 1.2-1.8km as illustrated by the inset plan in Annex A, giving rise to Large scale changes to views from a Wide extent of the properties. At night the lights on T1 and T12 would be seen, with T4 potentially also visible above the forestry.</p> <p>As shown by the wireline in Annex A, the nearest turbine would appear large, but there would also be a sense of distance and separation due to the intervening valley and the forestry around the turbines, and it is considered that the <b>RVA threshold would not be exceeded</b>.</p>



Ref	Property	Distance to nearest turbine	Magnitude of Change	Level of Effect	Assessment
P9	Burnside House	1.34 km	Large/medium	Major/moderate	<p>As shown by the inset plan in Annex A, this home is located to the northwest of the Site. It forms part of a group associated with the pig farms at Teindland and has a cluster of barns located to the north and a stand of trees to the south. The main façades of the house appear to face SSE and NNW. Trees around the east and north edges of this woodland are deciduous and likely to be retained, those within the core of the larger woodland blocks to the southwest and west are coniferous forestry.</p> <p>Views towards proposed turbines to the south and southeast would be wholly or largely screened by the deciduous woodland, regardless of felling of the forestry beyond. T1, including the aviation light at night, would be the closest openly visible turbine, seen to the southeast at distances of 1.5km, but mainly from the access track and areas around the house and any windows in the east facing gable end as view from windows in the south façade would be too oblique. Visibility would be more open in the winter when deciduous trees around the house and within the nearby woodland are not in leaf. Changes to views would be Large scale for a Localised extent of the property and the <b>RVA threshold would not be exceeded</b>.</p>
G10	Teindland Mains & Cottage, Teindland Wells	1.22 km	Large at Teindland Wells and the cottage at Teindland Mains, Medium/small at Teindland Mains	Major at Teindland Wells and the cottage at Teindland Mains, Moderate at Teindland Mains	<p>As shown by the inset plan in Annex A, these homes are located to the northwest of the Site. They form part of a group associated with the pig farms at Teindland and each has a cluster of barns to the west of the houses. Teindland Mains is surrounded by trees, barns and the adjacent cottage to the east such that there is limited outward visibility and the main views towards the Development would be from the access to the property. The cottage and Teindland Mains have open outlooks to the southeast and east towards the Site. The land gently falls away from the houses towards a group of burns, beyond which is the forested land within the Site.</p> <p>Views towards proposed turbines to the south and southeast would be relatively open from Teindland Wells and the Cottage at Teindland Mains from both the main facades and garden areas. The closest openly seen turbines would be at 1.22 and 1.66km southeast as shown in the visualisation in Annex A. The turbines would be seen looking out across the nearby pig farm, standing within forestry beyond and would not be overbearing in the context of the available views in which the nearby context of the pig fields falling towards the burns and then forestry beyond creates a sense of separation. Aviation lights would be visible on T1, T4 and T8 at night, with the light on T12 likely to be screened by forestry.</p> <p>Changes to views would be Large scale for a Wide extent of both properties, but taking into account the analysis provided above, the <b>RVA threshold would not be exceeded</b>.</p>

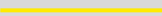

## Summary and Conclusions

20. The aim of the RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that *"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."*
21. The majority of properties within the 2km RVAA study area would have limited visibility of the Development due to screening by a combination of terrain, localised vegetation or outbuildings around the homes. The assessment has taken account of the felling programme indicated for the forestry at Teindland within the Land Management Plan.
22. The most affected properties, experiencing a Large magnitude of impact at some stage during the operation of the Development as a result of the felling cycle would be:
  - Redburn (from 2043-2047 onwards);
  - Badentinan Lodge (from 2043-2047 onwards);
  - 1 & 2 Altonside Cottages (from 2043-2047 onwards);
  - The Braes (from 2053-2057 onwards);
  - Carraburn (from 2033-2037 onwards);
  - Maryhill (from 2033-2037 onwards);
  - Burnside of Whiteriggs (from 2057 or later);
  - Aikenway Farm;
  - Barluack Farm;
  - Hillfolds Cottage;
  - Cottage at Teindland Mains; and
  - Teindland Wells.
23. The assessment concludes that in most cases turbines would not be overbearing and the RVA threshold would not be exceeded. For the two properties where one of the turbines have the potential to be perceived as overbearing – Maryhill and Burnside of Whiteriggs, this would affect gardens only, not views through windows from rooms within the house and the RVA threshold would not be exceeded.

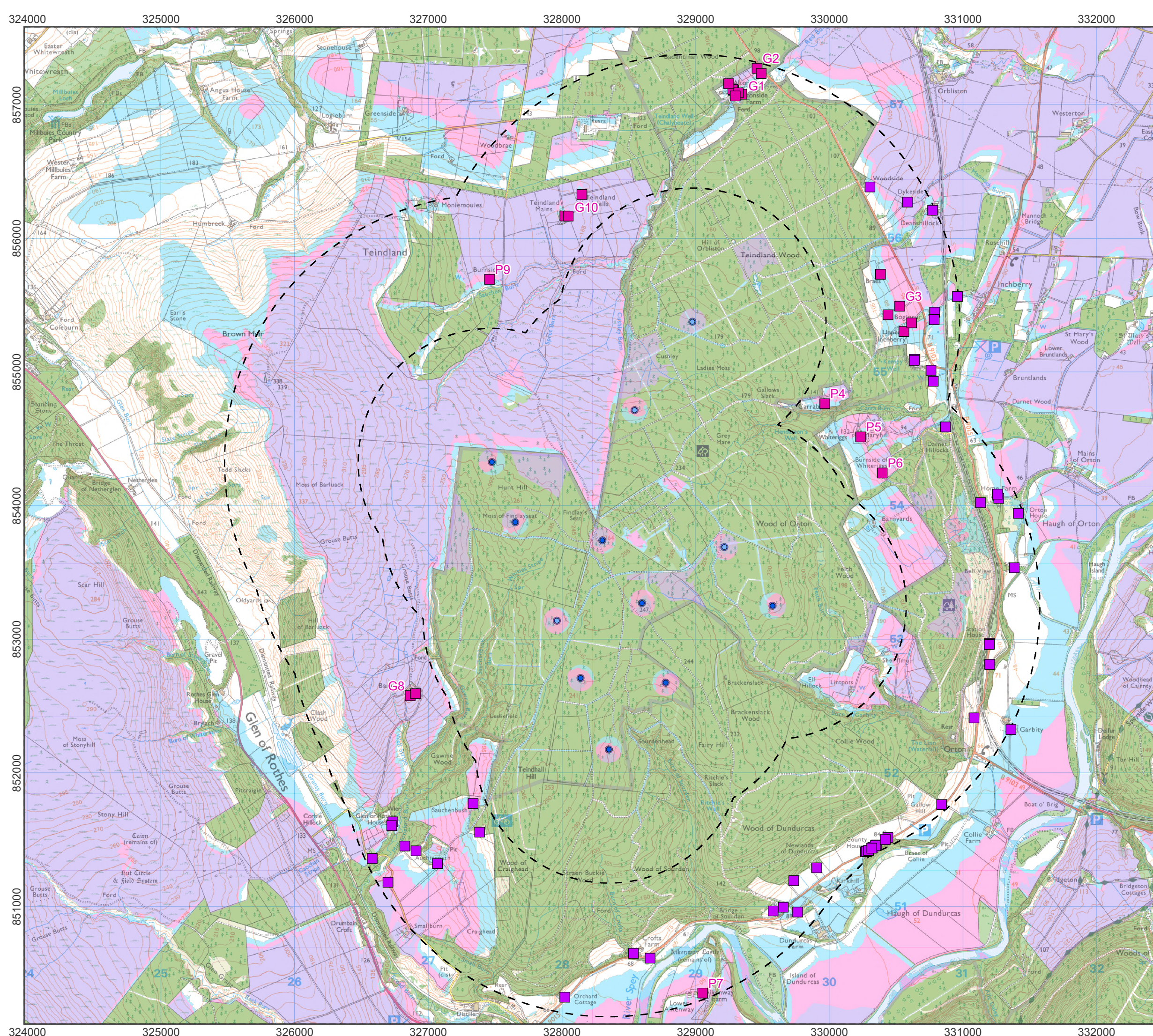
## Annex A - Figures

- Figure 1 Properties within 2km study area
- G1 Altonside, Altonside Farm, 1-4 Altonside Cottages
- G1 Photowire from 2 Altonside Cottages
- G2 Redburn, Badentinan Lodge
- G2 Photowire from Redburn
- G3 Cairnty View, Imladris, Broomfield, The Braes, Sunnybraes
- G3 Wireline from The Braes looking southwest
- P4 Carraburn
- P4 Photowire from near Carraburn
- P5 Maryhill
- P5 Wireline from Maryhill looking west
- P5 Wireline from Maryhill looking southwest
- P6 Burnside of Whiteriggs
- P6 Wireline from Burnside of Whiteriggs looking west-southwest
- P7 Aikenway Farm
- G8 Barluack Farm and Hillfolds Cottage
- G8 wireline from Hillfolds Cottage looking east
- P9 Burnside House
- G10 Teindland Mains and Cottage, Teindland Wells
- G10 photowire from near Teindland Mains and Teindland Wells looking southeast

### Inset plans – key

Legend	
	Extent of turbines
	Nearest turbine





# Teindland Wind Farm EIA Report

## RVAA Figure 1: Residential Properties within 2km

### LEGEND

- Turbines
- - - Distance from Turbines (1km, 2km)
- Woodland
- Zone of Theoretical Visibility (blade tip)
  - 1-4 turbines
  - 5-8 turbines
  - 9-12 turbines
- Homes with limited visibility
- Homes considered in detail



Scale: 1:26,500 at A3

0 0.75 1.5 Km

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Ordnance Survey 0100031673.





G1 Altonside, Altonside Farm, 1-4 Altonside Cottages



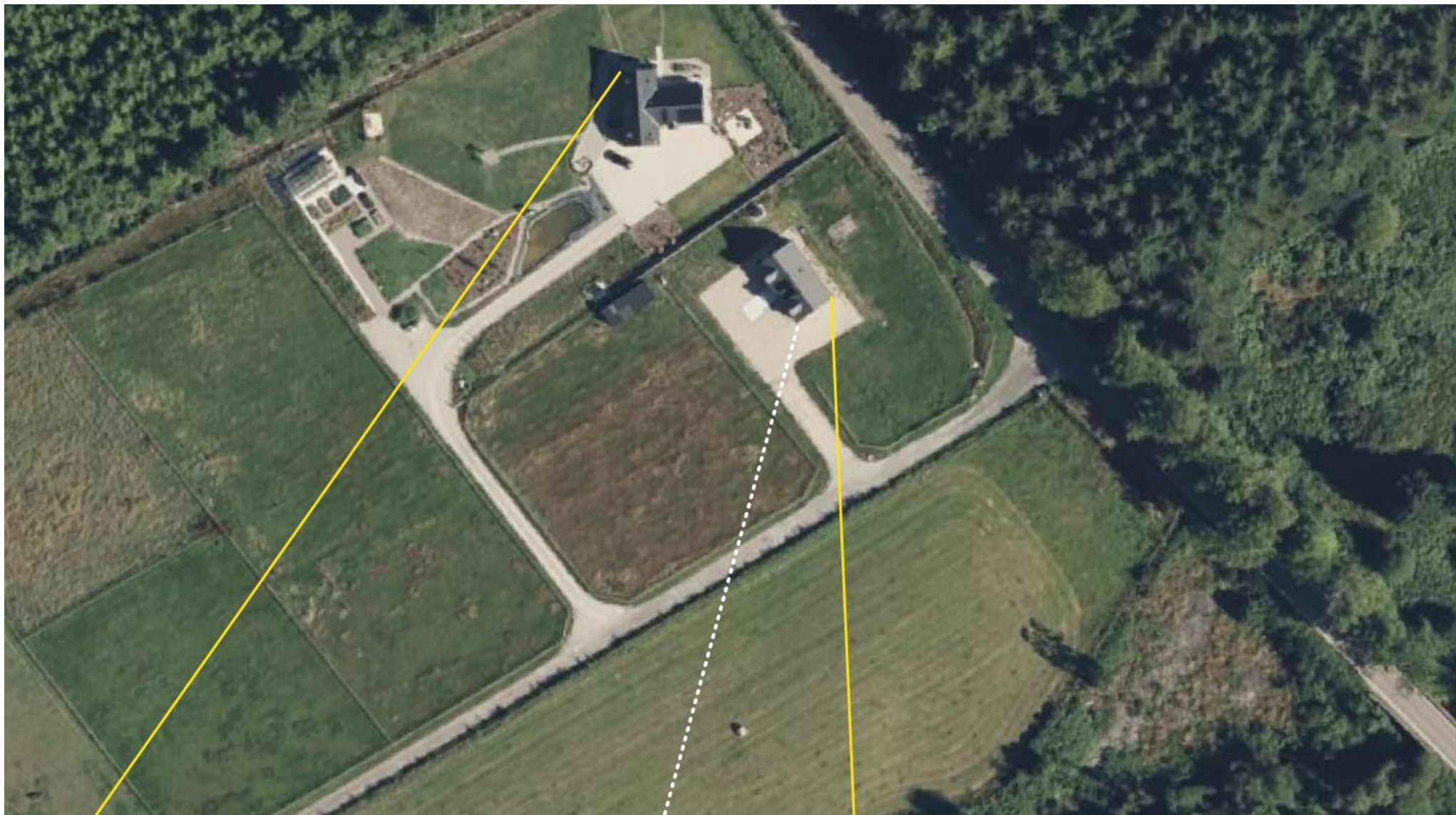


G1 Photowire from 2 Altonside Cottages (64.2° HFoV)





G2 Redburn, Badentinan Lodge





G2 Photowire from Redburn (64.2° HFoV)

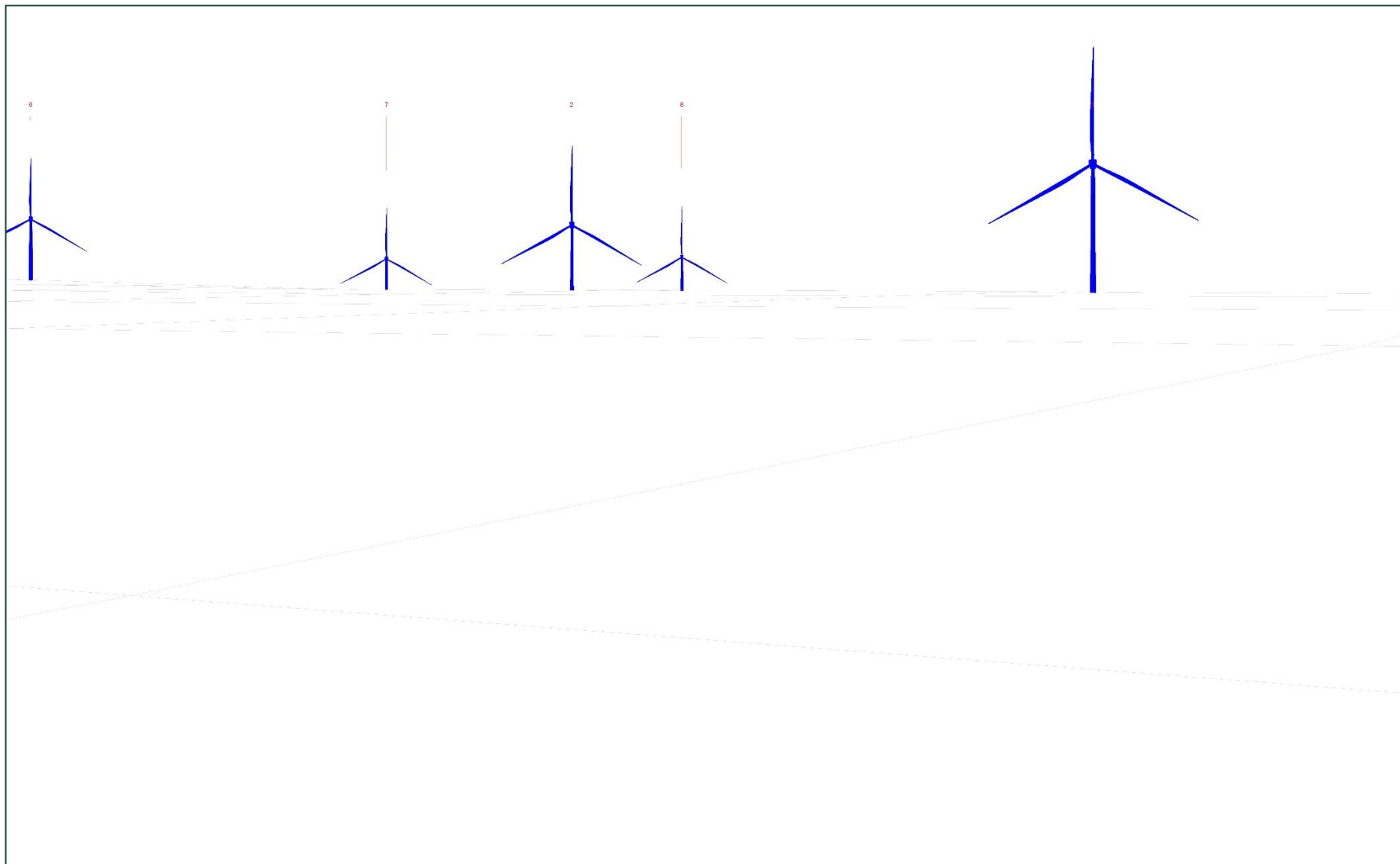




G3 Cairnty View, Imladris, Broomfield, The Braes, Sunnybraes



G3 Wireline from The Braes looking southwest (39.5° HFoV)





P4 Carraburn





P4 Photowire from near Carraburn (64.2° HFoV)

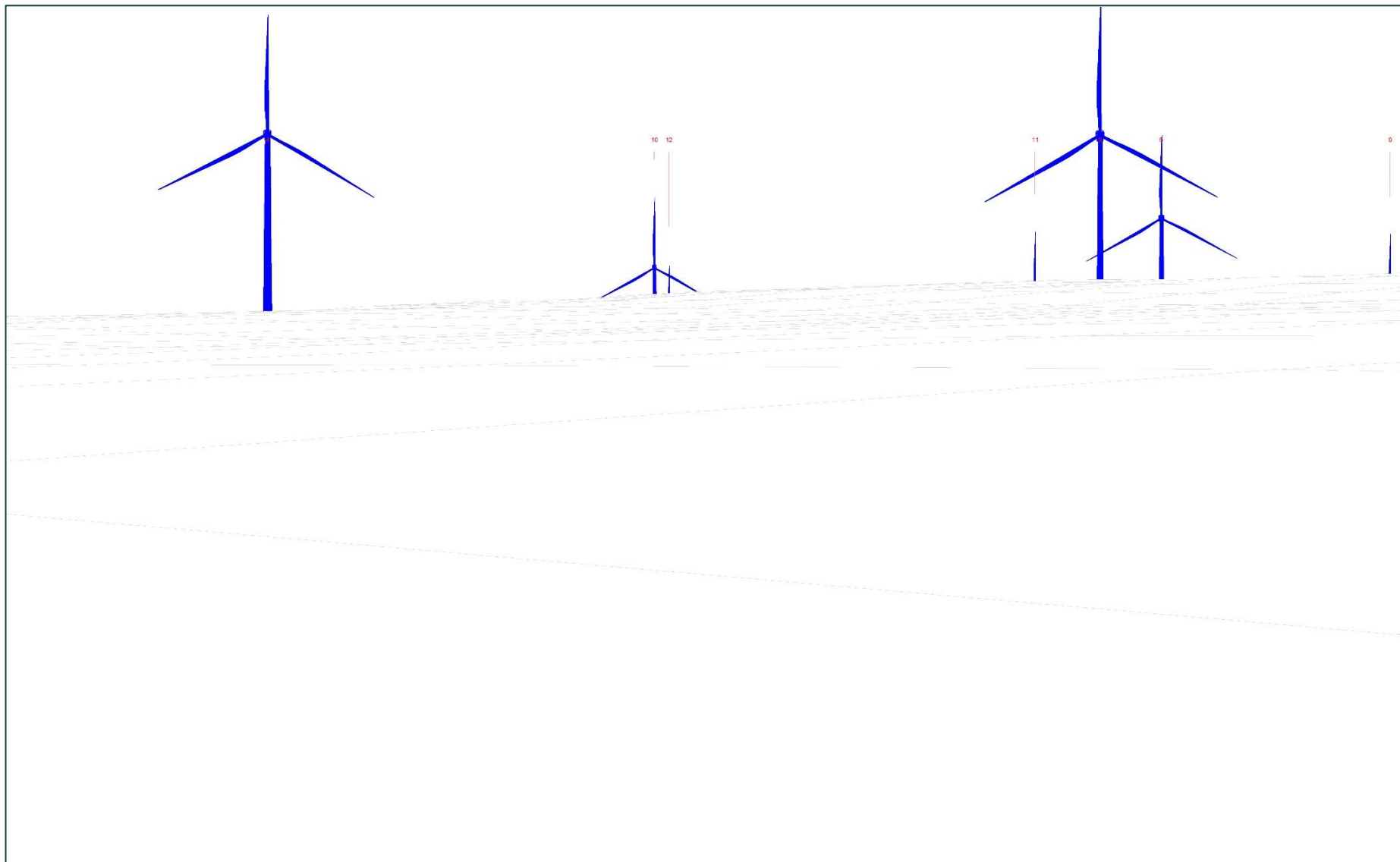




P5 Maryhill

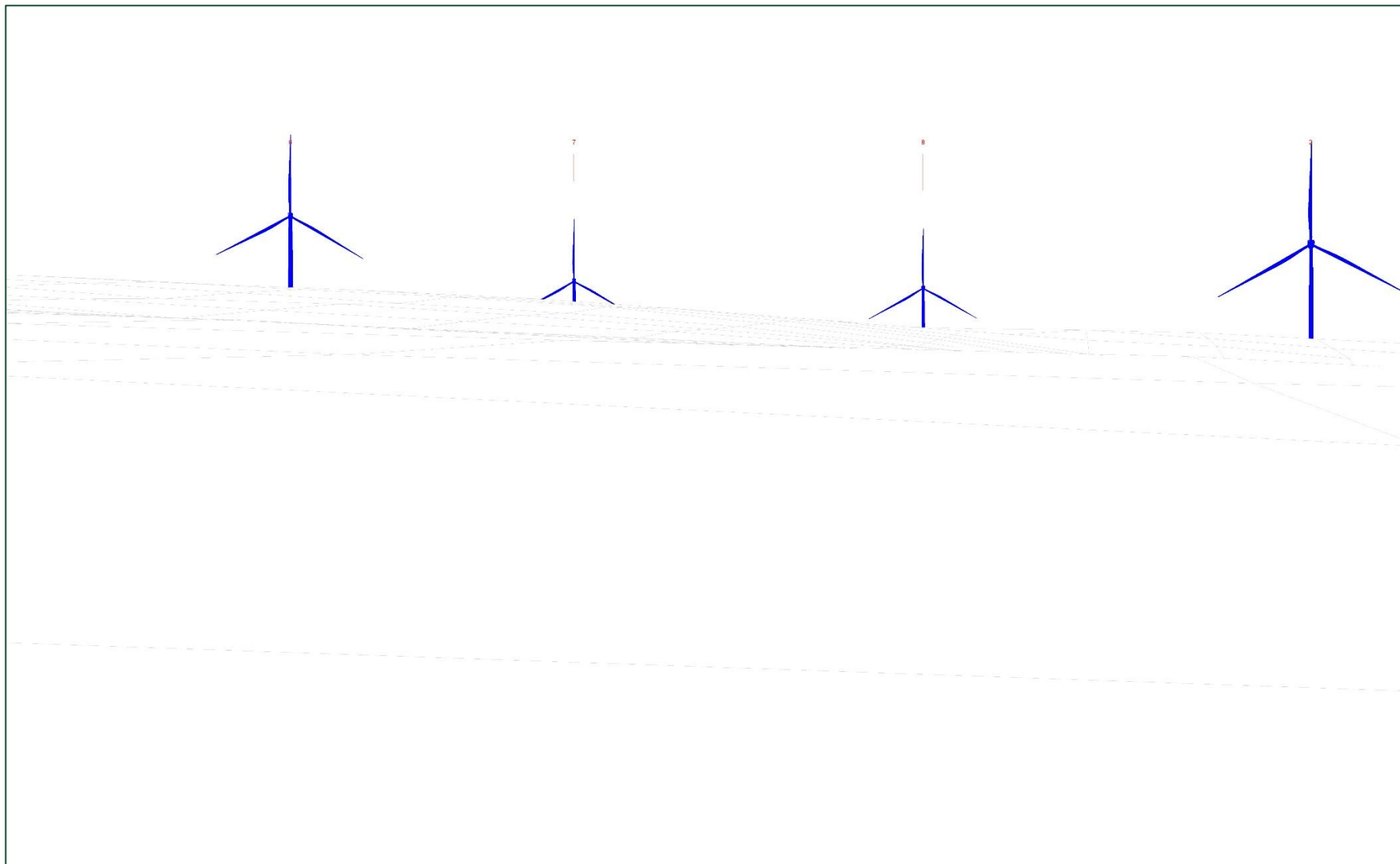


P5 Wireline from Maryhill looking southwest (39.5° HFoV)





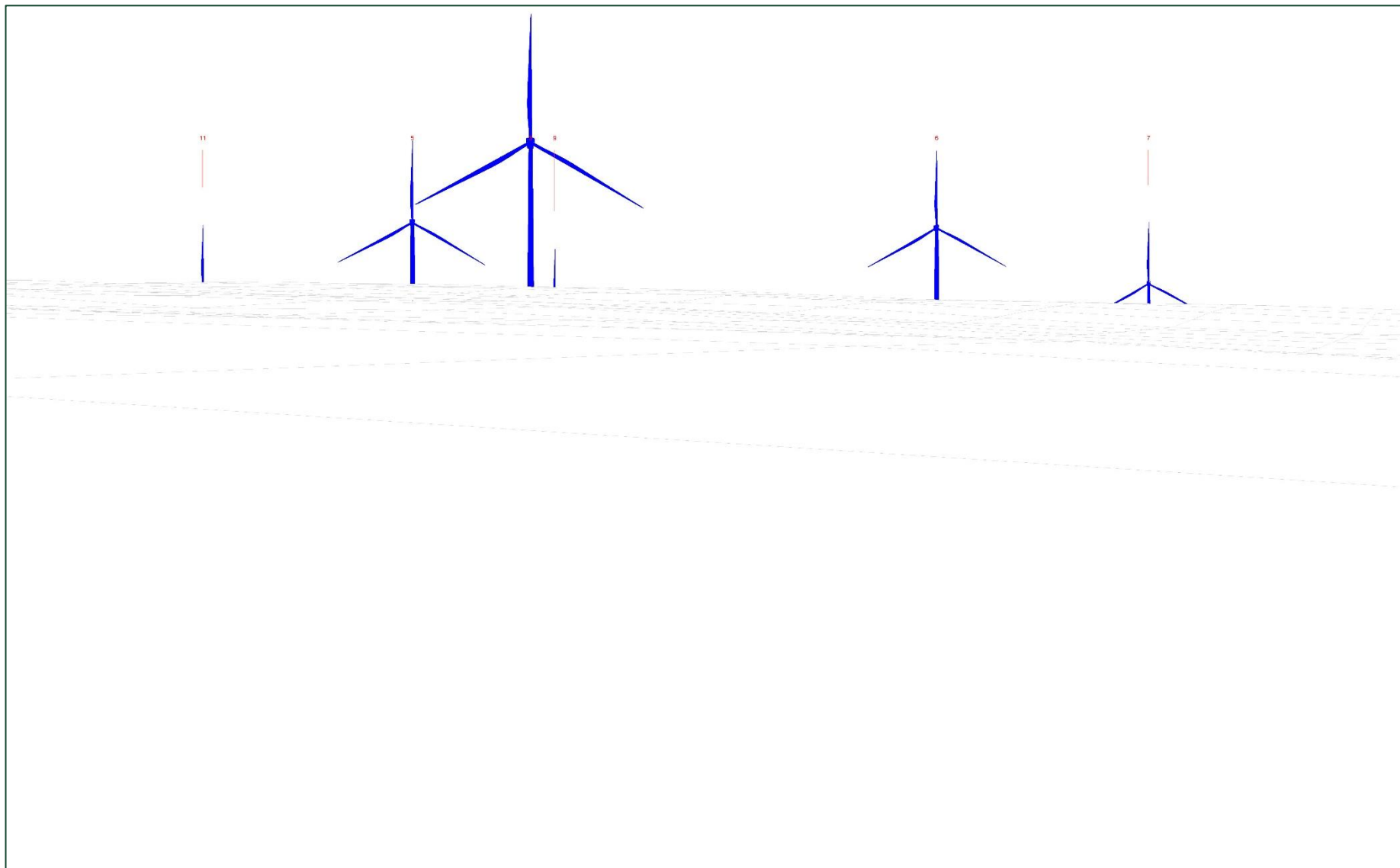
P5 Wireline from Maryhill looking west (39.5° HFoV)



P6 Burnside of Whiteriggs



P5 Wireline from Burnside of Whiteriggs looking west-southwest (39.5° HFoV)





P7 Aikenway Farm

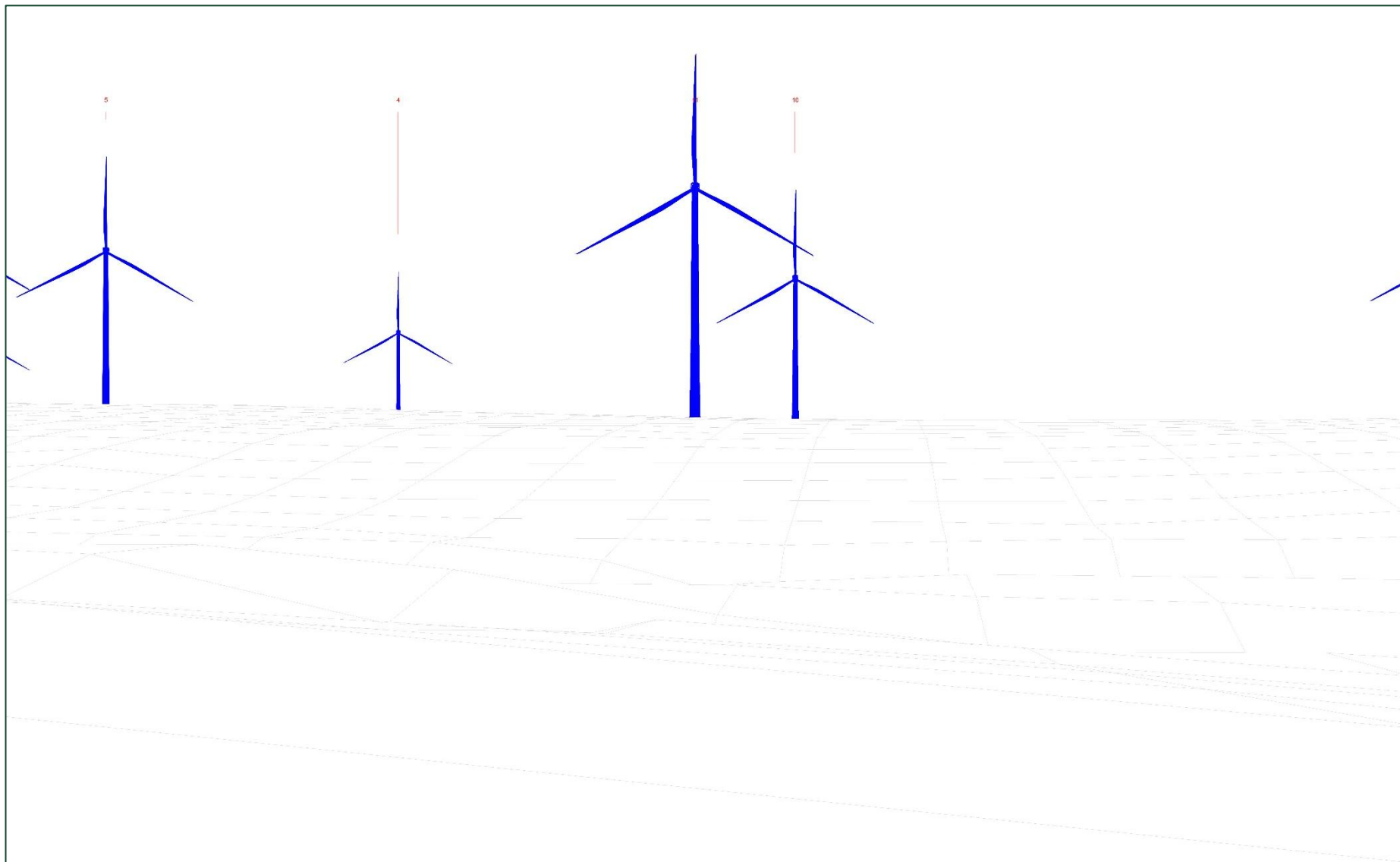


G8 Barluack Farm and Hillfolds Cottage

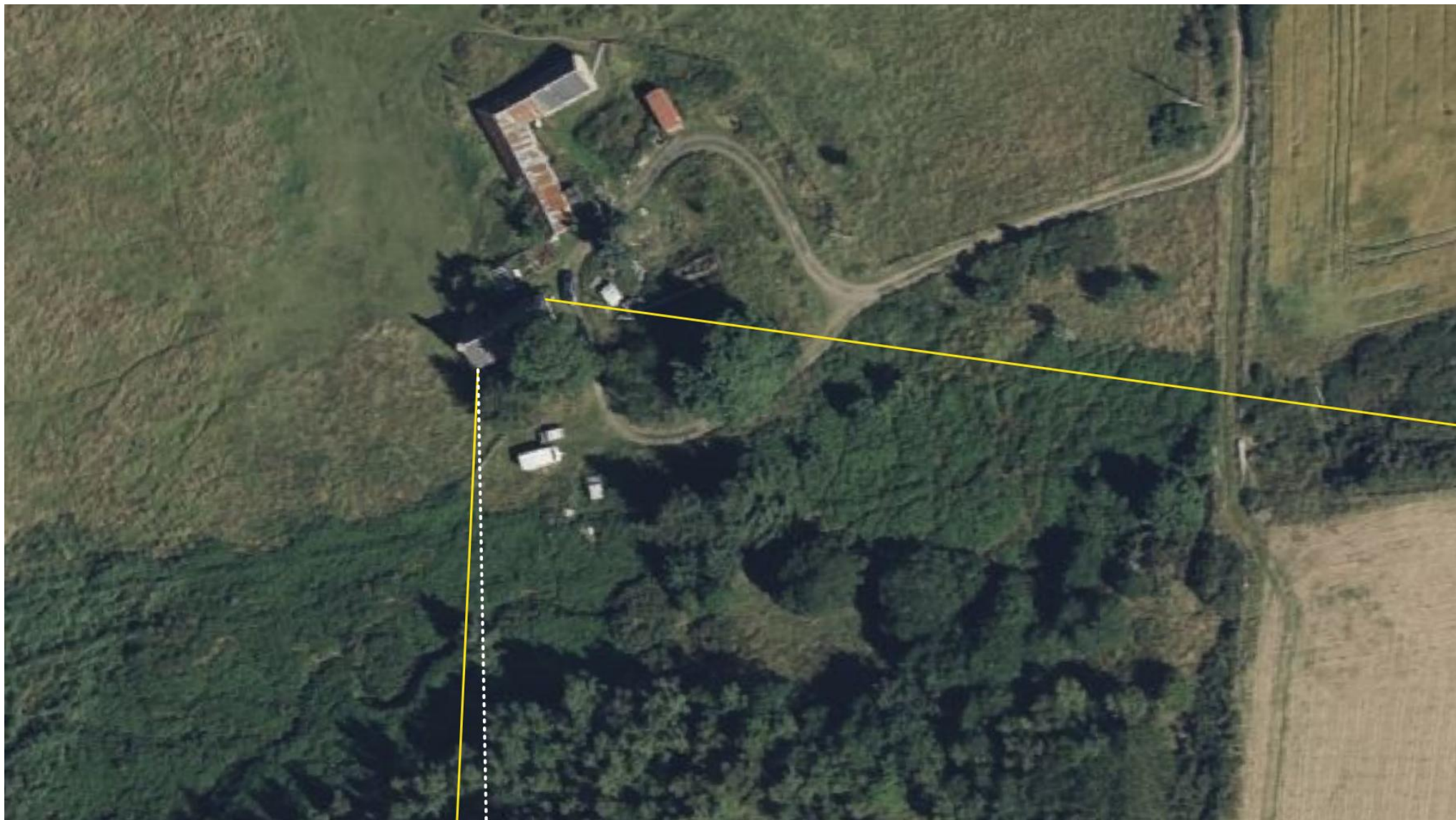




G8 Wireline from Hillfolds Cottage looking east (39.5° HFoV)



P9 Burnside House



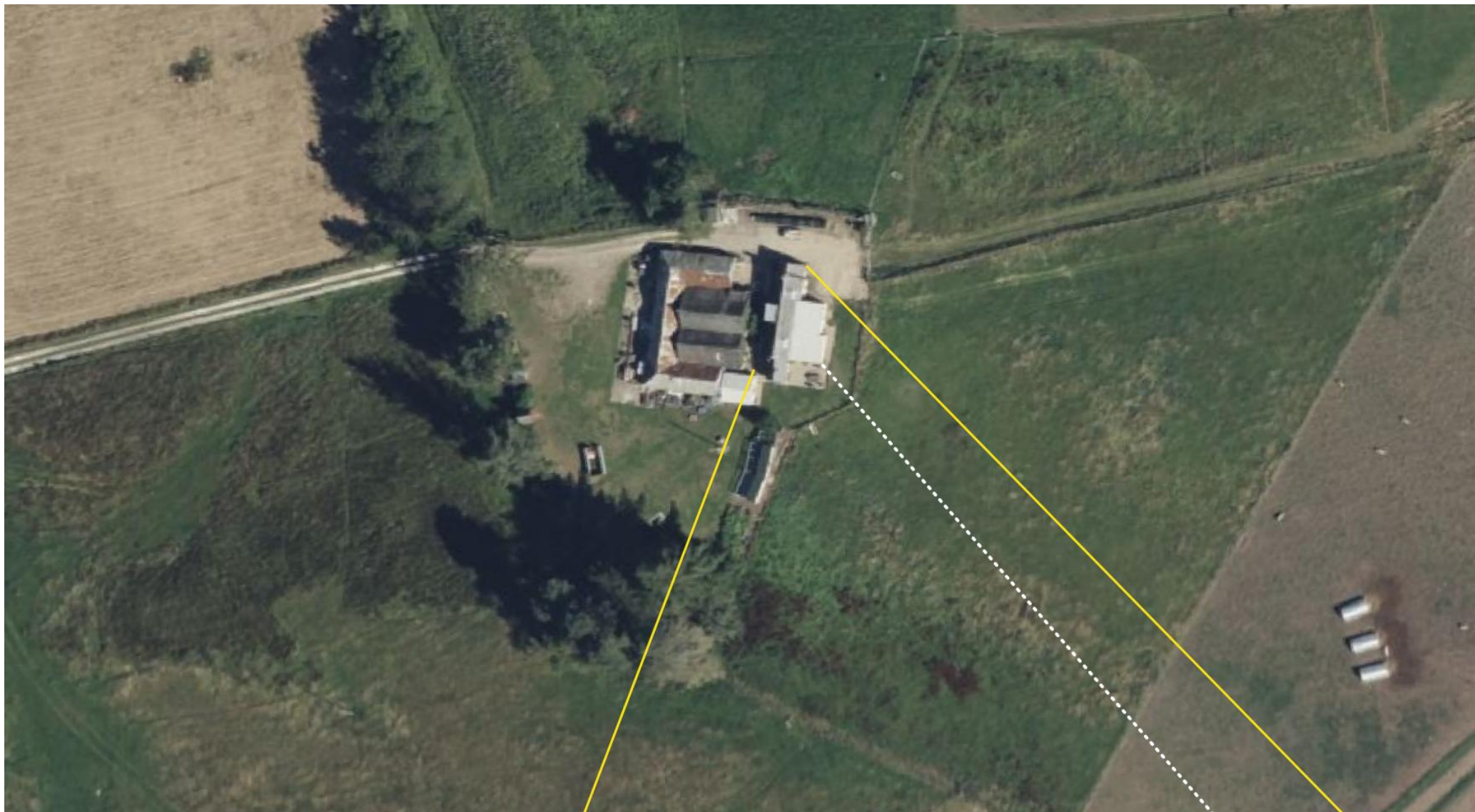


G10 Teindland Mains and Cottage





G10 Teindland Wells

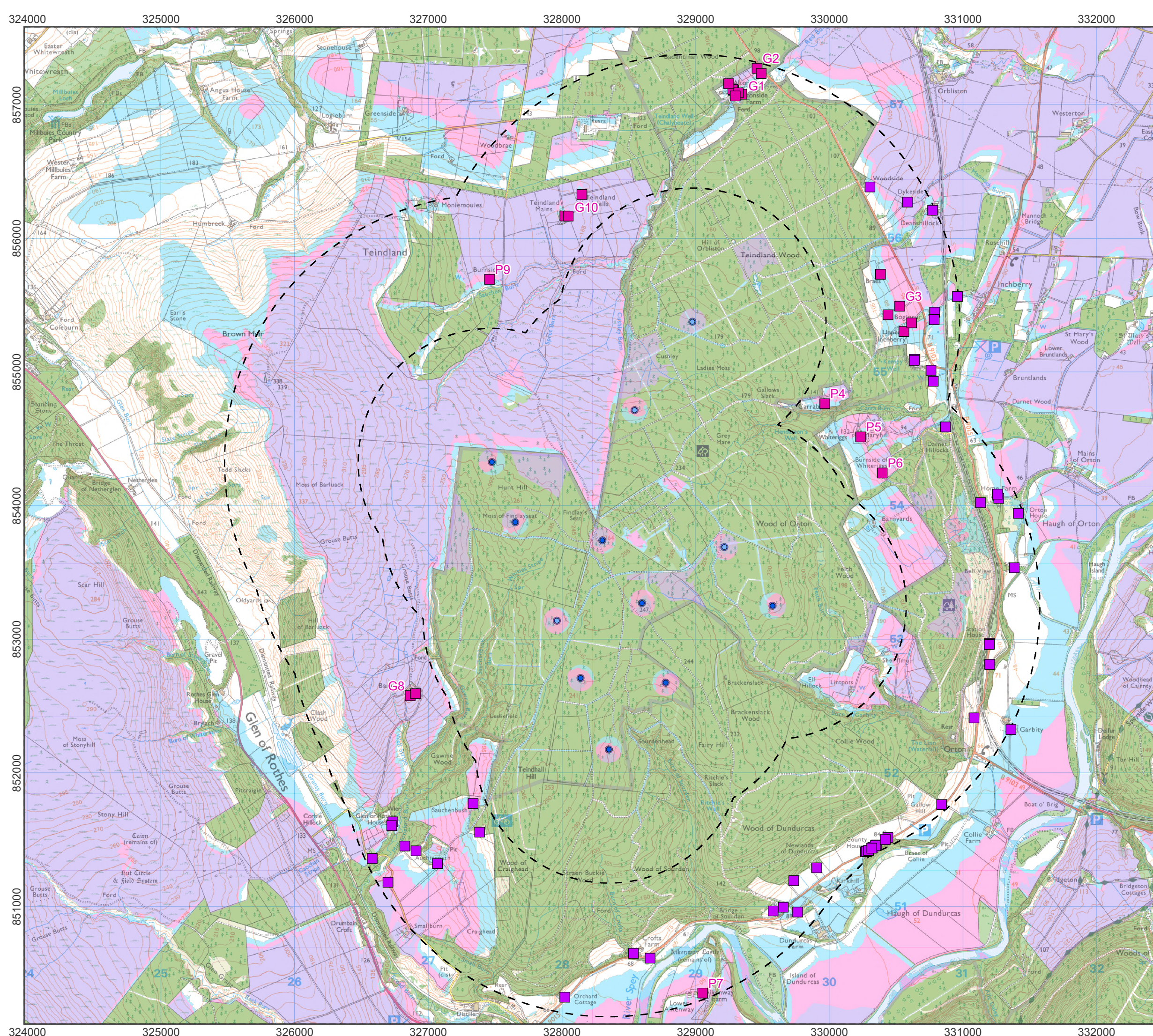




G10 Photowire from near Teindland Mains and Teindland Wells looking southeast (64.2° HFoV) (Note: turbines would be set within the forestry – not in front)







# Teindland Wind Farm EIA Report

## RVAA Figure 1: Residential Properties within 2km

### LEGEND

- Turbines
- Distance from Turbines (1km, 2km)
- Woodland
- Zone of Theoretical Visibility (blade tip)
  - 1-4 turbines
  - 5-8 turbines
  - 9-12 turbines
- Homes with limited visibility
- Homes considered in detail



Scale: 1:26,500 at A3

0 0.75 1.5 Km

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