



Environmental Appraisal Report

Woolfords Wind Farm - Tip Height Increase

Annex 5-1-2: Residential Visual Amenity
Assessment

Woolfords Wind Energy Ltd

wind2

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1. Residential Visual Amenity Assessment

1.1 Introduction

This Residential Visual Amenity Assessment (RVAA) describes the changes in views likely to be experienced by residents of the nearest dwellings to the Proposed Development. The RVAA should be read in conjunction with the Landscape and Visual Appraisal (LVA).

It has been carried out in accordance with best practice guidance (Landscape Institute, 2019), which notes that: *“the purpose of RVAA is to provide an informed, well-reasoned answer to the question: is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects ‘living conditions’ or ‘Residential Amenity’?”* The scope of the RVAA was agreed with South Lanarkshire Council in May 2021.

1.2 Approach

The LVAA includes consideration of the changes in views and visual amenity from all dwellings within 2 km of the nearest turbine. Dwellings were identified using Ordnance Survey (OS) AddressBase data and verified in the field.

Ordnance Survey maps, satellite imagery and Google Streetview were used to determine the layout of the dwelling, its orientation and the extent of the curtilage.

Field survey was undertaken from publicly accessible locations to confirm the following:

- Orientation and likely views from each dwelling;
- Layout of the curtilage;
- Likely views from driveways or access tracks;
- Nature of existing views from the dwellings and curtilage, including the relationship of dwellings to surroundings; and
- Potential screening provided by landform, built elements or vegetation.

Visualisations have been produced in accordance with the latest best practice guidance (Landscape Institute, 2019). Operational wind farms are included as part of the baseline against which the effects of the Proposed Development on residential visual amenity are judged.

Paragraph 6.33 of the GLVIA (Landscape Institute et al., 2024) states that visual receptors most susceptible to change are likely to include residents at home. Residential receptors are therefore considered to be of high susceptibility to changes in their views and visual amenity throughout this RVAA.

The likely changes in views and visual amenity as a result of the Proposed Development are assessed according to the following factors, adapted from best practice guidance (Scottish Natural Heritage, 2002):

- Distance and direction of the viewpoint from the Proposed Development;
- Extent of the Proposed Development visible from the viewpoint;
- Scale of the change in the view, including the proportion of the field of view occupied by the Proposed Development;
- Degree of contrast with the baseline landscape elements and characteristics in terms of background, form, pattern, scale, movement, colour, texture, mass, line or height;

- The relative amount of time during which the effect would be experienced and whether views would be full, partial or glimpses; and
- Orientation of receptors in relation to the Proposed Development, i.e. whether views are oblique or direct.

For each dwelling or group of dwellings, the evaluation consists of:

- Description of the dwelling and of its context;
- Description of the existing views and visual amenity from the dwelling and curtilage;
- Assessment of the likely effect of the Proposed Development on views and visual amenity;
- Consideration of the effect of other operational, consented or proposed wind farms; and Assessment of whether the 'Residential Visual Amenity Threshold' would be breached.

The magnitude of visual change is assessed using the factors set out in Table 5-8 of the LVA.

1.3 Assessment of Effects on Residential Visual Amenity

This section sets out the detailed assessment of effects on views and visual amenity for each individual dwelling or group of dwellings shown on Figure 5-26.

The screened blade tip ZTVs, Figures 5-2 to 5-4, indicate that all dwellings within 2 km would have some theoretical visibility of the Proposed Development. Some of these dwellings were grouped where they are likely to experience similar views. Table 5-15 below identifies the dwellings and groups of dwellings included in the RVAA.

Table 1: Dwellings Included in RVAA

Ref	Name	Distance	Figure	Visual Effect	Cumulative Effect
RA1	Mountainblaw Farm	1.5	5-27	Moderate-major	Moderate
RA2	Averton View	2.0	5-28	Moderate	Moderate
RA3	Mansfield	1.9	5-29	Moderate-major	Moderate
RA4/5	Burnfoot Poultry Farm Cottages	1.7	5-30/5-31	Moderate-major	Moderate
RA6	Haywood, Burnfoot Farm	1.5	5-32	Moderate	Moderate
RA7	Wester Mosshat	1.5	5-33	Moderate-major	Moderate-major
RA8	Easter Mosshat	1.3	5-34	Moderate-major	Moderate-major
RA9	Woolfords	1.7	5-35	Moderate-major	Moderate-major
RA10	2-3 Woolfords Farm Cottages	1.8	5-36	Moderate-major	Moderate-major
RA11	1 Woolfords Farm Cottage	1.7	5-37	Moderate-major	Moderate
RA12	Woolfords settlement	1.6	5-38	Moderate-major	Moderate-major
RA 13	Woolfords Bungalows	1.7	5-39	Moderate-major	Moderate-major

Table 2: Detailed Assessments

RA1 - Mountainblaw Farm	
Baseline Conditions	
Grid Reference: 297445 656000	Figure Number: 5-27
Distance to nearest turbine: 1.5 km	View Direction: north-east
Context: A two storey farmhouse and adjoining single storey outbuildings, accessed by a winding access drive from Tashieburn Road, to the south. The dwelling lies at approximately 315 m AOD. It has windows on both elevations and a conservatory on the south. There is a small front garden to the south-east with some mature trees and vehicle access on all other sides of the dwelling. Tree clumps lie adjacent to both gables of the building. A stable block and exercise yard lie to the south and a large modern barn to the north-west.	
Current View: The principal view from this dwelling is assumed to be towards the south-east. There are predominantly open views in this direction across the valley of the Dippool Water towards the Pentland Hills to the east and Tinto Hill to the south. Views to the north-east towards the site are not likely from the dwelling, but there would be visibility from the rear garden and approaches, although outbuildings, trees and garden vegetation provide a degree of screening. Some blades of Pates Hill may be visible moving above forest plantations.	
Assessment of predicted effects	
Description of changes: The hubs of and blades of all turbines are likely to be visible from parts of the front and rear gardens and from the access drive when approaching the dwelling, occupying 18 degrees of the view. Intervening forest plantations would screen ancillary structures and the lower parts of the turbines. Some Longhill Burn turbines would be visible above forest plantations to the north.	
Visual Effects: Operation: The Proposed Development would be clearly noticeable, but would fit the existing pattern of turbines established by Longhill Burn and would not affect the principal views to the south, across the Dippool Valley to the distant hills. It would appear to form an outlying extension to Longhill Burn, which would reduce the visual effect slightly. Taking into account the moderate proportion of the view affected and that the principal view would remain unaffected, the magnitude of change in the visual amenity of this dwelling is predicted to be medium, giving rise to a moderate-major visual effect. The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold. Construction: Crane activity would be evident for a short time, giving rise to a moderate visual effect.	
Cumulative effects:	
Existing and consented developments: Two of the Heathland resubmission wind turbines would be visible in front of Longhill Burn, above forest plantations to the north. The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would appear to bring turbines closer and blade overlap would also increase the cumulative effect. The magnitude of cumulative visual effect is predicted to be small, giving rise to a moderate effect.	
Comparative Assessment of Effects between the Consented Development and the Proposed Development:	
The difference in turbine size between the Proposed Development and the Consented Development would not be apparent from this receptor and the Proposed Development is not considered to cause a material change to the level of effect.	

RA2 - Averton View	
Baseline Conditions	
Grid Reference: 297560 655180	Figure Number: 5-28
Distance to nearest turbine: 2.0 km	View Direction: north-east
Context: Averton View is a modern, single storey dwelling, accessed directly from a minor road between Auchengray and Haywood. It faces south-west and has a small private garden to the north-east and a hedge to the north. The dwelling lies at approximately 267 m AOD. The surrounding landform rises gently towards the north.	
Current View: Principal views are towards the south-west across open pasture. Views to the north-east are also possible from small windows along the north-eastern side of the dwelling and from a small conservatory on the south gable, but garden vegetation and roadside hedges would provide substantial screening in this direction. Pates Hill turbines are visible above the forested skyline to the north-east with Pearie Law and Harburnhead just visible further to the east.	
Assessment of predicted effects	
Description of changes: Where visible, the hubs and blades of all turbines would appear above forest plantations on the skyline to the north-east, to the right of those of Longhill Burn, occupying eight degrees of the view. Intervening forest plantations would screen ancillary structures and the lower parts of the turbines.	
Visual Effects: Operation: The Proposed Development would be more prominent than Longhill Burn but would occupy a relatively small part of the view and would not affect the principal views to the south-west. Taking into account the degree of screening by garden vegetation, the magnitude of change in the visual amenity of this dwelling is predicted to be small-medium, giving rise to a moderate visual effect. The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold. Construction: Crane activity would be evident for a short time and is predicted to give rise to a moderate-minor level of visual effect.	
Cumulative effects:	
Existing and consented developments: Blades and hubs of Heathland resubmission would be visible above forest plantations to the north, overlapping with T1 and T2. The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would not appear to bring turbines closer. The magnitude of cumulative visual effect is predicted to be small, giving rise to a moderate effect.	
Comparative Assessment of Effects between the Consented Development and the Proposed Development: The difference in turbine size between those of the Proposed Development and the Consented Development would not be apparent from this receptor and the Proposed Development is not judged to give rise to an increase in the magnitude of visual and cumulative effects.	

RA3 - Mansfield	
Baseline Conditions	
Grid Reference: 297645 655215	Figure Number: 5-29
Distance to nearest turbine: 1.9 km	View Direction: north-east
Context: Mansfield is a two storey farmhouse with single story outbuildings forming a courtyard on the south-east side, which is approached by an access drive from a minor road connecting Auchengray and Haywood. The	

RA3 - Mansfield	
dwelling is orientated to the south-east and has a private garden to the south-west, containing a small freestanding conservatory. To the north-west, a grass paddock is surrounded by a mature hedge. The dwelling lies at approximately 267 m AOD. The surrounding landform rises gently towards the north.	
Current View: Principal views from Mansfield are to the south-east across open pasture land, towards distant hills. Windows facing to the north-west are fairly small, particularly that on the first floor. The conservatory has more open views northwards, across the paddock towards forest plantations. The view north-east is framed by a line of mature beech trees. Pates Hill turbines are visible above the forested skyline to the north-east with Pearie Law and Harburnhead further to the east.	
Assessment of predicted effects	
Description of changes: The hubs and blades of all turbines would be visible above forest plantations on the skyline to the north-east, occupying eight degrees of the view. The intervening forest plantations would screen the lower parts of the turbines and ancillary structures from view. Longhill Burn turbines will be visible to the left of the Proposed Development.	
Visual Effects: Operation: The Proposed Development would be more prominent than Longhill Burn but would occupy a relatively small part of the view and would not affect the principal views to the south-east. It would appear to form an outlying extension to Longhill Burn. Taking into account that the principal view would remain unaffected, the magnitude of change in the visual amenity of this dwelling is predicted to be medium, giving rise to a moderate-major visual effect. The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold. Construction: Crane activity would be evident for a short time and is predicted to give rise to a moderate level of visual effect.	
Cumulative effects:	
Existing and consented developments: Blades and hubs of Heathland resubmission would be visible above forest plantations to the north, in front of Longhill Burn and overlapping with T1 and T2. The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would not appear to bring turbines closer. The magnitude of cumulative visual effect is predicted to be small, giving rise to a moderate effect.	
Comparative Assessment of Effects between the Consented Development and the Proposed Development:	
The difference in turbine size between those of the Proposed Development and the Consented Development would not be apparent from this receptor and the Proposed Development is not judged to give rise to an increase in the magnitude of visual and cumulative effects.	

RA4/5 - Burnfoot Poultry Farm Cottages 1 and 2	
Baseline Conditions	
Grid Reference: 297855 655365	Figure Number: 5-30, 5-31
Distance to nearest turbine: 1.7 km	View Direction: north-east
Context: Two modern, detached single storey dwellings, accessed directly from a minor road between Auchengray and Haywood. The dwellings are orientated to the south-west. The dwellings lie at approximately 259 m AOD, the landform sloping gently upwards to the north-east. Both dwellings have windows on both main elevations and small private gardens enclosed by fences to the front and rear. A small mixed woodland clump lies to the west and a series of large poultry sheds to the east.	
Current View:	

RA4/5 - Burnfoot Poultry Farm Cottages 1 and 2

Principal views are to the south-west, across open pasture towards distant hills. Views to the north-east are across open pasture towards forest plantations, filtered by trees within and adjacent to the gardens to the north.

Blade tips of Pates Hill are visible above the forested skyline to the north-east and Longhill Burn turbines are visible to the left of the Proposed Development.

Assessment of predicted effects

Description of changes:

The hubs and blades of all turbines would be visible above forest plantations on the skyline to the north-east, occupying seven degrees of the view. The intervening forest plantations would screen the lower parts of the turbines and ancillary structures from view.

Visual Effects:

Operation:

The Proposed Development would be more prominent than Longhill Burn and blade overlap would increase the visual effect slightly. It would occupy a relatively small part of the view, would not affect the principal views to the south-west, and would appear to form an outlying extension to Longhill Burn. Taking into account the filtering by trees and that the principal view would remain unaffected, the magnitude of change in the visual amenity of these dwellings is predicted to be medium, giving rise to a moderate-major visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time, giving rise to a moderate level of visual effect.

Cumulative effects:

Existing and consented developments:

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north, in front of Longhill Burn and overlapping slightly with T1 and T2 of the Proposed Development.

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would not appear to bring turbines closer. The magnitude of cumulative visual effect is predicted to be small, giving rise to a moderate effect.

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would not be apparent from these receptors and the Proposed Development is not judged to give rise to an increase in the magnitude of visual and cumulative effects.

RA6 - Haywood, Burnfoot Farm

Baseline Conditions

Grid Reference: 298765 655250

Figure Number: 5-32

Distance to nearest turbine: 1.5 km

View Direction: north

Context:

A two storey farmhouse with several single storey outbuildings and a large barn, arranged around a yard to the south of the main dwelling. The dwelling is orientated to the south-east with a small single storey outshot on the north elevation.

There is a small private garden to the north, surrounded by a mixed hedge. The dwelling has one small ground floor window on the north elevation. It lies at approximately 245 m AOD and the landform sloping gently upwards to the north-east.

Current View:

Principal views appear to be to the south-east, towards the courtyard. Beyond the small garden and hedge, views to the north-east are across an equestrian exercise area and a paddock, enclosed by beech and conifer hedges. The surrounding garden vegetation provides substantial screening of views to the north.

Assessment of predicted effects

Description of changes:

RA6 - Haywood, Burnfoot Farm

Where visible, the hubs and blades of all turbines would appear above the skyline to the north, occupying five degrees of the view. Blades of T2 and T3 would overlap. Rising ground and intervening forest plantations would screen ancillary structures and the lower parts of the turbines.

Longhill Burn turbines will appear behind the Proposed Development, one turbine overlapping with T2 and T3.

Visual Effects:**Operation:**

The Proposed Development would be more prominent than Longhill Burn and blade overlap would increase the visual effect. It would occupy a small part of the view, appear to form an extension to Longhill Burn and would not affect the principal views to the south-east. Taking into account the degree of screening by garden vegetation and that the principal view would remain unaffected, the magnitude of change in the visual amenity is predicted to be small-medium, giving rise to a moderate visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time and is predicted to give rise to a moderate-minor level of visual effect.

Cumulative effects:**Existing and consented developments:**

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north, in front of and overlapping with those of Longhill Burn

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines closer, increasing the cumulative effect slightly. The magnitude of cumulative visual effect is predicted to be small-medium, giving rise to a moderate effect.

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would not be apparent from this receptor and the Proposed Development is not judged to give rise to an increase in the magnitude of visual and cumulative effects.

RA7 - Wester Mosshat**Baseline Conditions**

Grid Reference: 299660 655595

Figure Number: 5-33

Distance to nearest turbine: 1.5 km

View Direction: north-west

Context:

A traditional two storey farmhouse with several single storey outbuildings adjoining to the east, around yards to the north and south of the main dwelling. Further detached outbuildings lie to the north. The dwelling is orientated to the south-east.

There is a small private garden to the south, surrounded by woodland. The dwelling lies at approximately 256 m AOD, the landform sloping upwards to the north.

Current View:

Principal views appear to be to the south-east. Beyond the yard and surrounding woodland, views to the north-west are across pasture enclosed by dykes with rows of trees. Broadleaved trees and large outbuildings to the north of the dwelling provide substantial screening of views in this direction.

Assessment of predicted effects**Description of changes:**

Where visible, the hubs and blades of all turbines would appear above the skyline to the north-west, occupying 22 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view.

Longhill Burn turbines will be visible behind the Proposed Development, all blades overlapping, with Pates Hill further to the right of the view.

Visual Effects:

RA7 - Wester Mosshat**Operation:**

The Proposed Development would be more prominent than Longhill Burn and blade overlap would increase the visual effect. It would occupy a moderately large part of the view, appear to form an extension to Longhill Burn and would not affect the principal views to the south-east. Taking into account the degree of the screening by garden vegetation and that the principal view would remain unaffected, the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time and is predicted to give rise to a moderate level of visual effect.

Cumulative effects:**Existing and consented developments:**

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with one of Longhill Burn

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines closer and blade overlap would also increase the cumulative effect. The magnitude of cumulative visual effect is predicted to be medium, giving rise to a mod-major effect.

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual and cumulative effects. This is not predicted to cause a material change to the overall degree of effect.

RA8 - Easter Mosshat**Baseline Conditions**

Grid Reference: 299860 656015

Figure Number: 5-34

Distance to nearest turbine: 1.3 km

View Direction: north-west

Context:

A two storey house with an outbuilding to the north-east, adjacent to a yard to the north-west of the main dwelling, accessed from by a drive from Wester Mosshat. The dwelling is orientated to the south-east with a single storey conservatory on this elevation.

There are extensive terraced private gardens to the south and south-east. The dwelling has several windows on the north-west elevation. It lies at approximately 264 m AOD, the landform sloping upwards to the north.

Current View:

Principal views appear to be to the south-east. Beyond the yard, views to the north-west across pasture towards forest plantations are screened by a belt of trees on the south side of the access drive as it passes the dwelling. Open views would be possible from the access drive beyond the curtilage of the dwelling, and filtered views may be possible from parts of the garden.

Assessment of predicted effects**Description of changes:**

Where visible, the hubs and blades of all turbines would be seen above the skyline to the north-west, occupying 31 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view.

Longhill Burn turbines will be visible behind the Proposed Development, overlapping with blades of T2 and T3.

Visual Effects:**Operation:**

The Proposed Development would be more prominent than Longhill Burn, occupying a substantial part of the view and blade overlap would increase the visual effect. It would appear to form an extension to Longhill Burn and would not affect the principal views to the south-east. Taking into account the degree of the screening

RA8 - Easter Mosshat

and that the principal view would remain unaffected, the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time, giving rise to a moderate level of visual effect.

Cumulative effects:**Existing and consented developments:**

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with T3 of the Proposed Development

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines substantially closer and blade overlap would also increase the cumulative effect. The magnitude of cumulative visual effect is predicted to be medium, giving rise to a moderate-major effect.

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual effect. This is not predicted to cause a material change to the overall degree of effect.

RA9 - Woolfords**Baseline Conditions**

Grid Reference: 300435 656500

Figure Number: 5-35

Distance to nearest turbine: 1.7 km

View Direction: north-west

Context:

A traditional two storey farmhouse with adjacent single storey outbuildings, forming a yard to the south of the main dwelling. Access is off a minor road to the east. The dwelling is orientated to the south-east, towards the Pentland Hills.

It lies at approximately 262 m AOD, the landform sloping upwards to the north-west.

Current View:

Principal views appear to be towards the south-east.

Beyond a small garden, views to the north-west are framed by trees to the west of the dwelling. Mature trees within the garden and adjacent to the nearby rail line provide substantial screening.

Assessment of predicted effects**Description of changes:**

Where visible, the hubs and blades of all turbines would be seen above the skyline to the north-west, occupying 36 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view.

Longhill Burn turbines will be visible behind the Proposed Development, overlapping with blades of T1.

Visual Effects:**Operation:**

The Proposed Development would be more prominent than Longhill Burn, occupying a substantial part of the view and blade overlap would increase the visual effect. It would not affect the principal view and would appear to form an extension to Longhill Burn. Taking into account the degree of screening, the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time and is predicted to give rise to a moderate level of visual effect.

Cumulative effects:

RA9 - Woolfords**Existing and consented developments:**

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with T2 and T3 of the Proposed Development

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines substantially closer and blade overlap would also increase the cumulative effect. The magnitude of cumulative visual effect is predicted to be medium, giving rise to a moderate-major effect.

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual effect. This is not predicted to cause a material change to the overall degree of effect.

RA10 - 2-3 Woolfords Farm Cottages**Baseline Conditions**

Grid Reference: 300530 656510

Figure Number: 5-36

Distance to nearest turbine: 1.8 km

View Direction: west

Context:

Two traditional one and a half storey, semi-detached farm cottages, fronting directly on to the minor road and orientated to the west. The dwellings share a small outshot to the east and both have windows on the west elevation. Small enclosed gardens lie adjacent to the north and south of the dwellings.

The dwellings lie at approximately 265 m AOD, the landform sloping upwards to the west.

Current View:

Principal views appear to be towards the west.

Beyond the minor road, views to the west are framed to the south by a tree belt on the west side of the road. Trees around Woolfords farm buildings provide some filtering of views and partially screen Pates Hill turbines.

Assessment of predicted effects**Description of changes:**

The hubs and blades of all turbines would be seen above the skyline to the west, occupying 34 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view.

Longhill Burn turbines will be visible behind the Proposed Development, overlapping with blades of T1.

Visual Effects:**Operation:**

The Proposed Development would be more prominent than Longhill Burn, occupying a substantial part of the view and blade overlap would increase the visual effect. It would appear to form an extension to Longhill Burn. Taking the framing of the view into account, the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time and is predicted to give rise to a moderate level of visual effect.

Cumulative effects:**Existing and consented developments:**

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with T2 and T3 of the Proposed Development

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines closer and blade overlap would also increase the cumulative effect. Taking the framing of the view into account, the magnitude of cumulative visual effect is predicted to be medium, giving rise to a moderate-major effect.

RA10 - 2-3 Woolfords Farm Cottages

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual effect. This is not predicted to cause a material change to the overall degree of effect.

RA11 - 1 Woolfords Farm Cottages

Baseline Conditions

Grid Reference: 300510 656640

Figure Number: 5-37

Distance to nearest turbine: 1.7 km

View Direction: west

Context:

A traditional single storey farm cottage, fronting directly on to the minor road and orientated to the west. The dwelling has windows on the west elevation and an outshot to the east. A small enclosed garden area lies adjacent to the east.

It lies at approximately 262 m AOD, the landform sloping upwards to the west.

Current View:

Principal views appear to be towards the west.

Beyond the minor road, views to the west are obscured by a tree belt and outbuildings adjacent to Woolfords, which currently screen Pates Hill turbines.

Assessment of predicted effects

Description of changes:

If visible, the hubs and blades of all turbines would appear above the skyline to the west, occupying 35 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view.

Longhill Burn turbines will be visible behind the Proposed Development, overlapping with blades of T1.

Visual Effects:

Operation:

The Proposed Development would be more prominent than Longhill Burn, occupying a substantial part of the view and blade overlap would increase the visual effect. It would appear to form an extension to Longhill Burn. Taking into account the screening of the view, the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect.

The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold.

Construction:

Crane activity would be evident for a short time and is predicted to give rise to a moderate level of visual effect.

Cumulative effects:

Existing and consented developments:

Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with T2 and T3 of the Proposed Development

The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines closer and blade overlap would also increase the cumulative effect. Taking account of the degree of screening, the magnitude of cumulative visual effect is predicted to be small-medium, giving rise to a moderate effect.

Comparative Assessment of Effects between the Consented Development and the Proposed Development:

The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual effect. This is not predicted to cause a material change to the overall degree of effect.

RA12 -Woolfords settlement	
Baseline Conditions	
Grid Reference: 298950 656410	Figure Number: 5-38
Distance to nearest turbine: 1.7 km	View Direction: north-west
Context: A terrace of 46 one and a half storey dwellings, laid out in six blocks, with a private vehicle access to both the front (east) and to the rear (west) of the terrace. The terrace lies parallel to a minor road, which climbs gently from the south and the dwellings lie at approximately 264 to 269 m AOD. To the east, beyond the road, rough grassland extends towards the rail line and Cobbinshaw Reservoir beyond. To the west, the private vehicle access separates the dwellings from individual gardens, the majority of which contain garages and outbuildings, with some containing mature trees and other garden vegetation. The principal view of the dwellings is eastwards and all dwellings have ground floor and dormer windows facing in this direction. Some dwellings also have upper floor windows facing west, but the majority have small ground floor windows on this side.	
Current View: To the west, beyond the rear access and individual gardens, the view is across pasture, which slopes gently upwards to the west, and is divided by stone dykes, with numerous tree clumps. Pates Hill turbines can be seen on the skyline to the north-west. Filtered and partly screened views in this direction are possible from ground floor windows, the rear access and garden areas. More open views would be possible from dwellings with upper floor windows.	
Assessment of predicted effects	
Description of changes: Where visible, the hubs and blades of the three turbines would appear on the skyline, in views to the west and north-west from the rear of the terrace, the rear access track and the individual gardens. The Proposed Development would occupy 40 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view. Longhill Burn turbines will be visible behind the Proposed Development, overlapping with blades of T1.	
Visual Effects: Operation: The Proposed Development would be more prominent than Longhill Burn, occupying a substantial part of the view and blade overlap would increase the visual effect. It would appear to form an extension to Longhill Burn. Taking into account the degree of the screening and that that the principal view remains unaffected; the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect. The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold. Construction: Crane activity would be evident for a short time and is predicted to give rise to a moderate level of visual effect.	
Cumulative effects:	
Existing and consented developments: Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with T2 and T3 of the Proposed Development The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines closer and blade overlap would also increase the cumulative effect. The magnitude of cumulative visual effect is predicted to be medium, giving rise to a moderate-major effect.	
Comparative Assessment of Effects between the Consented Development and the Proposed Development: The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual effect. The overall degree of visual effect would remain unchanged.	

RA13 - Woolfords bungalows	
Baseline Conditions	
Grid Reference: 300405 656875	Figure Number: 5-39
Distance to nearest turbine: 1.6 km	View Direction: north-west
Context: Two modern semi-detached, one and a half storey dwellings, fronting directly on to a minor road. The southern dwelling has a conservatory against its south gable. The dwellings lie at approximately 265 m AOD. Both dwellings have ground floor windows and roof lights on the east and west elevations. Private gardens to the west are enclosed by stone dykes and post and wire fences and contain several large mature trees that provide substantial screening. The principal view appears to be towards the hills to the east. Views from the conservatory would be more open.	
Current View: To the west, the view is across open pasture, which slopes gently upwards to the north-west, and is divided by stone dykes, with numerous tree clumps. Pates Hill turbines can be seen on the skyline to the north-west. It is likely that views in this direction would be screened from ground floor windows and garden areas. More open views would be possible from the conservatory and upper floor windows.	
Assessment of predicted effects	
Description of changes: Where visible, the hubs and blades of the three turbines would appear on the skyline, in views to the west. The Proposed Development would occupy 39 degrees of the view. Rising ground would screen the lower parts of the turbines and ancillary structures from view. Longhill Burn turbines will be visible behind the Proposed Development, overlapping with blades of T1.	
Visual Effects: Operation: The Proposed Development would be more prominent than Longhill Burn, occupying a substantial part of the view and blade overlap would increase the visual effect. It would appear to form an extension to Longhill Burn. Taking into account the degree of the screening and that the principal view would remain unaffected, the magnitude of change in the visual amenity is predicted to be medium-large, giving rise to a moderate-major visual effect. The Proposed Development is not predicted to appear overwhelming or oppressive and it is not considered that it would breach the residential visual amenity threshold. Construction: Crane activity would be evident for a short time, giving rise to a moderate level of visual effect.	
Cumulative effects:	
Existing and consented developments: Blades and hubs of Heathland resubmission would be visible above forest plantations to the north-west, overlapping with T2 and T3 of the Proposed Development The Proposed Development would be of similar scale, proportion and rotation speed, occupy the same part of the view and appear to form part of the cluster that includes Longhill Burn and Heathland resubmission. It would bring turbines closer and blade overlap would also increase the cumulative effect. The magnitude of cumulative visual effect is predicted to be medium, giving rise to a moderate-major effect.	
Comparative Assessment of Effects between the Consented Development and the Proposed Development: The difference in turbine size between those of the Proposed Development and the Consented Development would be apparent from this receptor and the Proposed Development is judged to give rise to a small increase in the magnitude of visual effects. The overall degree of visual effect would remain unchanged.	