

**Creag Dhubh to Inveraray 275 kV Connection  
Environmental Impact Assessment  
Volume 4 | Appendix 6.6**

**Residential Visual Amenity Assessment**

**July 2022**



## CONTENTS

LIST OF ABBREVIATIONS .....	1
1. INTRODUCTION .....	2
1.1. Planning Context .....	2
2. METHODOLOGY .....	4
2.1 Structure and Approach .....	4
3. FINDINGS .....	7
3.1 Stage One: Establishing the RVAA Scope.....	7
3.2 Stage Two: Survey of Properties .....	7
3.3 Stage Three: Assessment of Impacts on the Visual Amenity of Properties .....	7
4. SUMMARY AND CONCLUSIONS .....	9

## List of Abbreviations

ABC	Argyll and Bute Council
AOD	Above Ordnance Datum
EIAR	Environmental Impact Assessment Report
km	kilometre
kV	kiloVolt
LVIA	Landscape and Visual Impact Assessment
m	metre
OHL	Overhead Line
RVAA	Residential Visual Amenity Assessment
ZTV	Zone of Theoretical Visibility

# 1. INTRODUCTION

- 1.0.1 The purpose of this Residential Visual Amenity Assessment (RVAA) is to identify whether any of the properties within the RVAA Study Area would experience ‘overbearing’ or ‘overwhelmingly adverse’ visual effects on their residential amenity.
- 1.0.2 It is important to note that the assessment of residential visual amenity is separate and distinct from the assessment of visual effects presented in **Chapter 6: Landscape and Visual Impact, EIAR Volume 2**. As noted in the landscape institute’s Technical Guidance Note 2/19, it is not uncommon for the LVIA to identify significant adverse visual effects for people at their place of residence as a result of introducing a new development into the landscape. Such significant effects do not necessarily constitute a matter of public interest, which is the province of the planning system rather than that of private interests.

## 1.1. Planning Context

- 1.1.1 The United Kingdom, and more specifically Scottish planning policy and legislation, does not provide for the protection of views from individual properties as this is deemed a matter of private rather than public interest. The planning system is intended to control development in the public interest, and not the private. The preservation of open views is a private interest, which the planning regime is not intended to protect. But public and private interests may overlap. The issue is whether the number, size, and proximity of transmission structures would have an overwhelming and oppressive visual impact on a dwelling and its amenity space that they would result in unsatisfactory living conditions, and so unacceptably affect amenities and the use of land and buildings which ought to be protected in the public interest.
- 1.1.2 Practice in respect of the assessment of living conditions or effects on visual amenity of properties has evolved in response to planning decisions and public inquiries throughout the United Kingdom.
- 1.1.3 Whilst these appeals relate to wind farm applications, they are relevant to the assessment of the effect arising from OHL and associated infrastructure.
- 1.1.4 Inspector Lavender in his Appeal Decision in respect of Enifer Downs<sup>1</sup> of 16 March 2009 stated that:  
*“when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in the main views from a house or garden, there is every likelihood that the property concerned would be come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before.”*<sup>2</sup>
- 1.1.5 In the subsequent Carland Cross Appeal Decision of 19 January 2010, there were 209 properties within 3 km of the proposed turbines. Twenty-three were identified as likely to experience “*high significance of visual impact*” which in each case the Council judged to be as “*overwhelmingly adverse.*” However, Inspector Lavender stated that:  
*“...those who face the prospect of living close to a wind farm may attach very different value judgements to their visual impact than the wider public, who stand to benefit from the energy produced without seeing the turbines from their homes. In impact, the former is primarily a private interest whereas the latter is a*

---

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

<sup>2</sup> Paragraph 66 Land west of Enifer Downs Farm and east of Archers Court Road and Little Pineham Farm, Langdon, Appeal decision APP/X2220/A/08/2071880. 28th April 2009 (SPR78).

*public one and, in the case of the former, few householders are able to exercise control over development by others that may do no more than impinge into the outlook from their property. The planning system is designed to protect the public rather than private interests, but both interests may coincide where, for example, visual intrusion is of such magnitude as to render a property an unattractive place in which to live. This is because it is not in the public interest to create such living conditions where they did not exist before. Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable).<sup>3</sup>*

1.1.6 This has become known as the 'Lavender test'<sup>4</sup>.

1.1.7 This position is echoed in Reporters Dent and Jackman's more recent appeal decision in respect of Fauch Hill and Harburnhead Wind Farms<sup>5</sup> in which they stated that:

*"a significant change to a local resident's outlook from their property does not mean a wind farm proposal is necessarily unacceptable. Significant changes are likely to be inevitable for the closest properties. We agree that a 'higher' test is relevant." They concluded that they "agree with the conclusions from previous decisions that this means a wind farm would have to be overbearing or dominant."*

1.1.8 The preceding criteria adopted in consideration of residential visual amenity was reflected in the 2015 Afton Wind Farm appeal (PPA-190-2042) in which the Reporters recommended the test to be applied was whether the wind farm would have any overbearing visual effects on residential amenity to a degree that any property might be considered an unattractive place in which to live.

1.1.9 It is apparent from the foregoing discussion that residential receptors that are predicted to experience significant visual effects in EIA terms would not necessarily be subject to overbearing, oppressive<sup>6</sup> or unpleasantly overwhelming or unavoidable effects in main views and may therefore not represent an unacceptable effect on residential amenity of properties or the undermining of public interest. However, whilst the following assessment comments on the extent of impacts on the amenity of properties it does not draw conclusions regarding the acceptability of such impacts as this is a planning deliberation.

---

<sup>3</sup> Paragraph 23, Carland Cross Appeal Decision (APP/D0840/A/09/2103026) 19 January 2010 (SPR82).

<sup>4</sup> North Dover (Enifer Downs) Public Inquiry, PINS Appeal Reference APP/X2220/A/08/2071880. Decision Letter, dated 16 March 2009 ('Lavender Test')

<sup>5</sup> Report to the Scottish Ministers, Fauch Hill Wind Farm and Harburnhead Wind Farm, Directorate for Planning and Environmental Appeals, January 2014

<sup>6</sup> From Land between Anderby, Anderby Creek, Chapel St Leonards and Langham. Appeal Decision APP/D2510/A/10/2130539, September 2011

## 2. METHODOLOGY

2.0.1 The following study is based on the recently published guidance by the Landscape Institute<sup>7</sup>, as well as accepted methods that have been tested in planning and public examination previously.

### 2.1 Structure and Approach

2.1.1 The study comprises three stages:

- Stage One: Establishing the Scope of the RVAA;
- Stage Two: Survey of Properties; and
- Stage Three: Assessing Impacts on the Visual Amenity of Properties.

2.1.2 The assessment was conducted with reference to Ordnance Survey mapping at various scales, wireline visualisations, and aerial photography. Field reconnaissance was undertaken by members of the project team in June 2022.

#### *Stage One: Establishing the RVAA Scope*

2.1.3 Stage One of the assessment comprised a desk study of mapping, aerial photography, address data, and a Zone of Theoretical Visibility (ZTV) drawing to identify residential properties within 1 km of the Proposed Development that would be subject to views of the Proposed Development, and where there would be potential for visual receptors to experience significant visual effects<sup>8</sup>. Stage One also considers the potential for significant cumulative effects in respect of other transmission infrastructure.

2.1.4 The Study Area was based upon extensive previous experience in respect of similar developments elsewhere and was agreed in consultation with Argyll and Bute Council (ABC) in Scoping as reported in **Chapter 6: LVIA (EIAR Volume 2)**, with further details provided in **Technical Appendix 4.3: Consultation Register (EIAR Volume 4)**.

2.1.5 Census data (OS Address Point Data) and 1:25,000 mapping data were utilised during this initial stage and findings verified during field reconnaissance using computer generated ZTV drawings and Ventus AR field visualisation system.

2.1.6 Properties falling out with 1km of the Proposed Development or outwith the viewshed as depicted in the **Figure 6.6.0, Annex A**, are generally omitted from RVAAs for OHLs but may be included where the properties are located close to the edge of the RVAA Study Area.

#### *Stage Two: Survey of Properties*

2.1.7 Stage Two comprised a detailed investigation of properties identified for inclusion in Stage One. This entailed further desk study and field reconnaissance at properties and publicly accessible locations. The findings of the field reconnaissance were recorded in standardised survey forms, which include details of:

- each property's location, geographical extent and curtilage, and landscape and visual context;
- the type of property: whether detached, semi-detached or terraced; whether the property is single-storey or two-storey;

---

<sup>7</sup> Landscape Institute (2019) Residential Visual amenity Assessment (RVAA) – Technical Guidance Note 2/19

<sup>8</sup> For the purposes of this Stage significant visual effects will be determined based on criteria utilised in the completion of the Landscape and Visual Impact Assessment presented in the EIA Report. The criteria utilised in the RVAA are set out in Stage Three of the methodology.

- the orientation of the property (i.e. its main entrance and its main façade);
- main external recreational and amenity spaces;
- secondary locations, including utilitarian spaces;
- main approaches that are of relevance to the amenity of the property;
- main views out (both internal and external), their character and scenic quality, and any specific qualities or elements that are key to the property's amenity; and
- details of any restrictions on views out, including buildings/ structures, topography and vegetation.

2.1.8 The survey also provided an indication of each property's susceptibility to the type of development proposed and potential for appropriate mitigation<sup>9</sup>.

### *Stage Three: Assessment of Impacts on the Visual Amenity of Properties*

2.1.9 Stage Three entailed the identification of likely impacts of the Proposed Development on the key views and defining aspects of the visual amenity at each property, as defined in Stage Two. This stage includes an assessment of the implications of the Proposed Development when considered in conjunction with the cumulative context.

2.1.10 Key considerations in the assessment of impacts include:

- which aspects of the Proposed Development would be visible from each of the key viewpoints at the property, including number of towers and how they appear (e.g. prominent skyline position or partially obscured behind intervening topography, vegetation or structures);
- the main and ancillary/ secondary locations at the property subject to views and the approximate distance between them and the nearest visible element of the Proposed Development;
- any approaches to the property that are adversely affected;
- height of the Proposed Development relative to each property;
- whether views are channelled/ focused, direct or oblique and whether they are open or partially constrained;
- the proportion of the view and skyline occupied by the Proposed Development in terms of horizontal and vertical angle, subtended, and a description of the resultant prominence or dominance of the Proposed Development;
- the degree of perceived proximity or separation of properties from the Proposed Development; and
- analysis of cumulative visibility, identifying:
  - the distance and direction to each cumulative development;
  - which aspect and views at each property would be affected; and
  - The cumulative effects attributable to the Proposed Development (i.e. both in terms of what additional effect the Proposed Development would represent, as well as its effect in respect of enclosure or encirclement of properties).

---

<sup>9</sup> Deemed to be appropriate to the character of the property and adjoining landscape, and to not constitute, in itself, an adverse effect on the visual amenity of the property.

2.1.11 The specific terms used to describe the impact of the Proposed Development on the visual amenity of a property are listed below and are defined here in order to reflect the 'test' set out by inspector Lavender, and from which the competent authority may draw conclusions regarding materiality of potential impact on the visual amenity of properties to determination of the application for the Proposed Development.

- **Overbearing:** Tending to overwhelm. Of such scale and dominance relative to the residential environment and views that the development can be said to be represent a significant detractor from views and the character of the environment of the property.
- **Overwhelming:** Impacts are of such scale and dominance relative to the residential environment and views that the development can be said to be 'overpowering and/ or oppressive'. Such effects are pervasive and largely unavoidable in main views and main/ principal locations in the property.
- **Oppressive:** Effects may be considered intolerable or of such an extent that they result in a sense of ill-ease and discomfort.
- **Pervasive:** Effects are ubiquitous or experienced widely throughout the property and associated accesses.



## 3. FINDINGS

### 3.1 Stage One: Establishing the RVAA Scope

3.1.1 An initial desk study and field reconnaissance confirmed a high degree of intervisibility in the Glen Aray valley landscape within 1 km of the Proposed Development. A total of twenty-one properties were identified within 1 km of the Proposed Development. Forestry and woodland vegetation would provide some screening or filtering of views to the Proposed Development. However, it is assumed that commercial coniferous forestry would be felled on a rotational cycle. Consequently, all of the properties within the 1 km Study Area for the RVAA were included in the assessment to establish whether any would be subject to impacts that might be considered as overbearing, overwhelming, oppressive or pervasive and therefore potentially material in determination of the application for the Proposed Development.

3.1.2 The properties and property groups included within the assessment are detailed below:

- Group01 – High Balantyre and High Balantyre (Caravan) (**Figure 6.6.1a-f, Annex A**);
- Group02 – Sallachry East and Sallachry West (**Figure 6.6.2a-f, Annex A**);
- RVA01 – Three Bridges (**Figure 6.6.3a-f, Annex A**);
- RVA02 – Kilmun (**Figure 6.6.4a-f, Annex A**);
- RVA03 – Linnieghluttain (**Figure 6.6.5a-f, Annex A**);
- RVA04 – Stronmagachan House (**Figure 6.6.6a-f, Annex A**);
- RVA05 – Stronmagachan Accommodation (**Figure 6.6.7a-f, Annex A**);
- Group03 – Drimfern and Drimfern Accommodation (**Figure 6.6.8a-f, Annex A**);
- Group04 – West Drimfern and Druim Breac (**Figure 6.6.9a-f, Annex A**);
- RVA06 – South Tullich (**Figure 6.6.10a-f, Annex A**);
- RVA07 – Ladyfield (**Figure 6.6.11a-f, Annex A**);
- RVA08 – Ladyfield New Build 1 (**Figure 6.6.11a-f, Annex A**);
- RVA09 – Ladyfield New Build 2 (**Figure 6.6.11a-f, Annex A**);
- RVA10 – North Tullich Farmhouse (**Figure 6.6.12a-f, Annex A**);
- RVA11 – Kennel’s Cottage (**Figure 6.6.12a-f, Annex A**); and
- RVA12 – The Byre (**Figure 6.6.12a-f, Annex A**);

### 3.2 Stage Two: Survey of Properties

3.2.1 Findings of the survey of properties are set out in Table 4.1.

### 3.3 Stage Three: Assessment of Impacts on the Visual Amenity of Properties

3.3.1 The level of impacts on residential visual amenity are described in **Table 3.1** which is intended to provide a considered professional judgement in respect of the criteria set out in the Lavender test, from which the competent authority may draw conclusions regarding the acceptability of the Proposed Development.

3.3.2 The assessment is based upon the definitions defined in **Table 3.1** which are intended to provide a degree of transparency to the assessment. Stated levels of impact are described as High, High/ Moderate, Moderate, Moderate/ Low, Low and None in order to differentiate them from the main LVIA levels of effect in **Chapter 6: Landscape and Visual Amenity (EIAR Volume 2)** and reflecting the particularities of the RVAA methodology. **High** levels of impact represent impacts that may be considered oppressive, overbearing or overwhelming.

**Table 3.1: Levels of Impact on Residential Visual Amenity**

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

## 4. SUMMARY AND CONCLUSIONS

- 4.0.1 The purpose of this study was to identify potential effects of the Proposed Development on residential visual amenity.
- 4.0.2 The study comprised three stages:
- Stage One: Establishing the Scope of the RVAA;
  - Stage Two: Surveying Properties; and
  - Stage Three: Assessing Impacts on the Visual Amenity of Properties.
- 4.0.3 Initially the establishment of the RVAA scope was undertaken using computer modelling of theoretical visibility at recorded properties/ addresses as well as aerial photography analysis and survey at the application site to establish properties with potential views towards the Proposed Development. Based on this exercise, 21 properties within the 1 km Study Area with potential views of the Proposed Development (see **Figure 6.6.0, Annex A**) were assessed using aerial photography, OS base mapping and verified by fieldwork.
- 4.0.4 The purpose of this fieldwork was to verify the availability of views towards the Proposed Development from key amenity spaces at properties and to assess the magnitude of impact on views from properties based on the criteria set out in the RVAA methodology. Whilst it is undoubtable that the Proposed Development would result in significant visual impacts at a number of the properties in LVIA terms, the Proposed Development would generally result in **None - Moderate** levels of impact, which would not be considered *“overbearing”* or *“overwhelming”*, having regard to the criteria examined to assess the nature of the predicted changes as a consequence of the Proposed Development. On this basis it is contended that the Proposed Development would not adversely affect the residential amenity of properties to the extent that they would be considered unattractive places in which to live.
- 4.0.5 The in-addition cumulative effect when taking into consideration the Proposed Development, existing and consented development would be minimal, ranging from **None – Moderate** cumulative effects. Moreover, when taking into consideration the in-combination cumulative effect, the RVAA assessment makes a clear, distinctive, difference between impacts contributed to by the Proposed Development, and those resulting from in-combination development (including proposed, existing, consented and in-planning developments). Those impacts directly related to the Proposed Development range from **None – Moderate**, and similarly these impacts are the same for the in-addition cumulative effects. Taking into consideration the in-combination effects these would range from **High/ Moderate – Moderate** however, the impact generator can be solely attributed to the Ladyfield Wind Farm development. It must be noted that even when taking into consideration the worst-case scenario, the in-combination effects (including Ladyfield Wind Farm proposals), would not cause conflict with the Lavender Test, nor adversely affect the residential visual amenity of those properties, to such an extent that effects would be considered *“overwhelming”* or *“overbearing”*.

**Table 4.1: Survey of Properties and Assessment of Impacts on Residential Visual Amenity**

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<b>Group01 – High Balantyre and High Balantyre Caravan (Figures 6.6.1a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.259009, longitude -05.103556): Located on the lower north eastern slopes of Sron Reithe and to the south of Erallich Water, at an overall elevation of 107.5 m AOD.</li> <li>▪ Distance: 195 m north west of the nearest OHL tower (Tower IC 15R A).</li> <li>▪ <u>Access to the Property</u>: Access is taken from a small private access track extending westwards from the A819, this access track is shared with several other properties including Sallachry East, Sallachry West and Kilmun.</li> <li>▪ <u>Property Type</u>: High Balantyre comprises a 1.5 storey farmhouse cottage, with the High Balantyre Caravan comprising a large static caravan to the southernmost extent of the property boundary.</li> <li>▪ <u>Related Buildings</u>: Agricultural buildings are located to the south and west of the property in close proximity, comprising a large industrial agricultural shed to the west and smaller single storey stone barns to the south/ south west.</li> <li>▪ Main Elevation: East</li> <li>▪ Front Garden: North</li> <li>▪ Rear Garden: West</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property extent across a small gravel driveway, open semi-improved pastoral fields towards the dense riparian woodland vegetation along Erallich Water within the Glen Aray valley landscape. The upper slopes of Meall Reidh and Barr Mor form the main topographical features within the skyline to the east from the property. It should be noted, the newly constructed Inveraray - Crossaig 275 kV Circuit is clearly visible in views eastwards and in oblique views south east.</li> <li>▪ Views out from the Rear Garden/ Rear Windows: Views from the rear of the property are partially screened by the intervening associated outbuildings to the west, however there are some small locations where longer-range views are available i.e., the</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Nine OHL towers would be visible in views to the north, east and south of this group of properties, partial screening would occur in views to the south and north, by a combination of intervening elements such as the associated outbuildings to the south and the adjacent mature woodland to the north. Those towers located immediately to the east (towers IC 15R A and T33) would be most visible due to their size, scale, close proximity and lack of any notable intervening elements such as topography, coniferous or woodland vegetation.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be highly visible to the east from the main elevation of the properties, traversing across the lower valley slopes the glen, in close proximity to the properties (195 m north east). The IC 15R A (the tying in tower) would be highly visible in views to the south east of the properties, located in front of and in close proximity to the existing and operational Inveraray - Crossaig 275 kV Circuit, adding to the concentration of transmission infrastructure within the view's eastwards. As the OHL traverses north eastwards and then northwards, the Proposed Development is afforded some partially and full screening of elements due to the adjacent mature riparian vegetation associated within Erallich Water.</li> <li>▪ The Proposed Development would not be visible from the rear elevation of the properties, due to the orientation of the properties westwards, facing away from the Proposed Development.</li> <li>▪ It is predicted the Proposed Development would be highly visible from the western most extent of the small access track when exiting and entering. The Proposed Development would traverse the access track in close proximity to the properties and as such would be highly visible, with some screening being afforded by the adjacent southern riparian and coniferous vegetation. It must be noted that when/ if this patch of woodland/ coniferous vegetation is felled/ removed, then views would be similar to those presented on <b>Figures 6.6.1a-e, Annex A</b>.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The operational Inveraray - Crossaig 275 kV Circuit and Taynult to Inveraray 132 kV OHLs are located to the east of the properties and would be visible across the valley landscape, in particular to the Inveraray - Crossaig 275 kV Circuit which of a larger scale and located in closer proximity to the properties. The</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p>northern most windows. These longer-range views would extend across a large courtyard area, rough grassland, riparian woodland, with the summit of Sron Reithe forming a key skyline feature within the view westwards.</p> <ul style="list-style-type: none"> <li>Principal Views: Eastwards</li> <li>Restricted Views: Views to the south, south west and west are all partially screened/ filtered by a series of intervening elements such as the associated outbuildings, topography and vegetation, however there would be some intervisibility through several gaps within the buildings.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>The existing and operation Inveraray - Crossaig 275 kV Circuit and Taynuilt to Inveraray 132 kV OHL are situated 275 m south east and 2.9 km north east, respectively of the property group. The in-planning wind energy schemes of Ladyfield and An Carr Dhubh are located 3.01 km north east and 2.9 km south west of the properties.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>Taynuilt to Inveraray line would be mainly backclothed by the surrounding valley landscape, with some more elevated towers being partially skylined. The Inveraray - Crossaig 275 kV Circuit would be fully skylined in views to the east of the properties, views are anticipated to be similar to those presented within Figure 6.6.1d, Annex A. The Proposed Development would be seen in front of the existing two developments. Moreover, given their close promise it would be hard to distinguish either development, particularly the Inveraray - Crossaig 275 kV Circuit.</p> <ul style="list-style-type: none"> <li>The in planning Ladyfield Wind Farm would be highly visible across the upper slopes/ summit of Stuc Scardan, with all of the turbines skylined within the view. However, partial screening would be afforded on the lower extremities of the turbines by the intervening topography, woodland and coniferous forestry vegetation. The Proposed Development would be seen to the north west of the development, albeit in close proximity and at a lower elevation, partially/ fully screened by intervening vegetation.</li> <li>The in planning An Carr Dhubh Wind Farm is located to the north of Sron Reithe and would be theoretically visible from the rear of the properties, however intervisibility would be heavily restricted by the intervening coniferous and woodland vegetation located westwards of the property at the foot of Sron Reithe. If/ when any of the coniferous forestry is removed/ felled, intervisibility would be increased with the southernmost turbines within the cluster.</li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>Views from the rear elevation and back garden of the properties would not be affected by the Proposed Development due to their orientation, west - east, facing away from the Proposed Development. Therefore, it is predicted the Proposed Development would form a notable new element in main views and seen in close proximity to key locations at the property, resulting in considerable change to the quality and character of views from the property, and a corresponding lessening of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> <li>Based on the preceding analysis the level of impact on the visual amenity of the properties within this group is considered Moderate.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>The in-addition cumulative effects would be limited the two existing transmission developments (Inveraray – Crossaig and Taynuilt – Inveraray) and the Proposed Development. The impact on visual amenity of the properties within this group, taking into consideration the in-addition cumulative effects would result in a rating of <b>Moderate</b>. It must be noted that this in-addition cumulative effect would be avoidable in certain views from the properties (i.e., to the west) and therefore the in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
	<p>no effects taking into consideration the Proposed Development, existing and consented developments that could be described as overbearing as such to render the properties an unattractive place to live.</p> <ul style="list-style-type: none"> <li>With the in-combination cumulative effects this rating would increase to <b>High/ Moderate</b> with the inclusion of the Ladyfield Wind Farm, given its size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination effects of the cumulative development, opposed to the Proposed Development itself, which has a lower level of impact of Moderate (not significant). Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the north east and east. However, such a cumulative effect may be avoidable in some of the views from the properties (i.e., to the west) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects including the in-combination effects that could be described as overbearing such as to render the properties an unattractive place to live.</li> </ul>
<b>Group02 – Sallachry East and Sallachry West (Figure 6.6.2a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li><b>Location</b> (Latitude 56.263498, longitude -05.106852): This property group is located on the lower slopes of An Creachan and Creag Dhubh, to the south of Allt Criche, at an overall elevation of 146.5 m AOD.</li> <li><b>Distance:</b> 400 m west of the nearest OHL tower (Tower 32).</li> <li><b>Access to the Property:</b> Access is taken from a small private access track extending westerwards from the A819, this access track is shared with several other properties including High Balantyre and Kilmun.</li> <li><b>Property Type:</b> The properties within the group comprise a single storey cottage, with small Velux windows facing south east, across the Glen Aray valley landscape.</li> <li><b>Related Buildings:</b> There are a small number of out buildings associated with the properties, in particular to Sallachry East where there are a number of small outbuildings including a several large dog kennels, workshops and a large agricultural barn to the north, and east of the properties.</li> <li><b>Main Elevation:</b> South east</li> <li><b>Front Garden:</b> South east</li> <li><b>Rear Garden:</b> West</li> <li><b>Main amenity space:</b> Front Garden</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>Nine OHL towers would be visible in views to the north, east and south of this group of properties, partial screening would occur in views to the north, by a combination of intervening elements such as the associated outbuildings and adjacent mature woodland to the north. Those towers located immediately to the east (towers IC 15R A, T33 and T32) would be most visible due to their size, scale, close proximity and lack of any notable intervening elements such as topography, coniferous or woodland vegetation.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>The Proposed Development would be highly visible across the Glen Aray valley landscape in views to the north east, east and south east from the properties. However, given the elevation of the properties (146.5 m AOD) looking downhill, the Proposed Development would be fully backclothed by the adjacent landform of the Glen Aray valley, reducing its prominence in views. Towers 32, 33 and the IC 15R A tie in towers would be most visible from the property due to their relatively close proximity, size and scale, however, partial screening would be afforded on the lower extent of these towers due to the intervening coniferous/ woodland vegetation to the east/ south east of the properties.</li> <li>The Proposed Development would not be visible from the rear elevation of the properties, due to the orientation of the properties west/ north west, facing away from the Proposed Development.</li> <li>It is predicted the Proposed Development would be highly visible from the western most extent of the small access track when exiting and entering. The Proposed Development would traverse the access track in close proximity to the properties and as such would be highly visible, with some screening being</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of these properties extends across a small front garden, downhill across semi-improved grassland, coniferous forestry, riparian and woodland vegetation towards the eastern extent of the Glen Aray valley landscape. The upper slopes/ summit of Meall reidh and Dun Corr Bhille are the main topographical features within the view and form the main elements within the skyline. It should be noted, the newly constructed Inveraray - Crossaig 275 kV Circuit is clearly visible in views south eastwards, along the northern edge of Balantyre wood.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the properties tend to be small in scale, extending across a small stretch of grazing land towards a drystone dyke wall and newly planted coniferous forestry, restricting longer range views north westwards.</li> <li>▪ Principal Views: South east</li> <li>▪ <u>Restricted Views</u>: Views to the north, north west, west and south west are all partially restricted by the intervening lower forested slopes of An Creachan and Creag Dhubh, preventing long-range intervisibility outwards.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit and Taynuilt to Inveraray 132 kV OHL are situated 725 m south east and 2.5 km north east, respectively of the property group. The in planning wind energy schemes of Ladyfield, An Carr Dhubh and Clachan Flats are located 2.7 km north east, 2.85km south west and 9.63 km east/ north east of the properties.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>afforded by the adjacent southern riparian and coniferous vegetation. It must be noted that when/ if this patch of woodland/ coniferous vegetation is felled/ removed, then views would be similar to those presented on Figure 6.6.2a-e, Annex A.</p> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The operational Inveraray - Crossaig 275 kV Circuit and Taynuilt to Inveraray 132 kV OHLs are located to the east/ northeast of the properties and would be visible across the Glen Aray valley landscape, in particular the Inveraray - Crossaig 275 kV Circuit which is of a larger scale and located in closer proximity to the properties. The Taynuilt to Inveraray line would be mainly backclothed by the surrounding valley landscape, with some more elevated towers being partially skylined. The Inveraray - Crossaig 275 kV Circuit would be fully skylined in views to the east/ south east as it traverse Meall Reidh, views are anticipated to be similar to those presented within Figure 6.6.2a, Annex A. The Proposed Development would be seen in front of the existing two developments. Moreover, given their close promise it would be hard to distinguish either development, particularly the Inveraray - Crossaig 275 kV Circuit.</li> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the upper slopes/ summit of Stuc Scardan, with all of the turbines skylined within the view. Given, the elevated position of the properties the proposed scheme would be fully visible, particularly when entering and exiting the properties via the shared access track.</li> <li>▪ The in planning An Carr Dhubh Wind Farm would be theoretically visible in views to the south west of the properties, however, given the extend of intervening topography and the adjacent coniferous forestry to the south west, actual views of the development would be further reduced. Moreover, as the coniferous forestry grows in height, any possible intervisibility would be reduced to none. However, if/ when this coniferous forestry material is removed, views would be similar to those presented within the Figure 6.6.2d-e, Annex A.</li> <li>▪ The in planning Clachan Flats Wind Farm is located to the far east of the property at a distance of 9.63 km, being perfectly positioned in between two topographical highpoints Stuc Scardan and Meall Reidh, channelling views towards the development. However, given the distance and the backclothing effect of the surrounding landcover, actual views of the development would be substantially reduced from this location. The development would be seen in between the Proposed Ladyfield Wind Farm and the operational and built Inveraray - Crossaig 275 kV Circuit.</li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the rear elevation and rear garden of the properties within this group would not be affected by the Proposed Development due to their orientation facing away from the Proposed Development.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
	<p>However, it is anticipated that wide scale intervisibility with the Proposed Development would be possible from the main elevation of the property, front garden and from the shared access track, albeit it at a distance and fully backclothed by the surrounding Glen Aray valley slopes. Therefore, it is predicted the Proposed Development would form a notable new element in main views and seen in close proximity to key locations at the property, resulting in considerable change to the quality and character of views from the property, and a corresponding lessening of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</p> <ul style="list-style-type: none"> <li>Based on the preceding analysis the level of impact on the visual amenity of the properties within this group is considered Moderate.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>The in-addition cumulative effects would be restricted to the two existing transmission developments (Inveraray – Crossaig and Taynult – Inveraray) and the Proposed Development itself. The impact on visual amenity of the properties within this group, taking into consideration the in-addition cumulative effects would result in a rating of Moderate. It must be noted that this in-addition cumulative effect would be avoidable in certain views from the properties (i.e., to the west) and therefore the in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the properties an unattractive place to live.</li> <li>This magnitude of impact would increase to High/ Moderate with the inclusion of the in-planning Ladyfield Wind Farm as part of the in-combination cumulative effects, this is due to its size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination effects of the cumulative development, opposed to the Proposed Development itself, which has a lower level of impact of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the northeast. However, such a cumulative effect may be avoidable in some of the views from the properties (i.e., to the west/ south west) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<p><b>RVA01 – Three Bridges (Figure 6.6.3a-f, Annex A)</b></p>	



Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ Location (Latitude 56.265493, longitude -05.088822): The property is located on the lower slopes of Creag Dhubh to the north west and Carn Odhar to the north east, adjacent the A819 transport corridor, at an overall elevation of 51.4 m AOD.</li> <li>▪ <u>Distance</u>: 435 m east of the nearest OHL tower (Tower 30)</li> <li>▪ <u>Access to the Property</u>: Access to the property is taken directly from the adjacent A819 transport link, via a small single track access driveway which leads to the main entrance of the property.</li> <li>▪ <u>Property Type</u>: The property comprises a single storey detached cottage</li> <li>▪ <u>Related Buildings</u>: There are two outbuildings associated with the property, both of which are located to the western extent of the property boundary and comprise a garage and workshop/ greenhouse structure.</li> <li>▪ <u>Main Elevation</u>: South</li> <li>▪ <u>Front Garden</u>: North</li> <li>▪ <u>Rear Garden</u>: South</li> <li>▪ <u>Main amenity space</u>: Rear garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property are generally small scale and extend across a small front garden and access driveway towards dense riparian/ woodland vegetation, preventing longer range views northwards. It is anticipated given the fact the trees are deciduous that intervisibility would extend during the winter months when the trees are no longer in leaf.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property are generally small in scale, similar to the main elevation, however the view from the rear extends across a large open rear back garden, interspersed by isolated mature tree/ shrub specimens, before leading towards the adjacent mature woodland vegetation, preventing long range intervisibility southwards. The existing and operational Inveraray - Crossaig 275 kV Circuit is clearly visible across the skyline to the south, as it traverse Meall Reidh.</li> <li>▪ <u>Principal Views</u>: Southwards</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Seven OHL towers would be theoretically visible across the skyline to the north west, west and south west from the property, however actual intervisibility would be reduced due to the dense screening afforded by the adjacent woodland/ riparian vegetation, screening the majority of tower structures, with exception to a handful of towers to the south west, with the upper most extent of the towers being visible above the tree canopy.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be partially visible across the skyline to the south west of the property, however, it would not be visible from the main elevation, due to the orientation of the property facing northwards, towards mature woodland/ riparian vegetation, away from the Proposed Development. Moreover, the Proposed Development would be only partially visible from the rear of the property, with the upper extent of a handful of towers being visible above the canopy. The remaining vegetation to the north west and west would fully screen the OHL towers within these areas, preventing intervisibility with the property.</li> <li>▪ Given the extent of woodland/ riparian vegetation along the access track when approaching the property, it is predicted the Proposed Development would not be visible across the entirety of the main access track, when entering and exiting onto the A819 transport corridor.</li> <li>▪ If any of the woodland/ riparian vegetation is felled/ removed then views would be similar to those presented in <b>Figure 6.6.3a-e, Annex A</b>.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ From this location the exiting and operational Taynult to Inveraray 132 kV OHL is fully screened by the adjacent mature woodland vegetation, preventing intervisibility. The newly constructed and operational Inveraray - Crossaig 275 kV Circuit is partially visible across the skyline to the south east and south from the property, with the most prominent towers being visible as the route traverse the upper slopes of Meall Reidh. The Proposed Development would not be visible alongside the Inveraray - Crossaig 275 kV Circuit.</li> <li>▪ The in-planning wind energy schemes of Ladyfield and An Carr Dubh would be extensively screened from the property, due to the extent of intervening woodland/ riparian vegetation that is located to the north, west, south and east, preventing any intervisibility. However, it is anticipated there would be some intervisibility with the uppermost blade tips of the Ladyfield Wind Farm from several isolated locations within the rear garden when facing north east.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <b>Restricted Views:</b> Views in all orientation are generally constrained by the adjacent mature woodland and roadside vegetation along the A819 road corridor, limiting intervisibility outwards.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit and Taynuilt to Inveraray 132 kV OHL are situated 600 m south and 1.7 km to the north east, respectively of the property. The in-planning wind energy schemes of Ladyfield and An Carr Dhubh are located 1.72 km north east and 3.78 km south west of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the rear and main elevations, alongside the access track and rear garden would be greatly affected by the Proposed Development, due to the extent of the adjacent woodland/ riparian vegetation, that would present extensive intervisibility. It is anticipated that the upper most extent (upper 4-5 m) of a handful of towers would be partially visible above the tree canopy to the south west. Therefore, it is predicted the Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property.</li> <li>▪ Based on the proceeding analysis the level of impact on the visual amenity of the property would be considered Low.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ The in-addition cumulative effects would be restricted the two existing transmission developments (Inveraray – Crossaig and Taynuilt – Inveraray) and the Proposed Development itself. Given the extent of intervening vegetation, that includes woodland/ coniferous forestry the impact on visual amenity of the property, taking into consideration the in-addition cumulative effects would result in a rating of Low. It must be noted that this in-addition cumulative effect would be avoidable in certain views from the property (i.e., to the east and north east) and therefore the in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</li> <li>▪ This would increase when taking in-combination cumulative effects into account to <b>Moderate</b>, however this would only take place if the adjacent woodland/ riparian vegetation is removed/ felled, increasing the intervisibility between the Proposed Development, the in planning Ladyfield Wind Farm and the property. Therefore, if this adjacent vegetation is removed/ felled, the cumulative in-combination context alongside the Proposed Development could contribute to the partial enclosure of the property, particular to the north, north east and east. However, such a cumulative effect may be avoidable in some of the views from the properties (i.e., to the west) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA02 – Kilmun (Figure 6.6.4a-f, Annex A)</b>	
<b>Location</b>	<b>Visibility of Proposed Development</b>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.267965, longitude -05.104798): The property is situated upon the lower slopes of Creag Dhubh to the north west and the lower south western slopes of Carn Odhar, adjacent the Allt Criche watercourse at an overall elevation of 153 m AOD.</li> <li>▪ <u>Distance</u>: 322 m south west of the nearest OHL tower (Tower 29)</li> <li>▪ <u>Access to the Property</u>: Access is taken from a small private access track extending westerwards from the A819, this access track is shared with several other properties including High Balantyre, Sallachry West and Sallachry east</li> <li>▪ <u>Property Type</u>: 1.5 storey detached cottage</li> <li>▪ <u>Related Buildings</u>: There are three outbuildings associated with the property, all of which are situated to the south and west of the property, comprising two large polytunnels to the west and a large agricultural barn to the west.</li> <li>▪ Main Elevation: East</li> <li>▪ Front Garden: East</li> <li>▪ Rear Garden: South</li> <li>▪ Main amenity space: Rear garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property are open and expansive across the Glen Aray valley landscape, extending across a small front garden, semi-improved agricultural fields, woodland and coniferous forestry vegetation towards the upper slopes of Meall Reidh and the eastern side of the Glen Aray valley. The existing and operation Inveraray - Crossaig 275 kV Circuit is clearly visible in views from the main elevation as the line traverse the upper slopes/ summit of Meall Reidh.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property extent across a small back garden, uphill towards the associated agricultural barn building, before leading towards the recently felled coniferous forestry to the west. Given the sloping topography, views further west are not possible, with the skyline being clearly visible. It is anticipated that views from the rear elevation would be reduced in future as the newly planted coniferous plantations to the west would grow.</li> <li>▪ <u>Principal Views</u>: East/ South east</li> </ul>	<ul style="list-style-type: none"> <li>▪ Eight OHL towers would be theoretically visible across the valley landscape to the north, north east, east, south east and south of the property, However, it must be noted that actual intervisibility would be reduced due to the extent of localised screening afforded by the adjacent mature boundary vegetation to the north and south of the property.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be highly visible across the valley landscape to east and south east, with localised screening filtering views of to the north and south from the main elevation. Given, the relatively close proximity, scale and size of the towers, particularly to the east, The Proposed Development would form a new prominent element within the existing view.</li> <li>▪ From the main elevation of the property the Proposed Development would form a new highly visible element in views to the east and south east, however there would be some localised partial screening afforded by some deciduous trees immediately adjacent the front elevation, filtering views south eastwards, particularly of Tower 31.</li> <li>▪ Views from the rear elevation of the property would be unaffected by the Proposed Development, due to its orientation (west/ north west) facing away from the Proposed Development.</li> <li>▪ Given the lack of any notable intervening vegetation or topographical features, the Proposed Development would be highly viable across the entirety of the main access track when entering and exiting, due to the size, scale and relatively close proximity of the Proposed Development and the access track. Towers 30, 31, 32 and 33 would be most visible from this location.</li> <li>▪ If any/ when boundary/ garden vegetation is removed/ felled views would be similar to those presented in <b>Figure 6.6.4a- d, Annex A.</b></li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ From the main elevation of the property facing south east, the existing and operational Inveraray - Crossaig 275 kV Circuit is clearly visible across the upper slopes/ summit of Meall Reidh. The Proposed Development would be situated in front of the Inveraray - Crossaig 275 kV Circuit at a great size and scale, adding to the visual intrusion of transmission infrastructure within views south east.</li> <li>▪ The in planning An Carr Dhubh Wind Farm would be theoretically visible in views to the south west, however, given the extent of intervening vegetation, in particular the mature boundary vegetation to the south, actual views would be greatly reduced, limiting overall intervisibility.</li> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the landscape/ skyline to the north east of the property, occupying an elevated and prominent location within the view, skylining the majority of the turbines. There would be some screening/ filtering of some turbines afforded by the adjacent</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ Restricted Views: Views to the south and north are generally screened/ filtered by a series of intervening mature boundary trees, it is noted that intervisibility would increase during the winter months when the trees are no longer in leaf.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit is located 1.05 km south east of the property. The in planning wind energy schemes of Ladyfield and An Carr Dhubh are located 2.35 km north east and 3.13 km south west of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>mature boundary vegetation, however, if any of this material was removed, views would be similar to those presented in Figures 6.6.4b and 6.6.4c, Annex A. The Proposed Development would be seen within the same extent of the view, however at a lower elevation and partially backclothed by the surrounding landscape, reducing its prominence within the view.</p> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation and when accessing the property via the access track would be greatly affected by the Proposed Development, due to the lack of any notable intervening screening elements such as topography, woodland or coniferous forestry, allowing for extensive intervisibility, with some localised screening/ filtering of views by the adjacent mature boundary vegetation. It is anticipated that Towers 29, 30, 31 and 32 would be the most visible within views, with those more distant towers to the south and north west being afforded additional screening, preventing long range intervisibility. Therefore, it is predicted the Proposed Development would form a notable new element in main views and seen in close proximity to key locations at the property, resulting in considerable change to the quality and character of views from the property, and a corresponding lessening of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the properties within this group is considered Moderate</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ The in-addition cumulative effects would be limited to the two existing transmission developments (Inveraray – Crossaig and Taynuilt – Inveraray) and the Proposed Development itself. The impact on visual amenity of the property, taking into consideration the in-addition cumulative effects would result in a rating of Moderate. It must be noted that this in-addition cumulative effect would be avoidable in certain views from the property (i.e., to the west) and therefore the in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</li> <li>▪ However, this impact would increase with the inclusion of the in-combination cumulative scheme to High/ Moderate with such developments as Ladyfield Wind Farm, in part its size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself. It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the northeast and east. However, such a cumulative effects may be avoidable in some of the views from the properties (i.e., to the west) and may not be considered oppressive, overbearing or overwhelming. Consequently,</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
	there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.
<b>RVA03 – Linniegiltain (Figure 6.6.5a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.270466, longitude -05.087113): The property is situated upon the Glen Aray valley floor, to the east of the A819 transport corridor and west of the Glen Aray Waterfall, immediately adjacent the rear garden, at an overall elevation of 63.5 m AOD.</li> <li>▪ Distance: 760 m east of the nearest OHL tower (Tower 30)</li> <li>▪ <u>Access to the Property</u>: Access to the property is taken directly from the adjacent A819 transport link, via a small single track access driveway which leads to the main entrance of the property.</li> <li>▪ <u>Property Type</u>: 1.5 storey detached cottage</li> <li>▪ <u>Related Buildings</u>: There is a small garage outbuilding associated with the property, located immediately south.</li> <li>▪ Main Elevation: West</li> <li>▪ Front Garden: West</li> <li>▪ Rear Garden: East</li> <li>▪ <u>Main amenity space</u>: Rear/ side garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property extend across a small front garden, with longer range views to the west being restricted by the adjacent mature woodland/ riparian vegetation, preventing widescale intervisibility within the valley landscape. During the winter months it is predicted some intervisibility with the A819 transport corridor may be possible when the adjacent woodland/ riparian vegetation is void of leaves.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property, similar to those from the main elevation extent across a small rear garden, with longer range intervisibility within the valley landscape being restricted by the adjacent and extensive mature woodland/ riparian vegetation.</li> <li>▪ Principal Views: Westwards</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ One OHL tower would be theoretically visible across the skyline to the south west of the property, however, actual intervisibility would be restricted by the adjacent mature woodland/ riparian vegetation.</li> <li>▪ Predicted Views from Property</li> <li>▪ Due to the extent of intervening woodland and riparian vegetation to the north, west, south and east of the property, the Proposed Development would not be visible from the main and rear elevation, the rear and front gardens and from the driveway.</li> <li>▪ If any of the woodland/ riparian vegetation is felled/ removed then views would be similar to those presented in <b>Figures 6.6.5a-e, Annex A</b>.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ There is no visibility of other transmission or wind farm development from this property.</li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the rear and main elevations, front and rear gardens and main access track would not be affected by the Proposed Development, due to the adjacent mature woodland/ riparian vegetation, that would prevent any intervisibility. Therefore, whilst the Proposed Development would theoretically be visible from the property, field reconnaissance indicates that it would be screened by intervening structures, localised topographical features or permanent structural vegetation with the result that there would be no effects on the visual amenity of the property.</li> <li>▪ Based on the proceeding analysis the level of impact on the visual amenity of the property would be considered <b>None</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ The in-addition cumulative effects would be restricted the two existing transmission developments (Inveraray – Crossaig and Taynult – Inveraray) and the Proposed Development itself. Given the extent of intervening woodland vegetation, the impact on the visual amenity of the property would be <b>None</b>, however, if/ when any of this vegetation material is removed/ felled then the in-addition cumulative effects would increase to Low. It must be noted that this in-addition cumulative effect would be fully avoidable in views from the property, due to the extent of surrounding woodland vegetation and therefore the in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <b>Restricted Views:</b> Views extending the full 360 degrees around the property are all heavily restricted and contained by the adjacent mature woodland/ riparian vegetation.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ There is no visibility of other transmission or wind farm development from this property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</p> <ul style="list-style-type: none"> <li>▪ This would increase to <b>Low</b> with the inclusion of the in-combination cumulative developments, if the adjacent woodland/ riparian vegetation is removed/ felled, allowing for intervisibility between the Proposed Development, the in planning Ladyfield Wind Farm and the property. Therefore, if this adjacent vegetation is removed/ felled, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the north, northeast and northwest. However, such a cumulative effect may be avoidable in some of the views from the properties (i.e., to the west) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA04 – Stronmagachan House (Figure 6.6.6a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <b>Location</b> (Latitude 56.280603, longitude -05.098441): The property is located upon the lower slopes of Creag Dhubh to the south west and Cruach Mhor to the west upon an elevated position within the Glen Aray valley landscape, at an overall elevation of 118 m AOD.</li> <li>▪ <b>Distance:</b> 850 m north east of the nearest OHL tower (Tower 27)</li> <li>▪ <b>Access to the Property:</b> Access to the property is taken directly from the small driveway extending westwards from the A819 transport corridor, this track is shared with the Stronmagachan Accommodation property immediately adjacent the property.</li> <li>▪ <b>Property Type:</b> Two storey baronial detached house</li> <li>▪ <b>Related Buildings:</b> There are no associated outbuildings with this property.</li> <li>▪ <b>Main Elevation:</b> East/ south east</li> <li>▪ Front Garden: East</li> <li>▪ Rear Garden: West</li> <li>▪ Main amenity space: Front garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ Views from the Main Elevation: Views from the main elevation of the property are elevated and expansive, extending across the front garden and pond, across woodland/ riparian vegetation towards the gently rolling rough grass landcover of the adjacent side of the Glen Aray valley landscape. The upper slopes and forested summit</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Twenty-one towers would be theoretically visible across the landscape to the south west, west, north west and north of the property, however, given the extent of intervening woodland, mature boundary vegetation, actual intervisibility with the Proposed Development would be reduced, particularly to the south and north.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be visible across the skyline to the south west, west and north west of the property, however, it would not be visible from the main elevation, due to the orientation of the property facing east/ south east, away from the Proposed Development. Moreover, there would be limited intervisibility with the rear elevation of the property due to the extent of intervening mature boundary vegetation, with only a small number of gaps allowing for glimpsed/ filtered views towards the Proposed Development. However, if/ when this boundary vegetation is felled/ removed, views would be similar to those presented in <b>Figures 6.6.6a-f, Annex A.</b></li> <li>▪ The Proposed Development would be partially visible when entering the property via the private driveway, with around two towers being visible across the skyline to the west, with the upper extent of both towers emerging above adjacent topography, skylining them in views, however, these views would be fleeting and would quickly reduce to none within a relatively short distance.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ From the main elevation of the property facing south east, the existing and operational Inveraray - Crossaig 275 kV Circuit is clearly visible across the upper slopes/ summit of Meall Reidh. The Proposed Development is located to the west of the property, away from the existing Inveraray - Crossaig 275 kV Circuit, as such both would not be visible within the same view.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p>of Stuc Scardan form the main topographical element within the views east/ north eastwards.</p> <ul style="list-style-type: none"> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property extend across a small informal carpark area comprising a compressed hardcore surface towards the adjacent mature boundary trees, that prevent longer range intervisibility westwards. However, there are a small number of gaps within the mature tree vegetation, allowing for glimpsed/ filtered views westwards, but these are of small scale, leading to the lower slopes of Creag Dhubh and Cruach Mhor.</li> <li>▪ Principal Views: East/ South east</li> <li>▪ <u>Restricted Views</u>: Views to the south and north are generally screened/ filtered by a series of intervening mature boundary trees, it is noted that intervisibility would increase during the winter months when the trees are no longer in leaf.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit is located 2.37 km south/ south east of the property. The in planning Ladyfield Wind Farm is located 1.4 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the north east/ east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of views to the north east by the adjacent mature boundary vegetation, limiting some intervisibility to the north, however, those turbines situated in close promise to the north east would not be afforded such screening and would be highly visible from the main elevation of the property. It must be noted that if any of this mature boundary vegetation was removed, views would be similar to those presented in <b>Figures 6.6.6b and 6.6.6c, Annex A.</b></li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. The Proposed Development would form an inconspicuous element within views to the west and south west. There would be some intervisibility possible from the rear elevation and when entering the property via the private driveway, limited to only fleeting/ glimpsed views, reducing to none within a short distance.</li> <li>▪ Therefore, the Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property. Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Low</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ The in-addition cumulative effects would be limited to the Inveraray – Crossaig OHL and the Proposed Development. The existing Inveraray – Crossaig is visible across the hillside to the northeast of the property on the lower slopes of Creann Chreagan, and fully backclothed by the surrounding landcover/ topography, therefore it is anticipated the in-addition cumulative effect would be <b>Low</b>. The in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating (Low, not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west, northwest, north and northeast. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
	overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.
<b>RVA05 – Stronmagachan Accommodation (Figure 6.6.7a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.280352, longitude -05.099259): The property is situated upon a small, elevated perch on the lower slopes of Creag Dhubh to the southwest and Cruach Mhor to the west, at an overall elevation of 120.5 m AOD.</li> <li>▪ Distance: 825 km north east of the nearest OHL tower (Tower 27)</li> <li>▪ <u>Access to the Property</u>: Access to the property is taken directly from the small driveway extending westwards from the A819 transport corridor, this track is shared with Stronmagachan House property immediately adjacent the property.</li> <li>▪ <u>Property Type</u>: 1.75 storey detached renovated stable block</li> <li>▪ <u>Related Buildings</u>: There are no associated outbuildings with this property.</li> <li>▪ <u>Main Elevation</u>: North/ north east</li> <li>▪ Front Garden: North</li> <li>▪ <u>Rear Garden</u>: South/ south west</li> <li>▪ Main amenity space: Rear garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property are small in scale and extend across a small informal parking area towards the mature tree vegetation associated with Stronmagachan House to the north/ north east, preventing longer range views northwards.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property extend across a small rear garden, small access track and towards the lower grassed slopes and upper forested summit of the lower slopes of Creag Dhubh, preventing longer range intervisibility southwards from the property.</li> <li>▪ Principal Views: North/ north east</li> <li>▪ <u>Restricted Views</u>: Views to the north and north west are generally screened/ filtered by a series of intervening mature boundary trees, it is noted that intervisibility would increase during the winter months when the trees are no longer in leaf.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Twenty-one towers would be theoretically visible across the landscape to the south west, west, north west and north of the property, although, given the extent of intervening mature boundary vegetation associated with the adjacent Stronmagachan House, actual intervisibility with the Proposed Development would be reduced, particularly to the north.</li> <li>▪ Predicted Views from Property</li> <li>▪ The Proposed Development would visible across the skyline to the south west, west and north west of the property, however, it would not be visible from the main or rear elevation, due to a combination of intervening topography and mature boundary vegetation, preventing intervisibility between the two. However, if/ when this boundary vegetation is felled/ removed, views would be similar to those presented in Figures 6.6.7a-f, Annex A.</li> <li>▪ The Proposed Development would be partially visible when entering the property via the private driveway, with around two towers being visible across the skyline to the west, with the upper extent of both towers emerging above adjacent topography, skylining them in views, however, these views would be fleeting and would quickly reduce to none within a relatively short distance.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ From the eastern side of the property facing south east, the existing and operational Inveraray - Crossaig 275 kV Circuit is clearly visible across the upper slopes/ summit of Meall Reidh to the south east. The Proposed Development is located to the west of the property, away from the existing Inveraray - Crossaig 275 kV Circuit, as such both would not be visible within the same view.</li> <li>▪ The in planning Ladyfield Wind Farm scheme would be highly visible across the Glen Aray Valley to the north east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of views to the north east by the adjacent mature boundary vegetation, limiting some intervisibility to the north, however, those turbines situated in close promise to the north east would not be afforded such screening and would be highly visible from the main elevation of the property. It must be noted that if any of this mature boundary vegetation was removed, views would be similar to those presented in <b>Figures 6.6.7b and 6.6.7c, Annex A.</b></li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main and rear elevation would not be affected by the Proposed Development due a combination of topographical and mature boundary vegetation providing screening, particularly to the</li> </ul>



Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>The existing and operation Inveraray - Crossaig 275 kV Circuit is located 2.35 km south/ south east of the property. The in planning Ladyfield Wind Farm is located 1.41 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>north, north west and north east. The Proposed Development would form an inconspicuous element within views to the west and south west. There would be some intervisibility possible when entering the property via the private driveway, limited to only fleeting/ glimpsed views, reducing to none within a short distance.</p> <ul style="list-style-type: none"> <li>Therefore, the Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property. Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Low</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>The in-addition cumulative effects would be limited to the Inveraray – Crossaig OHL and the Proposed Development. The existing Inveraray – Crossaig is visible across the hillside to the northeast of the property on the lower slopes of Creann Chreagan, and fully backclothed by the surrounding landcover/ topography, therefore it is anticipated the in-addition cumulative effect would be Low. The in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</li> <li>This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Low (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west, northwest, north and northeast. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>Group03 – Drimfern and Drimfern Accommodation (Figure 6.6.8a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li><u>Location</u> (Latitude 56.284877, longitude -05.098285): This group of properties are located on the lower slopes of Creagan Mhartuin, Druim Ban and Bruim Breac, at an overall elevation of 119.1 m AOD.</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>Seventeen OHL towers would be theoretically visible across the landscape to the north, north east, north west, west and south west of the properties, traversing the upper western slopes of the Glen Aray valley. Screening would be afforded by a combination of intervening elements such as adjacent mature boundary vegetation and topography, particularly to the north and west. Those towers located immediately west/</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Distance</u>: 725 m south east of the nearest OHL tower (Tower 21)</li> <li>▪ <u>Access to the Property</u>: Access is taken from a small private access track extending westwards from the A819, this access track is shared with several other properties including West Drimfern and Druim Breac.</li> <li>▪ <u>Property Type</u>: The main property itself forms a single storey detached cottage, with the associated accommodation to the north west comprising a modified shipping container structure.</li> <li>▪ <u>Related Buildings</u>: There are no outbuildings associated with the property group</li> <li>▪ Main Elevation: South east</li> <li>▪ Front Garden: South east</li> <li>▪ Rear Garden: North west</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property group extent across a small rear and front garden, downhill across semi-improved pastoral land interspersed by woodland and shelterbelts, towards the eastern side of the Glen Aray valley landscape. The upper forested slopes and summit of Stuc Scardan forms the main topographical element within views eastwards. It should be noted, the newly constructed Inveraray - Crossaig 275 kV Circuit is clearly visible in oblique views south east.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property are small in scale, extending across a small rear garden, shared access road and semi-improved pastoral fields, towards the upper slopes of Creagan Mhartuin, Druim Ban and Bruim Breac, which all form key topographical elements within the view.</li> <li>▪ Principal Views: south east</li> <li>▪ <u>Restricted Views</u>: Views to the west of the property are partially screened/ filtered by intervening mature boundary vegetation.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit is located 3.34 km south east of the property. The in planning Ladyfield Wind farm is located 1.3 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p>	<p>north west would be most visible due to their size, scale and close proximity, however, some partial screening would be afforded on the lower extent of the towers by the intervening topography.</p> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would not be visible from the Main elevation of the property or when exiting the property heading eastwards, due to the orientation of the property facing east/ south east, away from the Proposed Development.</li> <li>▪ From the rear elevation and when approaching the property via the shared access track the Proposed Development would be partially visible emerging from the intervening topography of Druim Ban and Bruim Breac, both of which would screen the lower extent of each tower. Moreover, the Proposed Development would be fully backclothed by Creag na h-Iolaire and Cruach Mhor, reducing its visibility within views.</li> <li>▪ The Proposed Development would traverse upper western valley slopes in close proximity to the properties and as such would be visible, with some screening being afforded by the adjacent western boundary vegetation. It must be noted that when/ if this patch of woodland/ coniferous vegetation is felled/ removed, then views would be similar to those presented on <b>Figures 6.6.8d-e, Annex A.</b></li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ <u>Other Developments</u>: The existing and operational Inveraray - Crossaig 275 kV Circuit would be visible in views south east of the properties, as it traverses the upper slopes/ summit of Meall Reidh. The Proposed Development is located to the west of this property group. Away from the existing Inveraray - Crossaig 275 kV Circuit, as such both developments would not be visible within the same view.</li> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the north east of the properties, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary vegetation, limiting some intervisibility, however, those turbines situated in close promise to the north east would not be afforded such screening and would be highly visible in oblique views north eastwards from the main elevation of the property group. It must be noted that if any of this mature boundary vegetation was removed, views would be similar to those presented in <b>Figures 6.6.8b and 6.6.8c, Annex A.</b></li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. The Proposed Development would form an inconspicuous element within views to the west/ north west. There would be some intervisibility would be possible from the access track when entering the property heading south west/ west, reducing to none within a short distance. Therefore, the Proposed Development would form an inconspicuous element in</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>views from a small number of key locations and would have a negligible influence on the visual amenity of the property.</p> <ul style="list-style-type: none"> <li>Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Low</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>The in-addition cumulative effects would be limited to the Inveraray – Crossaig OHL and the Proposed Development. The existing Inveraray – Crossaig is visible across the hillside to the northeast of the property on the lower slopes of Creann Chreagan, and fully backclothed by the surrounding landcover/ topography, therefore it is anticipated the in-addition cumulative effect would be <b>Low</b>. The in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</li> <li>This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Low (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west, northwest and east. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<p><b>Group04 – West Drimfern and Druim Breac (Figure 6.6.9a-f, Annex A)</b></p>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li><u>Location</u> (Latitude 56.285458, longitude -05.100363): Both properties are situated upon an elevated position within the western extent of the Glen Aray valley landscape, on the lower slopes of Creagan Mhartuin, Druim Ban and Bruim Breac, at an overall elevation of 132.6 m AOD.</li> <li><u>Distance</u>: 540 m east/ south east of the nearest OHL tower (Tower 22)</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>Seven OHL towers would be theoretically visible across the landscape to the west, south west and south of the properties, traversing the upper western slopes of the Glen Aray valley. Screening would be afforded by a combination of intervening elements such as the adjacent topography, particularly to the west. Those towers located immediately west/ would be most visible due to their size, scale and close proximity, however, some partial screening would be afforded on the lower extent of the towers by the intervening topography.</li> <li>Predicted Views from Property</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Access to the Property</u>: Access is taken from a small private access track extending westwards from the A819, this access track is shared with several other properties including both properties at Drimfern and Druim Breac.</li> <li>▪ <u>Property Type</u>: The properties comprise 1.5 storey detached dwellings</li> <li>▪ <u>Related Buildings</u>: There are a small number of outbuildings located to the west of each property and comprise a small garage, log shed and workshop.</li> <li>▪ Main Elevation: South east</li> <li>▪ Front Garden: South east</li> <li>▪ Rear Garden: North west</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the properties are open and expansive, extending across the Glen Aray valley landscape. Views comprise a small front garden, extending downhill across semi-improved grassland interspersed by woodland and shelterbelts, towards the east side of Glen Aray, with the upper forested slopes and summit of Stuc Scardan forming the main topographical element within oblique views eastwards. It should be noted, the newly constructed Inveraray - Crossaig 275 kV Circuit is clearly visible in views to the south east and oblique views south.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the properties extend across a small rear garden, rough grazing grassland towards the upper slopes of Creagan Mhartuin, Druim Ban and Bruim Breac, which all form key topographical elements within the view.</li> <li>▪ Principal Views: south east</li> <li>▪ <u>Restricted Views</u>: Views to the north west are partially screened by the intervening topography of Creagan Mhartuin, Druim Ban and Bruim Breac.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit is located 3.45 km south east of the property. The in planning Ladyfield Wind Farm is located 1.32 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p>	<ul style="list-style-type: none"> <li>▪ Views from the main elevation of the properties would not be affected by the Proposed Development, due to their orientation facing east/ south east, away from the Proposed Development.</li> <li>▪ Views from the rear elevation and when approaching the property via the shared access track, the Proposed Development would be partially visible extending above the intervening topography of both of which would screen the lower extent of each tower. Therefore, it is predicted the Proposed Development would form a new focal point within views to the west/ south west, albeit fully backclothed by Creag na h-lolaire and Cruach Mhor, reducing its visibility within views.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operational Inveraray - Crossaig 275 kV Circuit would be visible in views south east of the properties, as it traverses the upper slopes/ summit of Meall Reidh. The Proposed Development is located to the west of this property group. Away from the existing Inveraray - Crossaig 275 kV Circuit, as such both developments would not be visible within the same view.</li> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the north east of the properties, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary vegetation, particularly at the West Drimfern property, limiting some intervisibility, however, those turbines situated in close promise to the north east would not be afforded such screening and would be highly visible in oblique views north eastwards from the main elevation of the property group, and in particular oblique views from the Druim Breac property. It must be noted that if any of this mature boundary vegetation was removed, views would be similar to those presented in <b>Figures 6.6.9b and 6.6.9c, Annex A.</b></li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the development. The Proposed Development would form an inconspicuous element within views to the west/ south west. There would be some intervisibility possible from the access track when entering the property heading north west/ west, reducing to none within a short distance. Therefore, the Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Low.</b></li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ The in-addition cumulative effects would be limited to the Inveraray – Crossaig OHL and the Proposed Development. The existing Inveraray – Crossaig is visible across the hillside to the north east of the</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>property on the lower slopes of Creann Chreagan, and fully backclothed by the surrounding landcover/ topography, therefore it is anticipated the in-addition cumulative effect would be <b>Low</b>. The in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</p> <ul style="list-style-type: none"> <li>This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Low (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west, northwest and east. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA06 – South Tullich (Figure 6.6.10a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li><u>Location</u> (Latitude 56.292535, longitude -05.095792): The property is located along the north eastern lower slopes of Creag na h-lolaire, elevated above the valley landscape to the west of the A819 transport corridor, at an overall elevation of 144.9 m AOD.</li> <li><u>Distance</u>: 360 m south east of the nearest OHL tower (Tower 18).</li> <li><u>Access to the Property</u>: Access is taken from a small private access track extending westwards from the A819.</li> <li><u>Property Type</u>: The property comprise a 1.5 storey detached dwelling.</li> <li><u>Related Buildings</u>: There are a small number of outbuildings located to north and east of the property and comprise a small garage, garage port and a small greenhouse.</li> <li>Main Elevation: South east</li> <li>Front Garden: South east</li> <li>Rear Garden: North west</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>Twenty-one OHL towers would be theoretically visible across the Glen Aray valley to the north, north east, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the northeast and south west. Those towers to the south west, west and northwest would be most visible due to their size, scale and relatively close proximity to the property, albeit with full backclothing taking place immediately west of the property.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>Views from the main elevation of the properties would not be affected by the Proposed Development, due to its orientation facing south east, away from the Proposed Development.</li> <li>Views from the rear elevation and when approaching the property via the shared access track, the Proposed Development would be highly visible extending across the lower slopes of Creag na h-lolaire in relatively close proximity. Tower 17 – 20 would be the most prominent within views west/ north west, due to the lack of any notable screening such as woodland or coniferous forestry vegetation.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property extends across a small front garden, downhill across semi-improved grassland, with the existing Taynuilt to Inveraray 132 kV OHL forming a key element within the middle ground view, before leading the eye towards the forested/ wooded slopes and summit of Stuc Scardan, which forms the main topographical feature within the view. It should be noted, the newly constructed Inveraray - Crossaig 275 kV Circuit is clearly visible in views to the south east and oblique views south/ south east.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property extend across a small patch of semi-improved grassland used for pastoral grazing, before leading uphill towards the upper slopes/ summit of Creag na h-lolaire, forming the main element within the view.</li> <li>▪ Principal Views: south east</li> <li>▪ <u>Restricted Views</u>: Views from this property, given its elevated position are open and extend across the Glen Aray landscape, however, some localised screening is present towards to the east and west of the property.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operation Inveraray - Crossaig 275 kV Circuit is located 4.05 km south east of the property. The in planning Ladyfield Wind Farm is located 1.5 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Proposed Development would be visible when approaching the property via the private driveway extending from the A819 to the east, elevated above the property on the lower slopes of Creag na h-lolaire.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The existing and operational Inveraray - Crossaig 275 kV Circuit would be visible in views south east of the property, as it traverses the upper slopes/ summit of Meall Reidh. The Proposed Development is located to the west of this property group. Away from the existing Inveraray - Crossaig 275 kV Circuit, as such both developments would not be visible within the same view.</li> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east/ north east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary vegetation, limiting some intervisibility, however, those turbines situated in close proximity to the east would not be afforded such screening and would be highly visible in oblique views north eastwards from the main elevation of the property. It must be noted that if any of this mature boundary vegetation was removed, views would be similar to those presented in <b>Figures 6.6.10b and 6.6.10c, Annex A.</b></li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the development. However, the development would be highly visible in close proximity to the property in views from the rear elevation, back garden and when approaching the property via the private driveway.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Moderate.</b></li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ The in-addition cumulative effects would be limited to the Inveraray – Crossaig OHL and the Proposed Development. The existing Inveraray – Crossaig is visible across the hillside to the northeast of the property on the lower slopes of Creann Chreagan, and fully backclothed by the surrounding landcover/ topography, therefore it is anticipated the in-addition cumulative effect would be <b>Moderate.</b> The in-addition cumulative effect may not be considered to be oppressive, overbearing or overwhelming. Therefore, there would be no effects taking including the Proposed Development, existing and consented developments that could be described as overbearing as such to render the property an unattractive place to live.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
	<p>slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the north, northeast and east. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</p>
<p><b>RVA07 – Ladyfield (Figure 6.6.11a-f, Annex A)</b></p>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.294352, longitude -05.087114): The property is located upon the lower slopes of Stuc Scardan to the east, north of Allt a' Mhadaidh, at an overall elevation of 106.6 m AOD.</li> <li>▪ <u>Distance</u>: 650 m east of the nearest OHL tower (Tower 16)</li> <li>▪ <u>Access to the Property</u>: Access is taken from a small private access track extending eastwards from the A819, which is shared with the two new build properties to be built within the property boundary.</li> <li>▪ <u>Property Type</u>: The property comprise a single storey detached cottage</li> <li>▪ <u>Related Buildings</u>: There are a small number of outbuildings located to north and west of the property and comprise two static caravans, one of which is used for temporary accommodation and the other temporary storage of household furniture.</li> <li>▪ Main Elevation: West</li> <li>▪ Front Garden: West</li> <li>▪ Rear Garden: East</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation are open and expansive, encompassing the western extent of the Glen Aray valley landscape. Views extend across the front garden, the A819 transport corridor and roadside vegetation, up the semi-improved pastoral lower slopes and summit of Creag na h-lolaire, which</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Twenty-six OHL towers would be theoretically visible across the Glen Aray valley to the north, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the west. Those towers to the west and north west would be most visible due to their size, scale and relatively close proximity to the property, albeit fully backclothed by the upper slopes/ summit of Stuc Scardan.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be highly visible from the main elevation of the property facing west, albeit it towers would be full backclothed by the lower slopes of Creag na h-lolaire. Moreover, some localised screening would filter some intervisibility with those more distant towers to the south west, however, it must be noted that this screening comprises deciduous trees, which would allow for greater intervisibility during the winter months.</li> <li>▪ Views from the rear elevation of the property would be unaffected by the Proposed Development, due to its orientation (east), facing away from the Proposed Development.</li> <li>▪ The Proposed Development would be highly visible when entering/ exiting the property via the private access track, in views westwards. The Proposed Development would be introducing man-made elements onto the lower slopes of Creag na h-lolaire, which is void of any such elements at present.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary/ riparian vegetation, limiting some intervisibility, however, those turbines situated in close proximity to the east would not be afforded such screening and would be highly visible from the main</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p>forms the main topographical feature within the view. It should be noted, the existing Taynuilt to Inveraray 132 kV overhead line is clearly visible in views to the west.</p> <ul style="list-style-type: none"> <li>▪ <b>Views out from the Rear Garden/ Rear Windows:</b> Views from the rear elevation of the property are smaller in scale, extending across the rear garden, a small stream, riparian vegetation, towards the forested lower, upper and summit of Stuc Scardan.</li> <li>▪ Principal Views: West</li> <li>▪ <b>Restricted Views:</b> There would be some localised screening provided immediately west of the main elevation, however this vegetation is deciduous in nature and its screening effect would reduce during winter months.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The Ladyfield Wind Farm is located 1 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>elevation and access road to the property. It must be noted that if any of this mature boundary/ riparian vegetation was removed, views would be similar to those presented in <b>Figures 6.6.11b and 6.6.11c, Annex A.</b></p> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the rear elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. However, the development would be highly visible in close proximity to the property in views from the main elevation, front garden and when approaching the property via the private driveway. Therefore, the Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Moderate.</b></li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ There would be no in-addition cumulative effects associated within this property.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west and east. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA08 – Ladyfield New Build 1 (Figure 6.6.11a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <b>Location</b> (Latitude 56.294431, longitude -05.086784): The property is located upon the lower slopes of Stuc Scardan to the east, north of Allt a' Mhadaidh, at an overall elevation of 107.2 m AOD.</li> <li>▪ <b>Distance:</b> 652 m east of the nearest OHL tower (Tower 16).</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Twenty-six OHL towers would be theoretically visible across the Glen Aray valley to the north, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the west. Those towers to the west and north west would be most visible due to their size, scale and relatively close proximity to the property, albeit fully backclothed by the upper slopes/ summit of Stuc Scardan.</li> </ul>



Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Access to the Property:</u> Access is taken from a small private access track extending eastwards from the A819, which is shared with Ladyfield and one of the other new build properties.</li> <li>▪ <u>Property Type:</u> The property comprises a 1.75 storey building.</li> <li>▪ <u>Related Buildings:</u> There are a small number of outbuildings located to north and west of the property and comprise two static caravans, one of which is used for temporary accommodation and the other temporary storage of household furniture.</li> <li>▪ Main Elevation: North</li> <li>▪ Front Garden: North</li> <li>▪ Rear Garden: South</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation:</u> Views from the main elevation of the property are medium in scale and extend across the Glen Aray landscape, with the channelling of the view towards the north, where longer range intervisibility is not possible, due to the intervening coniferous forestry. Views northwards extend across semi-improved grazing fields, boundary vegetation, woodland and coniferous forestry towards to lower north eastern slopes of Creag na h-lolaire, which encloses the view further. The existing Taynuilt to Inveraray 132 kV OHL is clearly visible in oblique views north west.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows:</u> Views to the rear of the property extend across a small rear garden/ courtyard, across rough grassland, riparian vegetation towards the forested lower slopes of Stuc Scardan, which all limited any longer intervisibility southwards.</li> <li>▪ Principal Views: North</li> <li>▪ <u>Restricted Views:</u> There would be some localised screening provided immediately west of the main elevation, however this vegetation is deciduous in nature and its screening effect would reduce during winter months.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm is located 995 m east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be partially visible in oblique views from the main elevation of the property when facing northwards, with the development being visible across the western extent of the Glen Aray valley, albeit it fully backclothed by the lower north eastern slopes of Creag na h-lolaire. However, the Proposed Development would only represent a small section of the view and be contained to north western most extent of the view, with the main focal point being the northernmost point of the Glen Aray Valley.</li> <li>▪ Views from the rear elevation of the property would be unaffected by the Proposed Development, due to its orientation (east), facing away from the development. Moreover, screening afforded by the adjacent Ladyfield property would further restrict any possible intervisibility, even in oblique views.</li> <li>▪ The Proposed Development would be highly visible when entering/ exiting the property via the private access track, in views westwards. The Proposed Development would be introducing man-made elements onto the lower slopes of Creag na h-lolaire, which is void of any such elements at present.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary/ riparian vegetation, limiting some intervisibility, however, those turbines situated in close proximity to the east would not be afforded such screening and would be highly visible from the side of the property and access road to the property. It must be noted that if any of this mature boundary/ riparian vegetation was removed, views would be similar to those presented in <b>Figures 6.6.11b and 6.6.11c, Annex A.</b></li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the rear elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. However, the Proposed Development would be partially visible in close proximity to the property in oblique north western views from the main elevation, front garden and when approaching the property via the private driveway. Therefore, the Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Moderate.</b></li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
	<ul style="list-style-type: none"> <li>▪ There would be no in-addition cumulative effects associated within this property.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west and east. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA09 – Ladyfield New Build 2 (Figure 6.6.11a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.294206, longitude -05.087382): The property is located upon the lower slopes of Stuc Scardan to the east, north of Allt a' Mhadaidh, at an overall elevation of 106 m AOD.</li> <li>▪ <u>Distance</u>: 647 m east of the nearest OHL tower (Tower 16).</li> <li>▪ <u>Access to the Property</u>: Access is taken from a small private access track extending eastwards from the A819, which is shared with Ladyfield and Ladyfield new Build 1.</li> <li>▪ <u>Property Type</u>: The property comprises a 1.75 storey building.</li> <li>▪ <u>Related Buildings</u>: There are a small number of outbuildings located to north and west of the property and comprise two static caravans, one of which is used for temporary accommodation and the other temporary storage of household furniture.</li> <li>▪ Main Elevation: South east</li> <li>▪ Front Garden: South east</li> <li>▪ Rear Garden: North west</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property are smaller in scale, extending across the rear garden, a small stream, riparian vegetation, towards the forested lower, upper and summit of Stuc Scardan.</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Twenty-six OHL towers would be theoretically visible across the Glen Aray valley to the north, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the west. Those towers to the west and north west would be most visible due to their size, scale and relatively close proximity to the property, albeit fully backclothed by the upper slopes/ summit of Stuc Scardan.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ The Proposed Development would be highly visible from the rear elevation of the property facing west, albeit it towers would be full backclothed by the lower slopes of Creag na h-lolaire. Moreover, some localised screening would filter some intervisibility with those more distant towers to the south west, however, it must be noted that this screening comprises deciduous trees, which would allow for greater intervisibility during the winter months.</li> <li>▪ Views from the main elevation of the property would be unaffected by the Proposed Development, due to its orientation (east), facing away from the Proposed Development.</li> <li>▪ The Proposed Development would be highly visible when entering/ exiting the property via the private access track, in views westwards. The Proposed Development would be introducing man-made elements onto the lower slopes of Creag na h-lolaire, which is void of any such elements at present.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Views out from the Rear Garden/ Rear Windows:</u> Views from the rear elevation are open and expansive, encompassing the western extent of the Glen Aray valley landscape. Views extend across the front garden, the A819 transport corridor and roadside vegetation, up the semi-improved pastoral lower slopes and summit of Creag na h-lolaire, which forms the main topographical feature within the view. It should be noted, the existing Taynuilt to Inveraray 132 kV overhead line is clearly visible in views to the west.</li> <li>▪ Principal Views: North west</li> <li>▪ <u>Restricted Views:</u> There would be some localised screening provided immediately west of the rear elevation, however this vegetation is deciduous in nature and its screening effect would reduce during winter months.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm is located 1.01 km east/ north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<p>There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary/ riparian vegetation, limiting some intervisibility, however, those turbines situated in close proximity to the east would not be afforded such screening and would be highly visible from the rear elevation and access road to the property. It must be noted that if any of this mature boundary/ riparian vegetation was removed, views would be similar to those presented in <b>Figures 6.6.11b and 6.6.11c, Annex A.</b></p> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. However, the Proposed Development would be highly visible in close proximity to the property in views from the rear elevation, rear garden and when approaching the property via the private driveway. Therefore, the Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Moderate.</b></li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ There would be no in-addition cumulative effects associated within this property.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the west and east. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA10 – North Tullich Farmhouse (Figure 6.6.12a-f, Annex A)</b>	
<b>Location</b>	<b>Visibility of Proposed Development</b>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.298482, longitude -05.089816): The property is located upon the north-eastern slopes of Creag na h-lolaire and the south eastern slopes of Creag nam Fitheach, west of the River Aray, at an overall elevation of 122 m AOD.</li> <li>▪ <u>Distance</u>: 220 m east of the nearest OHL tower (Tower 16)</li> <li>▪ <u>Access to the Property</u>: Access to the property is taken from the A819 extending westwards via a small steep private driveway.</li> <li>▪ <u>Property Type</u>: The property comprises a 1.5 storey building</li> <li>▪ <u>Related Buildings</u>: There are a small number of outbuildings located to the west of the property and comprises kennels, workshops and a garage.</li> <li>▪ <u>Main Elevation</u>: East/ north east</li> <li>▪ <u>Front Garden</u>: East/ north east</li> <li>▪ <u>Rear Garden</u>: West/ north west</li> <li>▪ Main amenity space: Front Garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property are small in scale, and extend across the front garden, A819 transport corridor, above roadside vegetation, towards the forested lower and upper slopes of Stuc Stardan, which forms the main topographical element within the view east.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear of the property are heavily restricted by the adjacent properties of Kennel's Cottage and The Byre. The view extends across a central courtyard used for parking, towards The Byre property, with the upper slopes and summit of Creag na h-lolaire being the main focal point within the view. It should be noted, the existing Taynuilt to Inveraray 132 kV overhead line is clearly visible in views to the west.</li> <li>▪ <u>Principal Views</u>: East/ north east</li> <li>▪ <u>Restricted Views</u>: Views to the north and south of the property are all heavily restricted by the adjacent mature boundary vegetation, however, it must be noted that this vegetation is deciduous in nature and as such intervisibility would reduce during winter months.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm is located 880 m north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p>	<ul style="list-style-type: none"> <li>▪ Twenty-one OHL towers would be theoretically visible across the Glen Aray valley to the north, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the north and south. Those towers to the west and north west would be most visible due to their size, scale and relatively close proximity to the property, albeit fully backclothed by the upper slopes/ summit of Stuc Scardan.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would be unaffected by the Proposed Development, due to its orientation (east/ north east, facing away from the Proposed Development).</li> <li>▪ The Proposed Development would be partially visible from the upper extent of the property from the rear elevation, with a handful of towers directly to the west being visible above the Byre's property, along the lower slopes of Creag na h-lolaire. Screening of the Proposed Development would be afforded by the adjacent mature boundary vegetation to the south and north of the property. It must be noted that if/ when any of this vegetation is removed/ felled views would be similar to those presented within <b>Figures 6.6.12b, d and e, Annex A</b>.</li> <li>▪ The Proposed Development would be partially visible when exiting/ entering the property from the main access driveway in views looking south, in between the tree trunks of the mature vegetation, with intervisibility reducing as the track gains in elevation in close proximity to the property.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary/ riparian vegetation, limiting some intervisibility, however, those turbines situated in close proximity to the east would not be afforded such screening and would be highly visible from the rear elevation of the property.</li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. However, the Proposed Development would be highly visible in close proximity to the property in views from the rear elevation, rear garden and when entering/ exiting the property via a short section of the private driveway. Therefore, the Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Moderate</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ There would be no in-addition cumulative effects associated within this property.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partially enclosure of the property, particular to the east and west. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA11 – Kennel’s Cottage (Figure 6.6.12a-f, Annex A)</b>	
<p><b>Location</b></p> <ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.298481, longitude -05.090126): The property is located upon the north eastern slopes of Creag na h-lolaire and the south eastern slopes of Creag nam Fitheach, west of the River Aray, at an overall elevation of 123.8 m AOD.</li> <li>▪ <u>Distance</u>: 215 m east of the nearest OHL tower (Tower 16)</li> <li>▪ <u>Access to the Property</u>: Access to the property is taken from the A819 extending westwards via a small steep private driveway, this driveway is shared between North Tullich and The Byre properties.</li> <li>▪ <u>Property Type</u>: The property comprises a single storey detached cottage.</li> <li>▪ <u>Related Buildings</u>: There are a small number of outbuildings located to the west of the property and comprises kennels, workshops and a garage.</li> <li>▪ Main Elevation: North east</li> <li>▪ Front Garden: North east</li> <li>▪ Rear Garden: South west</li> <li>▪ Main amenity space: Front Garden</li> </ul>	<p><b>Visibility of Proposed Development</b></p> <ul style="list-style-type: none"> <li>▪ Twenty-one OHL towers would be theoretically visible across the Glen Aray valley to the north, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the north and south. Those towers to the west and north west would be most visible due to their size, scale and relatively close proximity to the property, albeit fully backclothed by the upper slopes/ summit of Stuc Scardan.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would be unaffected by the Proposed Development, due to the extent of intervening mature boundary vegetation located immediately adjacent to the north.</li> <li>▪ The Proposed Development would be partially visible in oblique views from the rear elevation of the property, with a handful of towers directly to the south west, along the lower slopes of Creag na h-lolaire. Screening of the Proposed Development would be afforded by the adjacent mature boundary vegetation to the south of the property. It must be noted that if/ when any of this vegetation is removed/ felled views would be similar to those presented within <b>Figures 6.6.12b, d and e, Annex A</b>.</li> </ul>

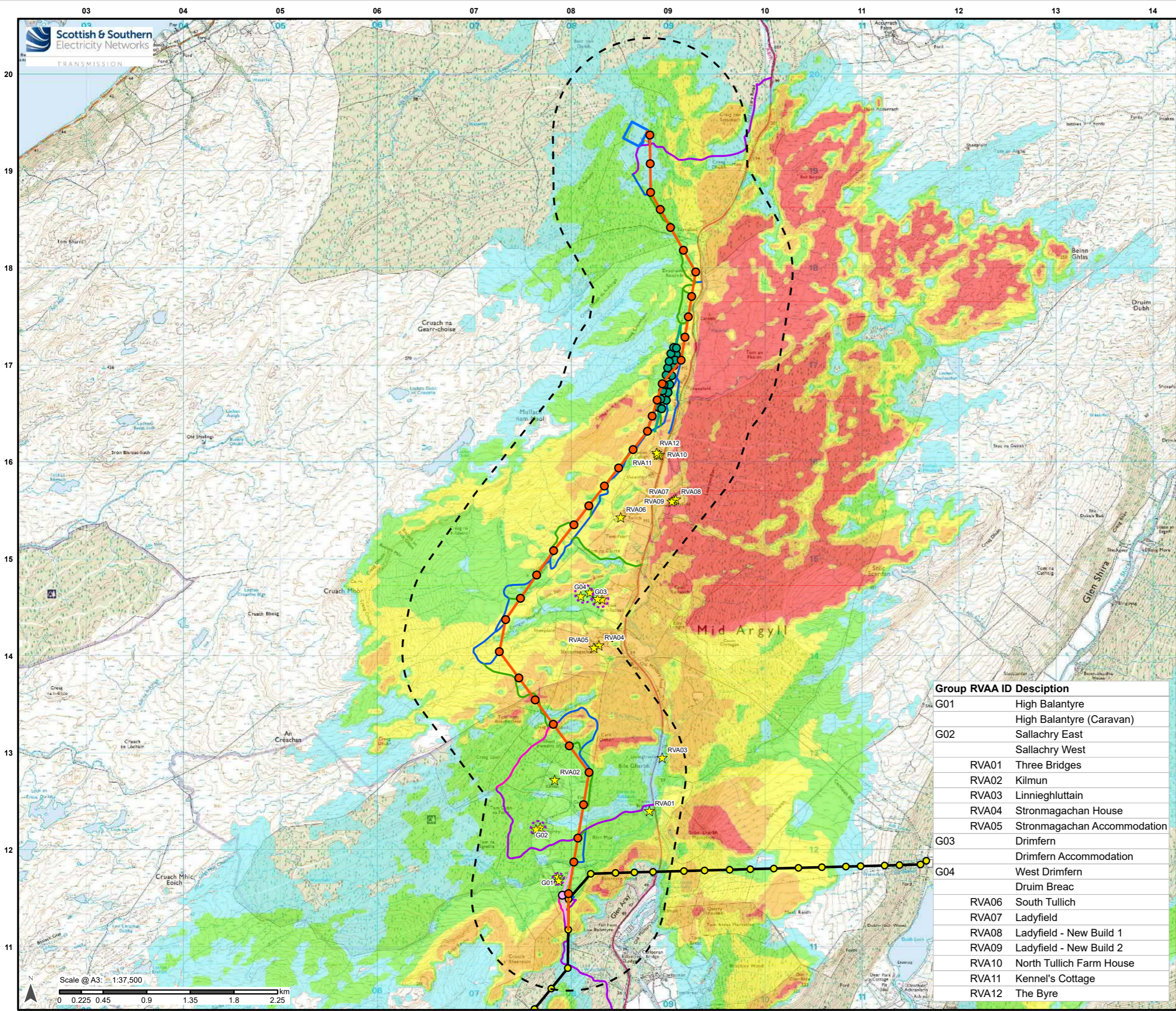
Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation:</u> Views from the main elevation of the property are small in scale, extending across a small courtyard that is used for vehicular parking, towards mature boundary vegetation, which prevents longer range views north east/north. The lower slopes of Creag na h-lolaire form the main topographical feature within oblique views to the north west.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows:</u> Views from the rear of the property are heavily restricted by the adjacent mature boundary vegetation, however, some gaps within the vegetation will allow longer range views southwards towards the South Tullich property and the lower and upper slopes of Creag na h-lolaire. It should be noted, the existing Taynuilt to Inveraray 132 kV overhead line is clearly visible in views to the west/ south west, however, actual views would be glimpsed.</li> <li>▪ Principal Views: North east</li> <li>▪ <u>Restricted Views:</u> Views to the south, east and north of the property are all partially restricted/ screened by the adjacent mature boundary vegetation; however, it must be noted that this vegetation is deciduous in nature and as such intervisibility would reduce during winter months.</li> </ul> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm is located 885 m north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>▪ Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Proposed Development would be partially visible when exiting/ entering the property from the main access driveway in views looking south, in between the tree trunks of the mature vegetation, with intervisibility reducing as the track gains in elevation in close proximity to the property.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary/ riparian vegetation, limiting some intervisibility.</li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to the extent of the mature boundary vegetation located to the north of the property along the property boundary. However, the Proposed Development would be partially visible in close proximity to the property in oblique views from the rear elevation, rear garden and when entering/ exiting the property via a short section of the private driveway. Therefore, The Proposed Development would form an inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property.</li> <li>▪ Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Low</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ There would be no in-addition cumulative effects associated within this property.</li> <li>▪ This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Low (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partially enclosure of the property, particular to the east and west. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>
<b>RVA12 – The Byre (Shown in Figure 6.6.12a-f, Annex A)</b>	
<b>Location</b>	<b>Visibility of Proposed Development</b>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<ul style="list-style-type: none"> <li>▪ <u>Location</u> (Latitude 56.298656, longitude -05.090271): The property is located upon the north eastern slopes of Creag na h-lolaire and the south eastern slopes of Creag nam Fitheach, west of the River Aray, at an overall elevation of 125.5 m AOD.</li> <li>▪ <u>Distance</u>: 210 m east of the nearest OHL tower (Tower 16).</li> <li>▪ <u>Access to the Property</u>: Access to the property is taken from the A819 extending westwards via a small steep private driveway, this driveway is shared between North Tullich and the Kennal's Cottage properties.</li> <li>▪ <u>Property Type</u>: The property comprises a 1.5 storey detached cottage</li> <li>▪ <u>Related Buildings</u>: There are a small number of outbuildings located to the west of the property and comprises kennels, workshops and a garage.</li> <li>▪ Main Elevation: South east</li> <li>▪ Front Garden: South east</li> <li>▪ Rear Garden: North west</li> <li>▪ Main amenity space: Rear garden</li> </ul> <p><b>Existing Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ <u>Views from the Main Elevation</u>: Views from the main elevation of the property extent across a small courtyard that is used for vehicular parking, towards the North Tullich property, which partially screens views south east. Views further south east comprise roadside vegetation, towards the forested lower and upper slopes of Stuc Scardan, which forms the main topographical element within the view east/ south east.</li> <li>▪ Views from the main elevation of the property are small in scale, extending across a small courtyard that is used for vehicular parking, towards mature boundary vegetation, which prevents longer range views north east/ north. The lower slopes of Creag na h-lolaire form the main topographical feature within oblique views to the north west.</li> <li>▪ <u>Views out from the Rear Garden/ Rear Windows</u>: Views from the rear elevation of the property extends across a small rear garden, semi-improved pastoral grazing fields, towards the upper slopes and summit of Creag na h-lolaire, which forms the main focal point within the view. It should be noted, the existing Taynuilt to Inveraray 132 kV overhead line is clearly visible in views to the west/ north west.</li> <li>▪ Principal Views: Northwest</li> <li>▪ <u>Restricted Views</u>: Views to the north and south of the property are all heavily restricted by the adjacent mature boundary vegetation, however, it must be noted</li> </ul>	<ul style="list-style-type: none"> <li>▪ Twenty-one OHL towers would be theoretically visible across the Glen Aray valley to the north, north west, west, south west and south, traversing the upper wester side of the Glen Aray valley. Screening/ filtering of views would be afforded by the adjacent mature boundary vegetation, particularly to the north and south. Those towers to the west and northwest would be most visible due to their size, scale and relatively close proximity to the property, albeit fully backclothed by the upper slopes/ summit of Stuc Scardan.</li> </ul> <p><b>Predicted Views from Property</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would be unaffected by the Proposed Development, due to its orientation (east/ north east, facing away from the Proposed Development).</li> <li>▪ The Proposed Development would be highly visible from the upper extent of the property from the rear elevation, with those towers located to the west being the most prominent due to their size, scale and close proximity, along the lower slopes of Creag na h-lolaire. Screening of the Proposed Development would be afforded by the adjacent mature boundary vegetation to the south and north of the property. It must be noted that if/ when any of this vegetation is removed/ felled views would be similar to those presented within <b>Figures 6.6.12b, d and e, Annex A</b>.</li> <li>▪ The Proposed Development would be partially visible when exiting/ entering the property from the main access driveway in views looking south, in between the tree trunks of the mature vegetation, with intervisibility reducing as the track gains in elevation in close proximity to the property.</li> </ul> <p><b>Predicted Cumulative Visibility</b></p> <ul style="list-style-type: none"> <li>▪ The in planning Ladyfield Wind Farm would be highly visible across the Glen Aray Valley to the east of the property, occupying an elevated and prominent position upon the summit/ upper slopes of Stuc Scardan. There would be some screening/ filtering of oblique views to the north east by the adjacent mature boundary/ riparian vegetation, limiting some intervisibility, however, those turbines situated in close proximity to the east would not be afforded such screening and would be highly visible from the rear elevation of the property.</li> </ul> <p><b>Assessment of Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Views from the main elevation of the property would not be affected by the Proposed Development due to its orientation facing away from the Proposed Development. However, the development would be highly visible in close proximity to the property in views from the rear elevation, rear garden and when entering/ exiting the property via a short section of the private driveway. Therefore, the Proposed Development would form a notable or even prominent element in views from a number of key locations at the property, resulting in notable change to the quality and character of a number of views from the property, and corresponding loss of visual amenity. However, such impacts would not be oppressive, overbearing or overwhelming.</li> </ul>

Stage 2: Survey of Property	Stage 3: Assessment of Impact on Visual Amenity of Properties
<p>that this vegetation is deciduous in nature and as such intervisibility would reduce during winter months.</p> <p><b>Proximity to Cumulative Developments</b></p> <ul style="list-style-type: none"> <li>The in planning Ladyfield Wind Farm is located 890 m north east of the property.</li> </ul> <p><b>Field Survey Assessment Location</b></p> <ul style="list-style-type: none"> <li>Aerial photography, OS mapping and a series of locations in close proximity to the property and at a series of spots along the main access track.</li> </ul>	<ul style="list-style-type: none"> <li>Based on the preceding analysis the level of impact on the visual amenity of the property is considered <b>Moderate</b>.</li> </ul> <p><b>Assessment of Cumulative Impact on Visual Amenity</b></p> <ul style="list-style-type: none"> <li>There would be no in-addition cumulative effects associated within this property.</li> <li>This would increase to <b>High/ Moderate</b> with the inclusion of the in-combination cumulative development of Ladyfield Wind Farm, given its overall size, scale and relatively close proximity on the summit/ upper slopes of Stuc Scardfan. It must be noted that this high magnitude is related to the in-combination cumulative development, opposed to the Proposed Development itself, which has a lower rating of Moderate (not significant). It is anticipated, that if the Ladyfield Wind Farm were to obtain planning permission, the size, scale and number of turbines would be substantially reduced. Therefore, the cumulative context alongside the Proposed Development contribute to the partial enclosure of the property, particular to the east and west. However, such a cumulative effect may be avoidable in some of the views from the property (i.e., to the south) and may not be considered oppressive, overbearing or overwhelming. Consequently, there would be no effects that could be described as overbearing such as to render the property an unattractive place to live.</li> </ul>



## ANNEX A - Figures



- ### Legend
- Proposed Alignment Towers
  - Proposed Alignment
  - Inveraray - Crossaig Towers
  - Inveraray - Crossaig OHL
  - Proposed Creag Dhubh Substation (Separate Application)
  - - - 1 km Study Area
  - ⋄ Assessed Group of Properties
  - ★ Assessed Residential Properties
- #### Temporary Diversions
- ITE / ITW 132 kV Diversion Poles
  - 275 kV Diversion Towers
  - ITE / ITW 132 kV Diversion
  - 275 kV Diversion
- #### Access Tracks
- Creag Dhubh Access Track
  - Access Tracks - Track To Be Maintained
  - Proposed Access Route (Perm)
  - Proposed Access Route (Temp)
  - Existing Access Tracks Upgrade
- #### Number of Towers Visible
- 1 to 6
  - 7 to 12
  - 13 to 18
  - 19 to 25
  - 26 to 34

Group	RVA ID	Description
G01		High Balantyre
		High Balantyre (Caravan)
G02		Sallachry East
		Sallachry West
RVA	RVA01	Three Bridges
	RVA02	Kilmun
	RVA03	Linnieghluttain
	RVA04	Stronmagachan House
	RVA05	Stronmagachan Accommodation
G03		Drimfern
		Drimfern Accommodation
G04		West Drimfern
		Druim Breac
RVA	RVA06	South Tullich
	RVA07	Ladyfield
	RVA08	Ladyfield - New Build 1
	RVA09	Ladyfield - New Build 2
	RVA10	North Tullich Farm House
	RVA11	Kennel's Cottage
	RVA12	The Byre



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

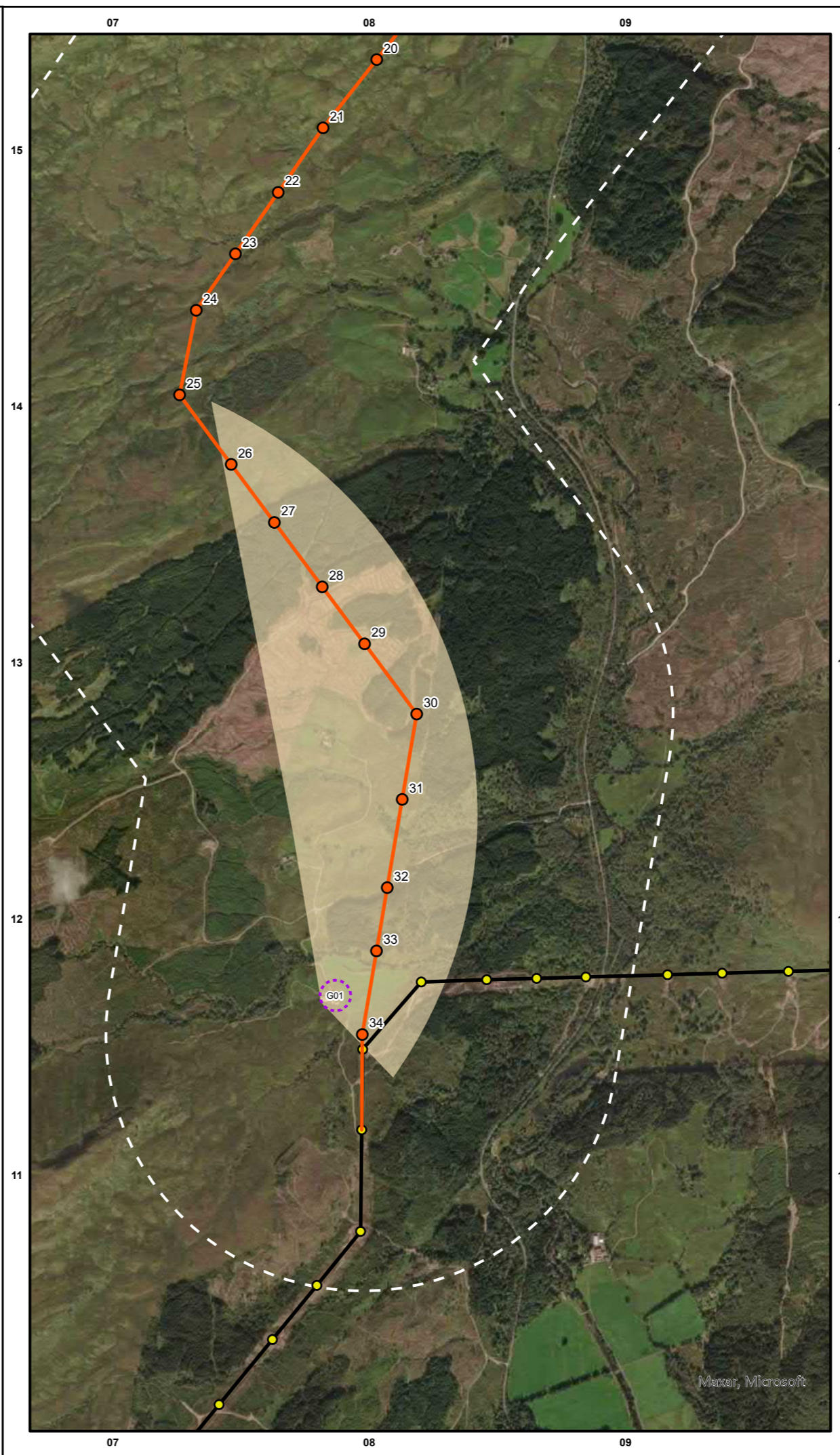
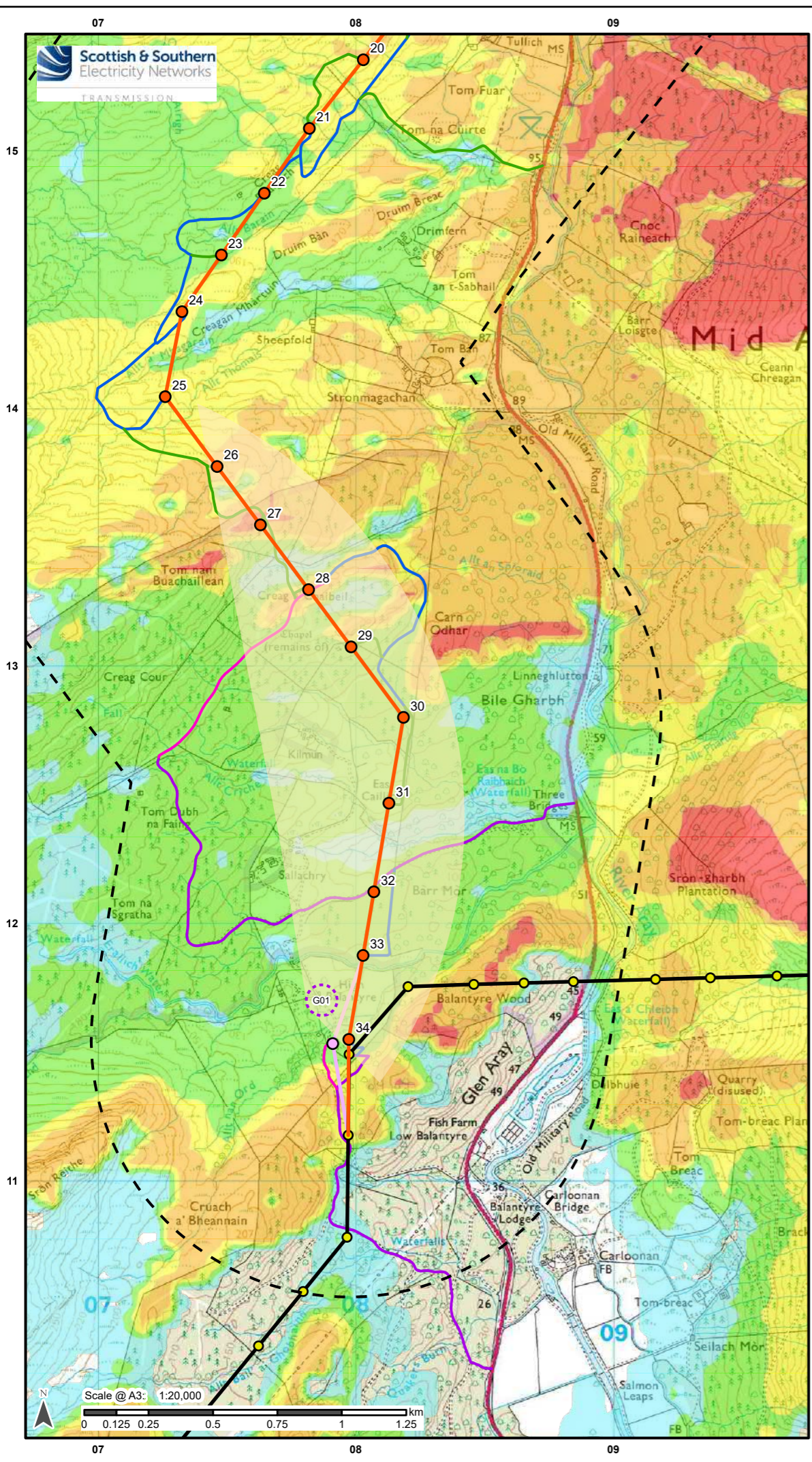
Project No: LT000194  
Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line  
Figure 6.6.0: Residential Visual Amenity

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_0\_RVAA\_A





- ### Legend
- Proposed Alignment Towers
  - Proposed Alignment
  - Inveraray - Crossaig Towers
  - Inveraray - Crossaig OHL
  - 1 km Study Area
  - Theoretical Horizontal Angle of View Occupied by Proposed Towers
  - Assessed Group of Properties
  - Temporary Diversions**
  - 275 kV Diversion Towers
  - 275 kV Diversion
  - Access Tracks**
  - Access Tracks - Track To Be Maintained
  - Proposed Access Route (Perm)
  - Proposed Access Route (Temp)
  - Existing Access Tracks Upgrade
  - Number of Towers Visible (60 m Tower Height)**
  - 1 to 6
  - 7 to 12
  - 13 to 18
  - 19 to 25
  - 26 to 34



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

Project No: LT000194

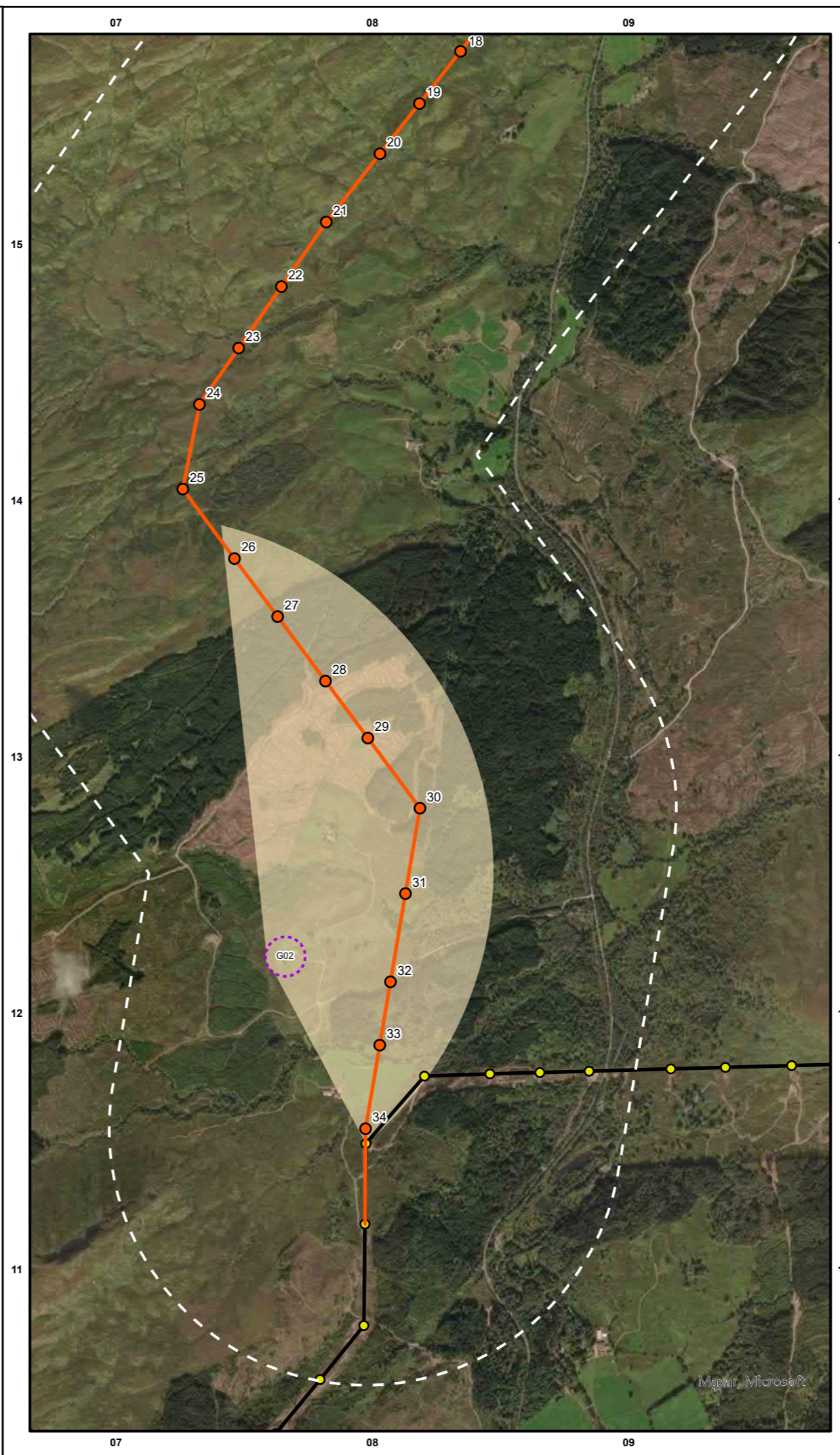
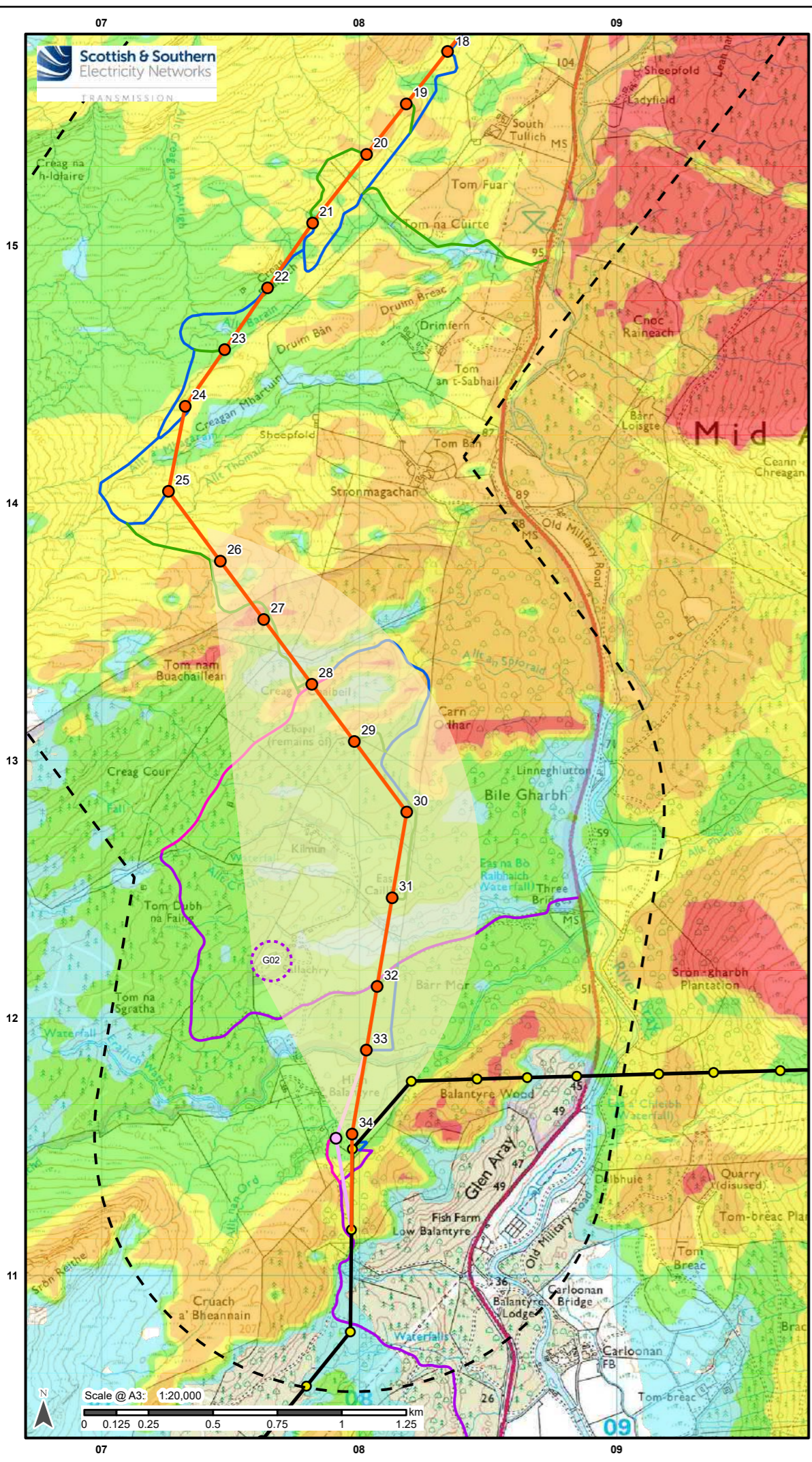
Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line

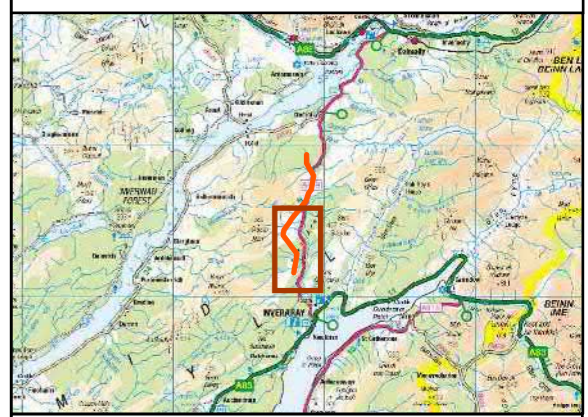
Figure 6.6.1f: Residential Visual Amenity - Group 01

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_1f\_RVAA\_A



- ### Legend
- Proposed Alignment Towers
  - Proposed Alignment
  - Inveraray - Crossaig Towers
  - Inveraray - Crossaig OHL
  - - - 1 km Study Area
  - Theoretical Horizontal Angle of View Occupied by Proposed Towers
  - ▭ Assessed Group of Properties
  - Temporary Diversions
  - 275 kV Diversion Towers
  - 275 kV Diversion
  - Access Tracks - Track To Be Maintained
  - Proposed Access Route (Perm)
  - Proposed Access Route (Temp)
  - Existing Access Tracks Upgrade
  - Number of Towers Visible (60 m Tower Height)
  - 1 to 6
  - 7 to 12
  - 13 to 18
  - 19 to 25
  - 26 to 34



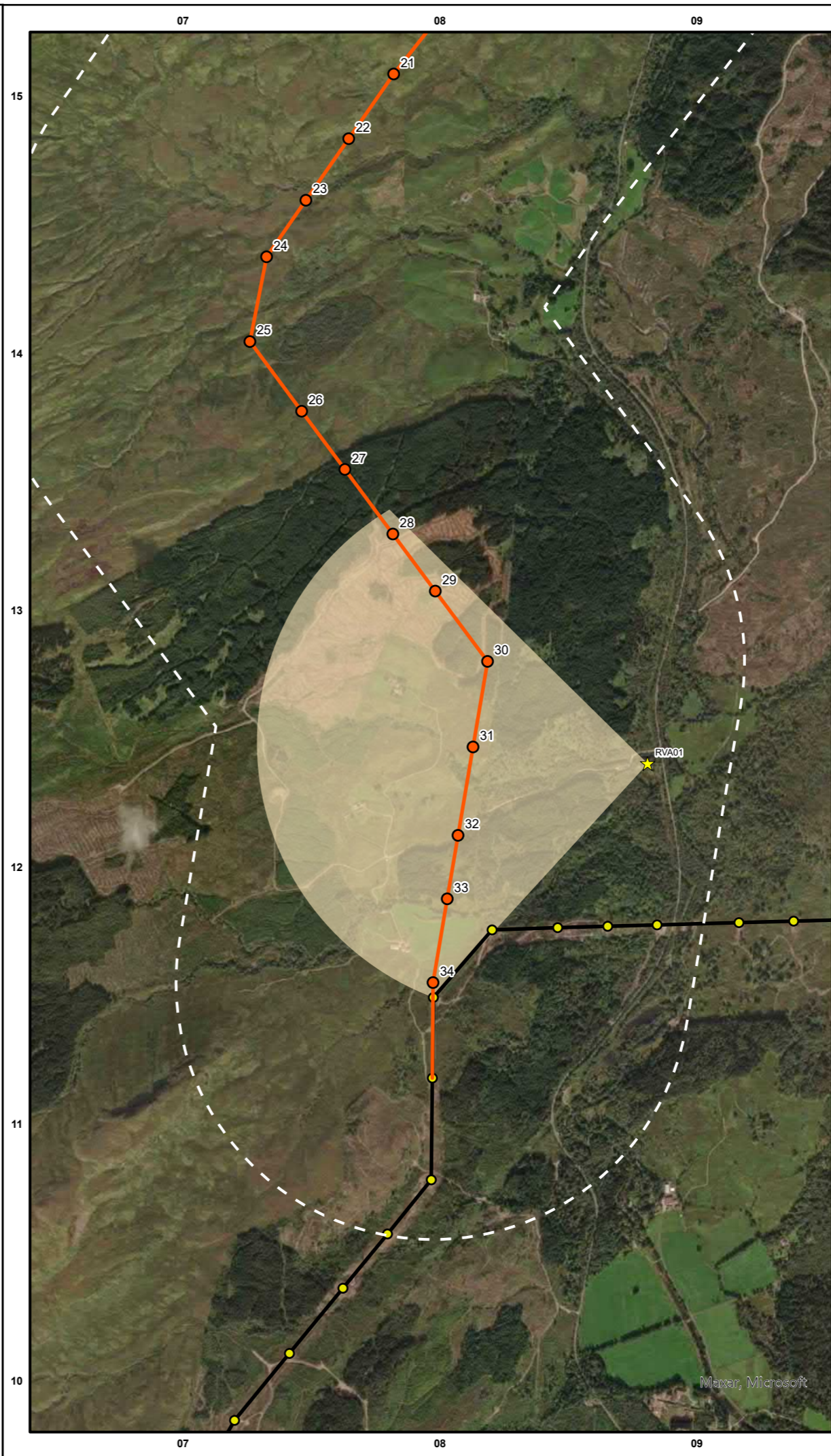
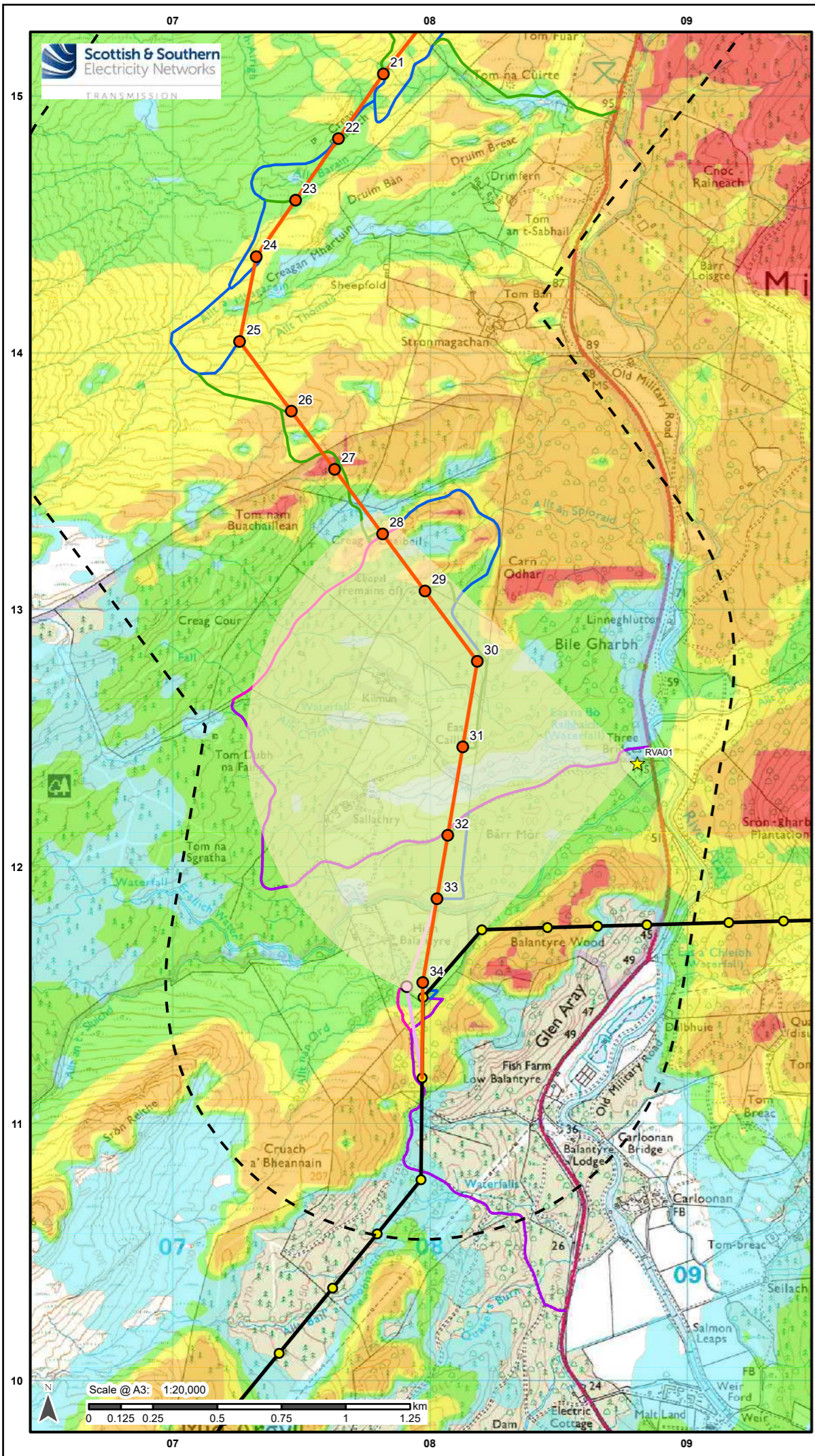
Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

Project No: LT000194  
Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line  
Figure 6.6.2f: Residential Visual Amenity - Group 02

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_2f\_RVAA\_A



**Legend**

- Proposed Alignment Towers
- Proposed Alignment
- Inveraray - Crossaig Towers
- Inveraray - Crossaig OHL
- 1 km Study Area
- Theoretical Horizontal Angle of View Occupied by Proposed Towers
- ★ Assessed Residential Properties
- Temporary Diversions**
- 275 kV Diversion Towers
- 275 kV Diversion
- Access Tracks**
- Access Tracks - Track To Be Maintained
- Proposed Access Route (Perm)
- Proposed Access Route (Temp)
- Existing Access Tracks Upgrade
- Number of Towers Visible (60 m Tower Height)**
- 1 to 6
- 7 to 12
- 13 to 18
- 19 to 25
- 26 to 34



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

Project No: LT000194

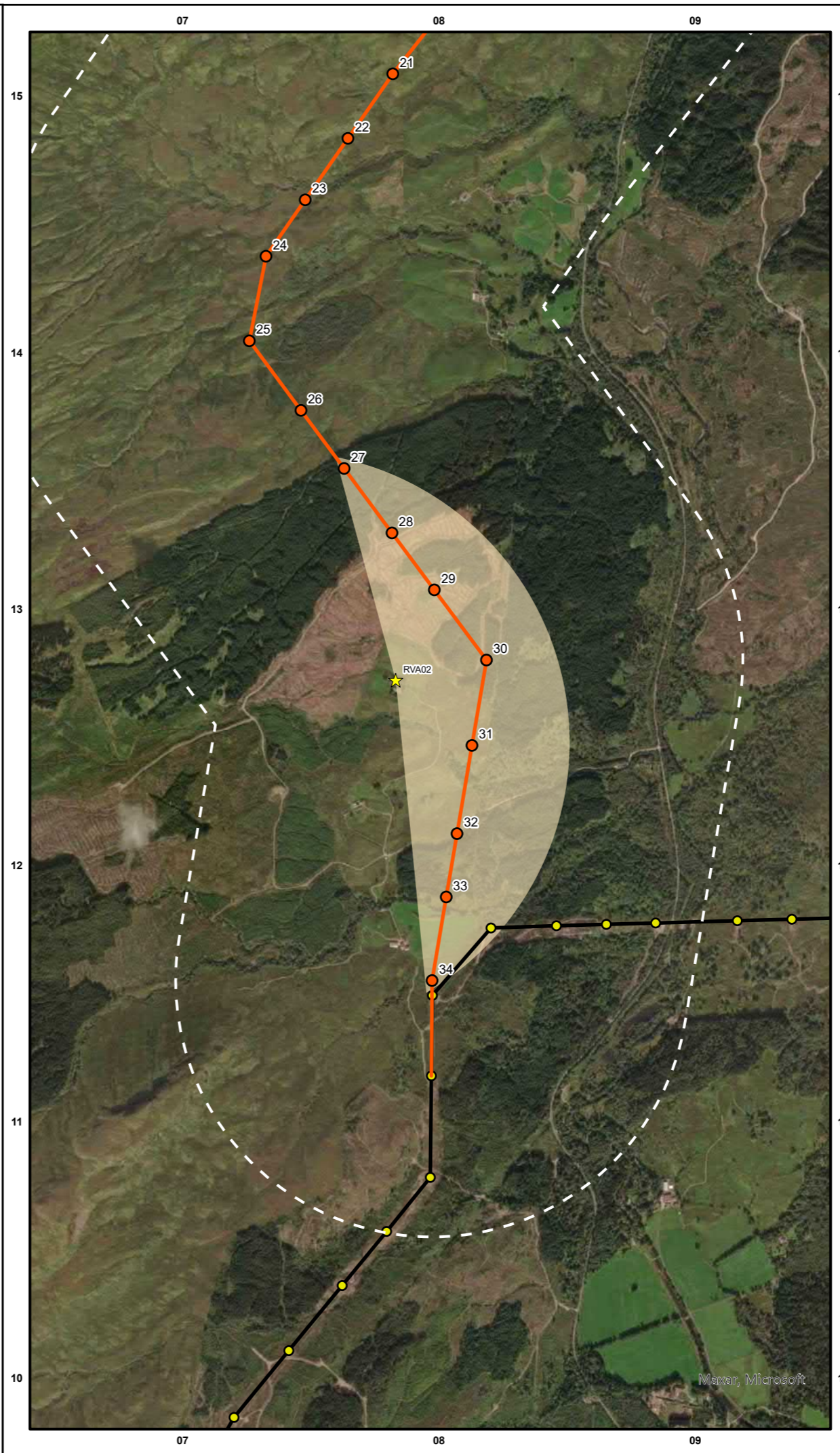
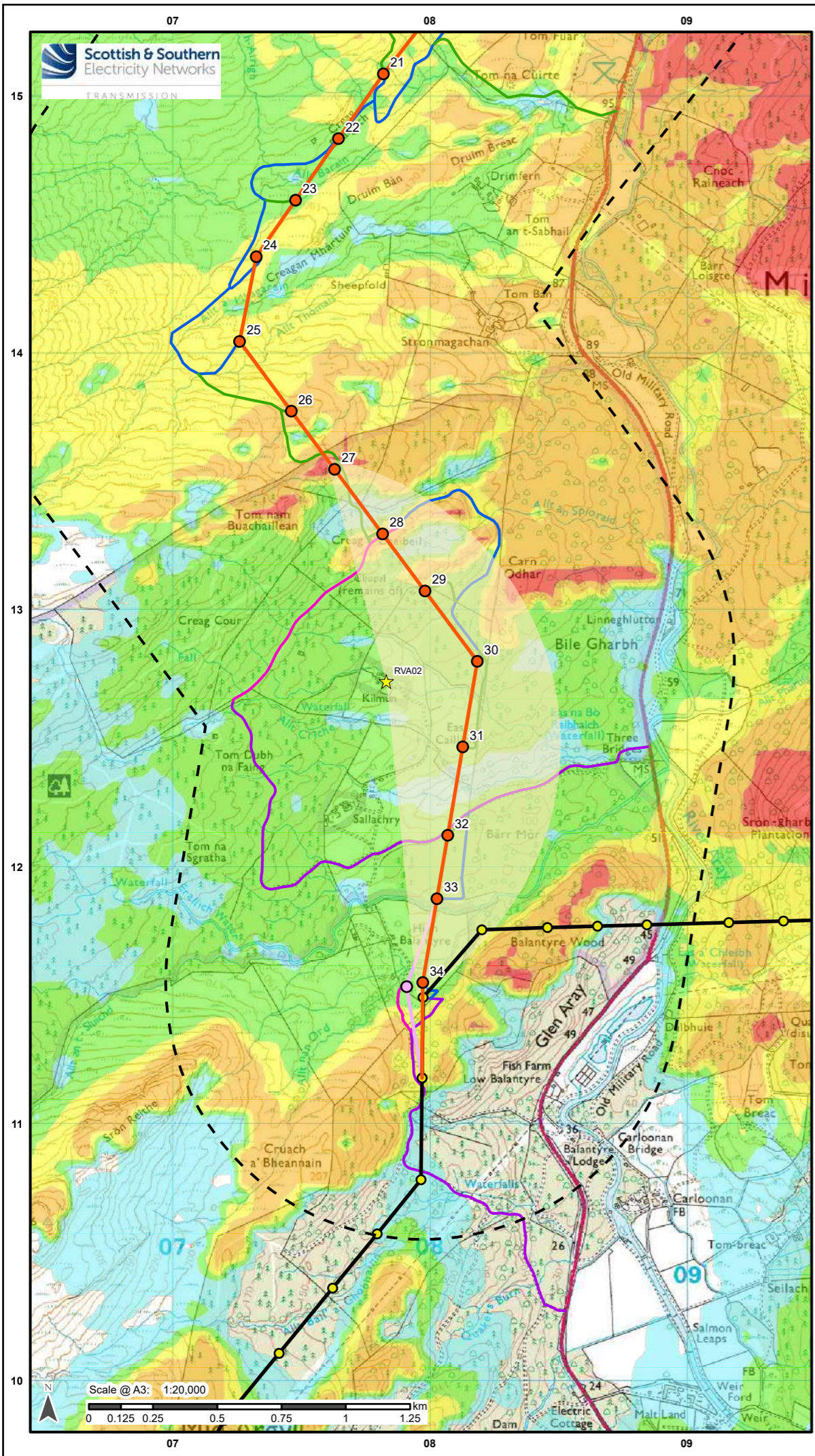
Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line

Figure 6.6.3f: Residential Visual Amenity - RVA01

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_3f\_RVAA\_A



- ### Legend
- Proposed Alignment Towers
  - Proposed Alignment
  - Inveraray - Crossaig Towers
  - Inveraray - Crossaig OHL
  - 1 km Study Area
  - Theoretical Horizontal Angle of View Occupied by Proposed Towers
  - ★ Assessed Residential Properties
- #### Temporary Diversions
- 275 kV Diversion Towers
  - 275 kV Diversion
- #### Access Tracks
- Access Tracks - Track To Be Maintained
  - Proposed Access Route (Perm)
  - Proposed Access Route (Temp)
  - Existing Access Tracks Upgrade
- #### Number of Towers Visible (60 m Tower Height)
- 1 to 6
  - 7 to 12
  - 13 to 18
  - 19 to 25
  - 26 to 34



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

Project No: LT000194

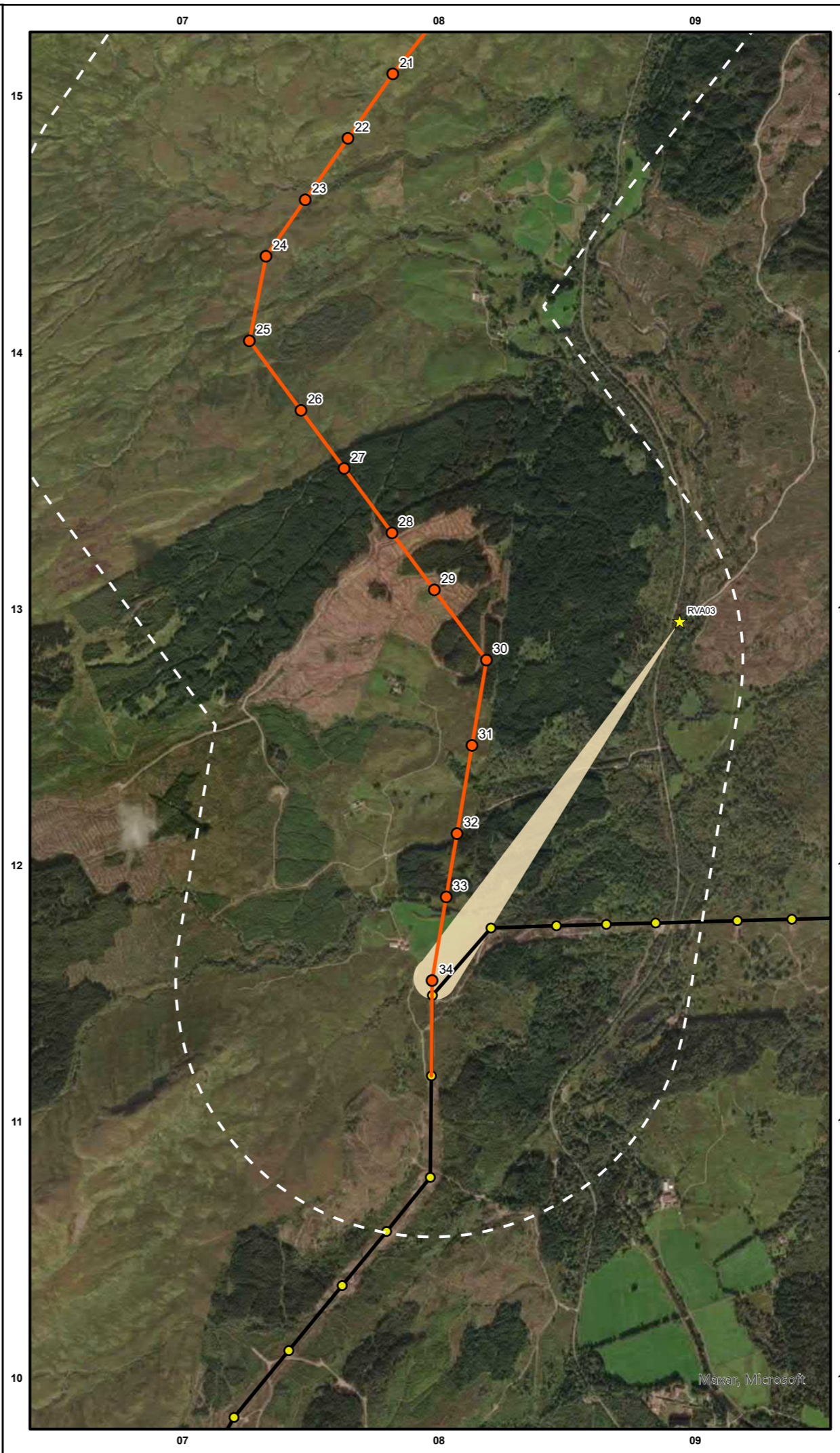
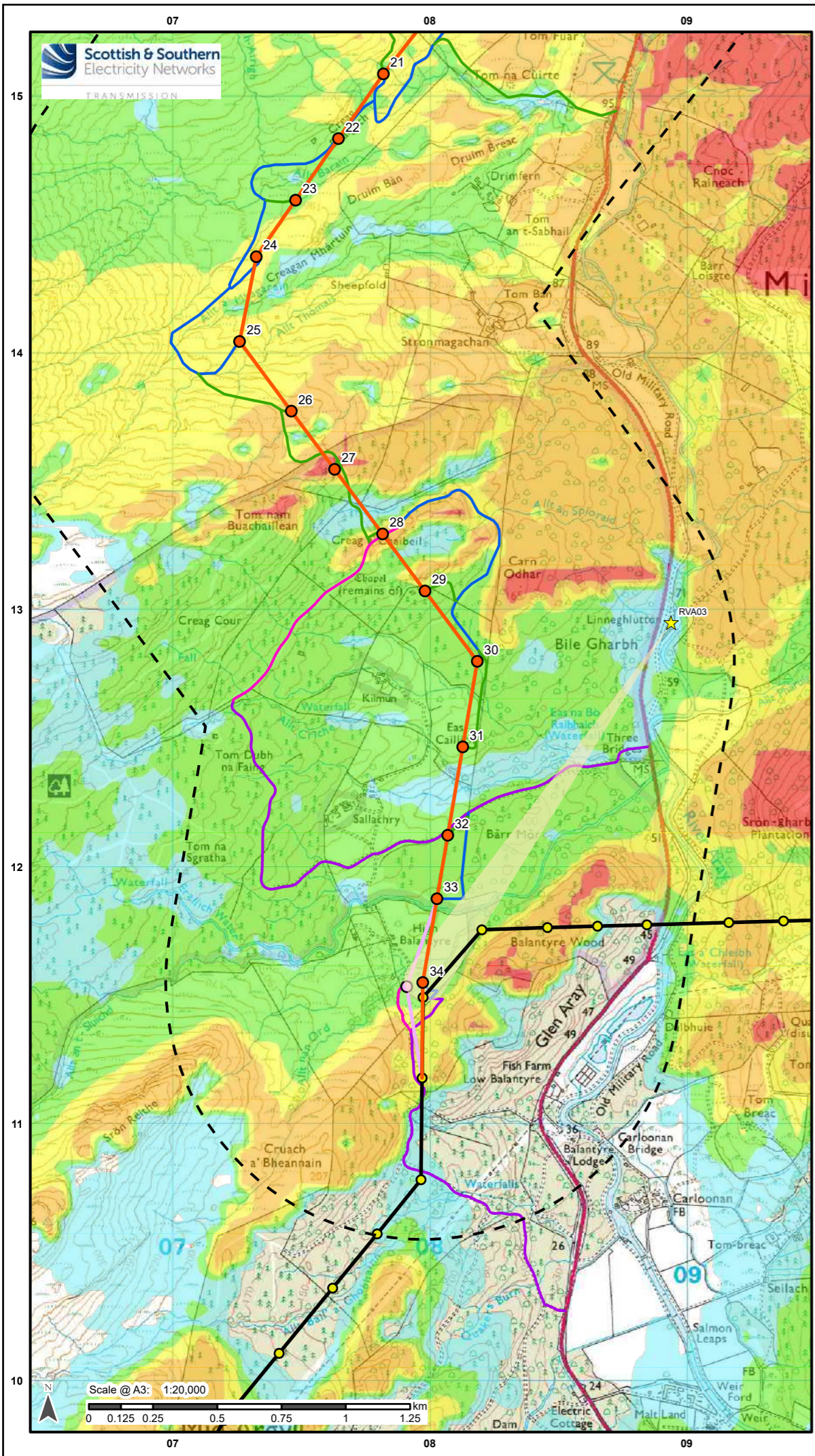
Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line

Figure 6.6.4f: Residential Visual Amenity - RVA02

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_4f\_RVAA\_A



- ### Legend
- Proposed Alignment Towers
  - Proposed Alignment
  - Inveraray - Crossaig Towers
  - Inveraray - Crossaig OHL
  - ⊞ 1 km Study Area
  - ⬜ Theoretical Horizontal Angle of View Occupied by Proposed Towers
  - ★ Assessed Residential Properties
  - Temporary Diversions
  - 275 kV Diversion Towers
  - 275 kV Diversion
  - Access Tracks
  - Access Tracks - Track To Be Maintained
  - Proposed Access Route (Perm)
  - Proposed Access Route (Temp)
  - Existing Access Tracks Upgrade
  - Number of Towers Visible (60 m Tower Height)
  - 1 to 6
  - 7 to 12
  - 13 to 18
  - 19 to 25
  - 26 to 34



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

Project No: LT000194

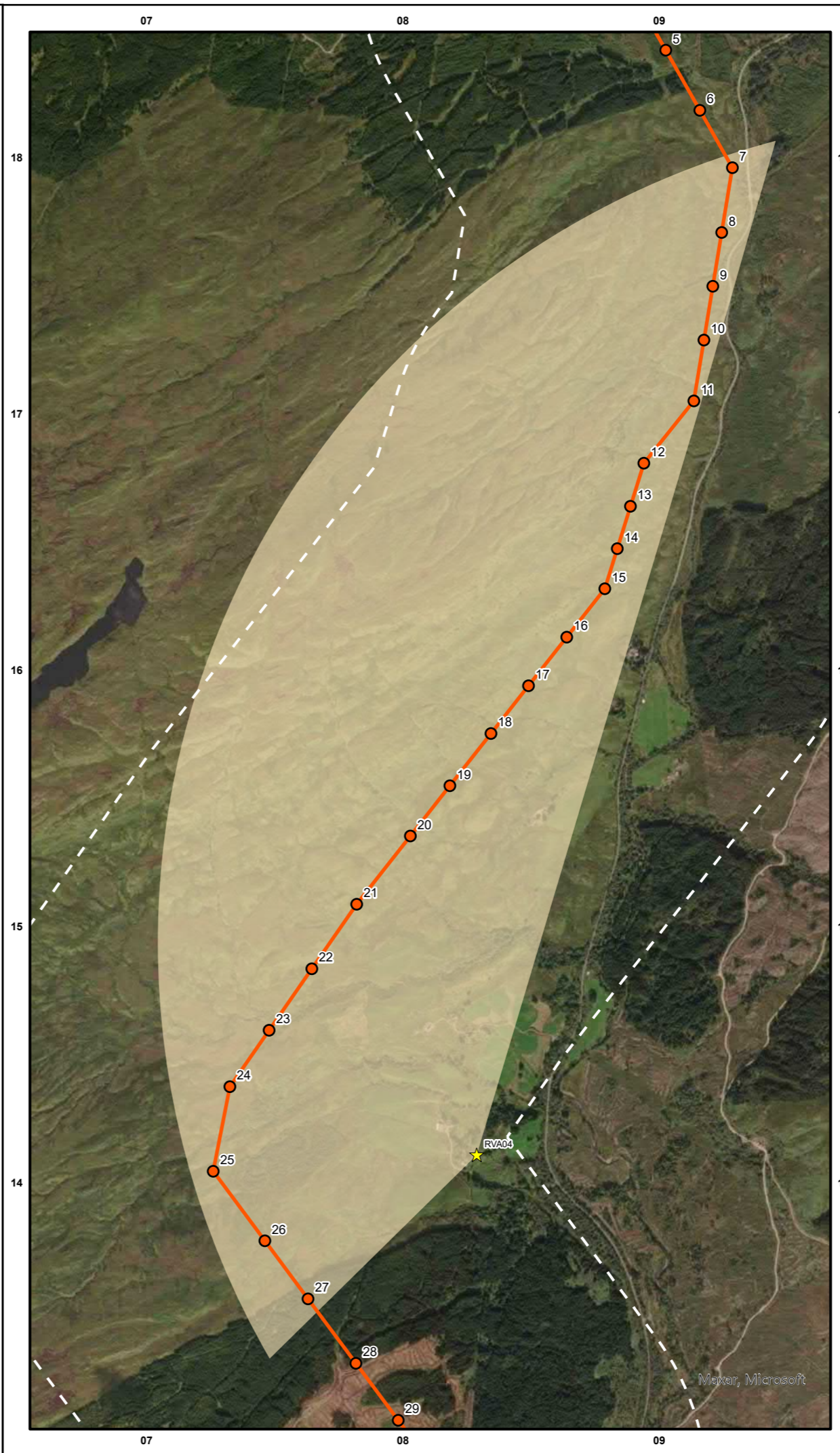
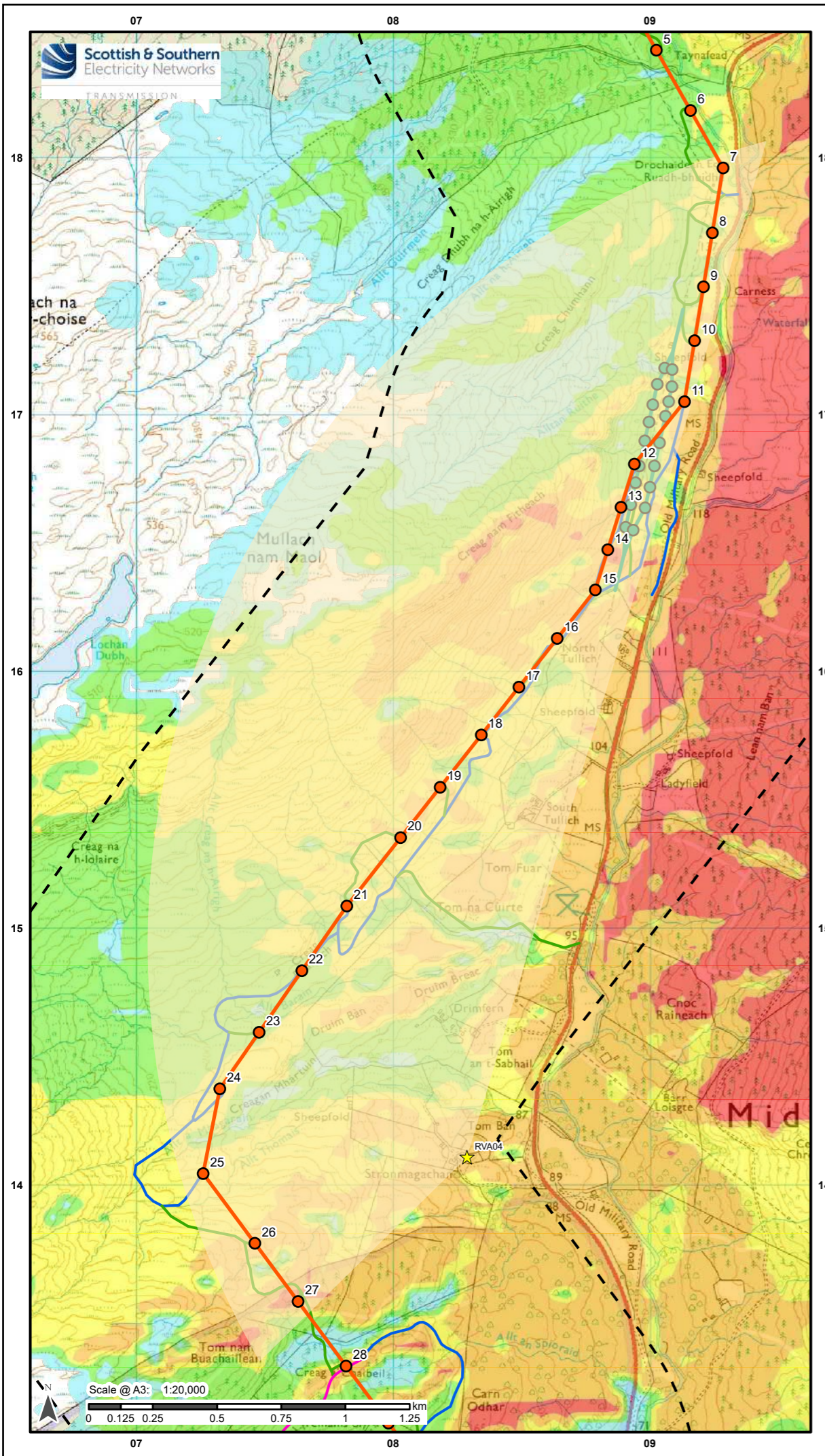
Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line

Figure 6.6.5f: Residential Visual Amenity - RVA03

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_5f\_RVAA\_A



- ### Legend
- Proposed Alignment Towers
  - Proposed Alignment
  - ⋮ 1 km Study Area
  - ⬜ Theoretical Horizontal Angle of View Occupied by Proposed Towers
  - ★ Assessed Residential Properties
  - Temporary Diversions
  - ITE / ITW 132 kV Diversion Poles
  - ITE / ITW 132 kV Diversion
  - Access Tracks
  - Proposed Access Route (Perm)
  - Proposed Access Route (Temp)
  - Existing Access Tracks Upgrade
  - Number of Towers Visible (60 m Tower Height)
  - 1 to 6
  - 7 to 12
  - 13 to 18
  - 19 to 25
  - 26 to 34



Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right 2022 all rights reserved. Ordnance Survey Licence number EL273236.

Project No: LT000194

Project: 1620011091

Title: Creag Dhubh to Inveraray 275 kV Overhead Line

Figure 6.6.6f: Residential Visual Amenity - RVA04

Drawn by: NJ Date: 20/09/2022

Drawing: R162\_11091\_Fig6\_6f\_RVAA\_A