

Appendix 2

Property Assessment Tables

A1 1 Little Aitnoch

Property P1		
Property name	Little Aitnoch	
OS grid reference	296891, 840817	
Direction of view to the Development	North east	
Distance to nearest turbine and turbine no.	1.2 km	T1
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • Two storey farmhouse with outbuildings to the south west, approached by a track off a minor road to the south east. • Slightly elevated position in relation to the surrounding landscape (approximately 280 m AOD). • Windows mainly on south east elevation, but also north east elevation. • Private gardens located to north and east, with some shrub planting but generally open. • Pasture to the north and west, scrub woodland to the south and more distant west. Minor road to the south east. 		
Description of existing views and visual amenity:		
<p>The property was visited on the 12th November and 24th November 2015, with the owner's permission. The owner was present on both occasions.</p> <p>The primary outlook of the property appears to be south east from the front of the property, overlooking the Drynachan, Lochindorb and Dava Moor SLA. There are also open views to the north east in the direction of the site from the side of the property and its garden, with shrub planting in the garden providing some filtering of views particularly in summer months. Views of the site are across rolling pasture with moorland slopes rising beyond, broken up by deciduous woodland and occasional conifer plantations.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The wind farm will potentially occupy views to the north east, from the side of the property and from its garden. The hubs and blades of up to 20 turbines will be visible across the skyline, on moorland slopes beyond pasture and deciduous woodland in the middle distance of the view. The turbines will be visible at a similar, or slightly lower elevation to the property, with those in the east of the site partially screened by landform. Garden vegetation will provide some screening, particularly in summer.</p> <p>The tips of Hill of Glaschyle Wind Farm would be theoretically visible on the horizon behind the proposed development. Tom nan Clach would be visible on the distant skyline to the south west, in successive views.</p> <p>See LVIA Viewpoint 1 (Little Aitnoch) for representative views.</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development will be visible from the side of the property and its garden, with garden vegetation filtering views. In this context the proposed development will not appear overwhelming or oppressive, and, at 1.2 km distant, would not appear so dominant as to render the property an unattractive place in which to live, because the primary outlook of the property would not be affected and views in other directions would be available.</p>		

A1 2 Braemoray Lodge

Property P2		
Property name	Braemoray Lodge	
OS grid reference	299789, 842834	
Direction of view to the Development	West	
Distance to nearest turbine and turbine no.	1.3 km	T11
Potential No. of turbines visible	Hubs visible	19
	Blade tips visible	20
Description of property, location and context:		
<p>It was not possible to visit the property or view it from the road.</p> <ul style="list-style-type: none"> The lodge is approached by a track c 350 m in length off the A940 to the east. Situated lower than the A940, in a small, wooded valley, above the Dorback Burn (230 m AOD). Surrounded by woodland, including deciduous woodland along the Dorback Burn to the west, and coniferous plantation to the east below the A940. 		
Description of existing views and visual amenity:		
<p>The primary outlook of the property is unknown. Woodland surrounding the lodge is likely to provide some screening. Filtered views are also likely to be available from the access track which descends towards the property from the A940, through forest.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The wind farm will potentially occupy views to the west, potentially from the primary outlook of the property and its grounds. The hubs of up to 19 and blades of up to 20 turbines are potentially visible across the skyline, but likely to be filtered or screened by woodland along the Dorback Burn. The turbines in the west of the site will be partially screened by landform.</p> <p>No other wind farms are visible from this location.</p> <p>See Additional Information Viewpoint B Kerrow Farmhouse (Figure 5.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high, assuming that woodland does not filter views, although in practice some screening is likely. The proposed development is potentially visible from the primary outlook of the property and its grounds, although surrounding woodland is likely to filter views. Views from the access track appear to be screened by forestry. In this context and given the 1.3 km distance to the turbines, the proposed development will not appear overwhelming or oppressive, and would not appear so dominant as to render the property an unattractive place in which to live. This is because woodland to the west of the property is likely to filter and screen views.</p>		

A1 3 Muckle Lyne

Property P3		
Property name	Muckle Lyne	
OS grid reference	297924, 845289	
Direction of view to the Development	South	
Distance to nearest turbine and turbine no.	1.3 km	T20
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • 1.5 storey property, with farm buildings to the north, south and east approached by a farm track from the B9007 to the north, c 800 m in length. • Situated level with or lower than the site, at approximately 200 m AOD, in a localised dip west of the Stripe of Muckle Lyne. • Windows on all elevations, more open outlook to the west, with forestry immediately to the east. • Private gardens on all sides. • Surrounded by pasture, with forestry to the south and east. 		
Description of existing views and visual amenity:		
<p>The property was visited on the 24th November 2015, with the owner's permission. The owner was present. The primary outlook of this property is assumed to be west, where open views across pasture are available. Views east and south towards the site are screened by forestry. Views from the gardens surrounding the property are similarly screened. Open views towards the site are available from the long access drive.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will not be visible from this property due to screening provided by the forestry, although views may be available from the access drive. Should this forestry be felled, the wind farm will occupy views to the south, from the rear of the property, its gardens and drive. The hubs and blades of up to 20 turbines will be visible across the skyline.</p> <p>Other wind farms including Berry Burn, Tom nan Clach and Hill of Glaschyle are theoretically visible from this property however forestry screens available views.</p> <p>See Additional Information Viewpoint E B9007 near Score (Figure 8.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change from this viewpoint is low. The proposed development is screened from the property and its gardens, although views may be available from the access track when travelling towards the property.</p>		

A1 4 Little Lyne

Property P4		
Property name	Little Lyne	
OS grid reference	297390 845305	
Direction of view to the Development	South	
Distance to nearest turbine and turbine no.	1.5 km	T20
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • 1.5 storey property, with farm buildings to the west, approached by a farm track from the B9007 to the north, c 500 m in length. • Situated level with or lower than the site, at approximately 200 m AOD, in a localised dip below New Inn Wood. • Windows mostly on north and south elevations. • Private gardens appear to be mainly to the south. • Surrounded by pasture, with forestry immediately to the west. 		
Description of existing views and visual amenity:		
<p>The primary outlook of this property is assumed to be south east across pasture, the stripe of Little Lyne and forestry towards Knock of Braemoray. Garden trees provide some filtering of views, but open views towards the site are available across pasture and felled forestry. Open views are available from the long access track on the approach to the property.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will be visible from the primary outlook of this property and its south facing garden, as well as from the access track in views to the south. The hubs and blades of up to 20 turbines will be visible across the skyline, with garden trees filtering but not screening views.</p> <p>Berry Burn is theoretically visible from this location but likely to be screened by forestry. Hill of Glaschyle is also theoretically visible from this property, however forestry screens available views.</p> <p>See Additional Information Viewpoint E B9007 near Score (Figure 8.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development is potentially visible from the primary outlook of the property, its south facing garden and access track. In this context the proposed development will not appear overwhelming or oppressive, and, at 1.5 km distant, would not appear so dominant as to render the property an unattractive place in which to live, because trees in the landscape filter views and open views to the north west remain available from the front of the property.</p>		

A1 5 Achnabechan Farm

Property P5		
Property name	Achnabechan Farm	
OS grid reference	295788, 843732	
Direction of view to the Development	South east	
Distance to nearest turbine and turbine no.	1.5 km	T14
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • 2 storey dwelling, located off the B9007 along a farm track c 100 m in length, and with farm buildings approximately 100 m to the east. • Located off the B9007, at 210 m AOD. • Windows on all elevations. • Private gardens mainly to north. • Surrounded by arable fields and pasture, with forestry immediately to the west. 		
Description of existing views and visual amenity:		
<p>The primary outlook of this property appears to be south east, in the direction of the site, where open views are available across pasture and past farm buildings towards forestry and deciduous woodland along the Tomnarroch Burn, with moorland hills beyond. The 275 kV transmission line which crosses the northern part of the site is visible. Views are also likely to be available from the south and east facing gardens and access track to the farm buildings.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will be visible from the primary outlook of this property and its south east facing gardens, as well as from the access track to the farm buildings to the south east. The turbines will occupy views to the south east. The hubs and blades of up to 20 turbines will be visible across the skyline, beyond the farm buildings in the middle distance.</p> <p>The tips of Berry Burn are theoretically visible from this location beyond the site. Tom nan Clach and the tips of Hill of Glaschyle are also theoretically visible but likely to be screened by forestry to the south and north east, respectively.</p> <p>See Additional Information Viewpoint D Tomnarroch (Figure 7.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development is potentially visible from the primary outlook of the property, its garden and part of the access track. In this context, and at 1.5 km distant, the proposed development will not appear overwhelming or oppressive, and would not appear so dominant as to render the property an unattractive place in which to live, because the proposed development is set back from the immediate context of the property, behind its farm buildings, and open views to the east are available from the side of the property.</p>		

A1 6 Kerrow Farmhouse

Property P6		
Property name	Kerrow Farmhouse	
OS grid reference	299625, 841891	
Direction of view to the Development	North west	
Distance to nearest turbine and turbine no.	1.3 km	T6
Potential No. of turbines visible	Hubs visible	17
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> Two storey farmhouse with outbuildings to the south east, approached by a track c 750 m in length off the A940 to the east. Situated lower than the A940, in a small valley, above the Dorback Burn (240 m AOD). Windows on all elevations. Private gardens mainly located to the south and east, but also with a strip to the rear (west), with some tree and shrub planting. Surrounded by pasture to the south, moorland to the north and deciduous woodland along the Dorback Burn to the west. 		
Description of existing views and visual amenity:		
<p>The property was visited on the 12th November 2015, with the owner's permission. The owner was not present.</p> <p>The primary outlook of the property is west across the lower lying burn towards Cairn Duhie, with young conifer plantation visible on the lower slopes of Cairn Duhie beyond the wooded burn. Views are also available east from the front of the property towards Knock of Braemoray. There are also views from the gardens and curtilage of the property, with deciduous trees surrounding the property and along the burn filtering views towards the site. Views are also available from the access track which descends towards the property from the A940.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will be visible from the primary outlook at the rear of the property and its gardens and access track. The turbines will occupy views to the west, on the slopes of Cairn Duhie. The hubs of up to 17 and blades of up to 20 turbines will be visible across the skyline, with woodland along the Dorback Burn filtering views.</p> <p>Tom nan Clach is theoretically visible on the distant horizon to the south west, but likely to be screened by woodland along the Dorback Burn.</p> <p>See LVIA Viewpoint 3a (A940 above Kerrow) and Additional Information Viewpoint B Kerrow Farmhouse (Figures 5.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development is potentially visible from the primary outlook of the property, its gardens and access track. In this context, and at 1.3 km distant, the proposed development will not appear overwhelming or oppressive, and would not appear so dominant as to render the property an unattractive place in which to live, because views are available from other aspects of the property (eg east towards Knock of Braemoray) and woodland along the Dorback Burn filters views. Recent woodland planting will further filter views as this grows.</p>		

A1 7 Tomnarroch

Property P7		
Property name	Tomnarroch	
OS grid reference	296158, 844552	
Direction of view to the Development	South east	
Distance to nearest turbine and turbine no.	1.6 km	T19
Potential No. of turbines visible	Hubs visible	17
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • Single storey dwelling, with farm buildings to the south, approached by a farm track c 100 m in length, off the B9007. • Elevated above the B9007, at approximately 200 m AOD. • Windows on all elevations. • Private gardens mainly to the south and east. • Surrounded by pasture, with forestry to the west. 		
Description of existing views and visual amenity:		
<p>The property was visited on the 12th November 2015, with the owner's permission. The owner was not present.</p> <p>The primary outlook of the property is east across wet grassland and deciduous woodland, in the direction of the site. Forestry and the 275 kV transmission line which crosses the northern part of the site are visible on the skyline. Views towards the site are also available from the garden of the property and part of its access track.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will be screened from this location by forestry between the property and the site. If this forestry was felled, the turbines would occupy views to the south east, on the skyline. The hubs of up to 17 and blades of up to 20 turbines would be visible across the skyline.</p> <p>Tom nan Clach would be theoretically visible to the south west but screened by forestry.</p> <p>See Additional Information Viewpoint D Tomnarroch (Figure 7.1-3).</p>		
Conclusion with respect to the Development		
The magnitude of change for this property is imperceptible.		

A1 8 The White House

Property P8		
Property name	The White House	
OS grid reference	300059, 843252	
Direction of view to the Development	West	
Distance to nearest turbine and turbine no.	1.7 km	T11
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • Two storey (uninhabited) dwelling, on the west side of the A940. • Situated to the west of the A940, at a slightly lower elevation (approximately 250 m AOD). • Windows mainly on the eastern elevation. • Private gardens mainly to the east and west, driveway to the north (under construction). • Forestry to the south of the property, A940 to the east, more open to the north and east where forestry has recently been felled. 		
Description of existing views and visual amenity:		
<p>The primary outlook of this elevated property is west towards the site, with views available across recently felled forest to rising moorland slopes and forestry on the west side of the wooded Dorback Burn, including Cairn Duhie. Views east from the front of the property are curtailed by the lower forested slopes of Knock of Braemoray, in the foreground of the view. Pylons and forestry are visible on the skyline to the north. Views are also available from the property gardens and driveway, particularly on the west and north aspects.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will occupy views to the west, across the skyline on the slopes of Cairn Duhie. The hubs and blades of up to 20 turbines would be theoretically visible. Forestry to the south of the property may screen views of the southern part of the site.</p> <p>Tom nan Clach is theoretically visible on the distant horizon to the south west, but likely to be screened by forestry.</p> <p>See LVIA Viewpoint 3a (A940 above Kerrow) and Additional Information Viewpoint C A940 near Tomdow (Figure 6.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development is potentially visible from the rear of the property and its garden and driveway. In this context, and at 1.7 km distant, the proposed development will not appear overwhelming or oppressive, and would not appear so dominant as to render the property an unattractive place in which to live, as adjacent coniferous woodland will screen turbines in the southern part of the site and views from the front and sides of the property will not be affected.</p>		

A1 9 Culfearn

Property P9		
Property name	Culfearn	
OS grid reference	300008, 843810	
Direction of view to the Development	South west	
Distance to nearest turbine and turbine no.	1.8 km	T16
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • Single storey property, with farm buildings to the north, approached by a track through forestry from the A940, c 400 m in length. • Situated lower than the A940 to the east, at approximately 250 m AOD, above the Dorback Burn. • Main aspect appears to be east facing, with smaller windows on the western elevation. • Private gardens appear to be mainly to the west. • Surrounded by pasture, some arable, forestry and deciduous woodland along the Dorback Burn. 		
Description of existing views and visual amenity:		
<p>The primary outlook of this property is assumed to be west towards the site, with views across the wooded Dorback Burn to the rising moorland and forested slopes beyond, including Cairn Duhie. Views south and east may also be available, with views north likely to be partially screened by the adjacent farm buildings. Views are also likely to be available from the gardens and access track.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The proposed development will occupy views to the south west, across the skyline on the slopes of Cairn Duhie. The hubs and blades of up to 20 turbines would be theoretically visible. Views may be filtered by woodland along the Dorback Burn.</p> <p>Tom nan Clach is theoretically visible on the distant horizon to the south west, but likely to be screened by woodland along the Dorback Burn.</p> <p>See LVIA Viewpoint 3a (A940 above Kerrow), Additional Information Viewpoint B Kerrow Farmhouse (Figures 5.1-3) and Additional Information Viewpoint C A940 near Tomdow (Figures 6.1-3).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development is potentially visible from the west facing aspect of the property and its west facing garden. In this context, and at 1.8 km distant, the proposed development will not appear overwhelming or oppressive, and would not appear so dominant as to render the property an unattractive place in which to live, because views in other directions are available and woodland along the Dorback Burn is likely to filter views in the direction of the site.</p>		

A1 10 Aitnoch Farmhouse

Property P10		
Property name	Aitnoch Farmhouse	
OS grid reference	298159, 839664	
Direction of view to the Development	North	
Distance to nearest turbine and turbine no.	2.1 km	T1
Potential No. of turbines visible	Hubs visible	20
	Blade tips visible	20
Description of property, location and context:		
<ul style="list-style-type: none"> • Single storey farmhouse with outbuildings to the west, approached by a short track off the A939 to the south. • Slightly elevated position in relation to the land to the north (280-290m AOD). • Multi-aspect, with windows on all elevations but mostly north and south facing. • Private gardens mainly to east and south of the property, driveway to west and north. • Some shrub planting to south, but little vegetation to provide screening to the north. • Surrounded by pasture, with moorland beyond the A939 to the south and west, and woodland to the north and east. 		
Description of existing views and visual amenity:		
<p>The primary outlook of the property appears to be south, with fewer windows on the northern elevation. Views are from the rear, from where there are open, long distance and elevated views over pasture and deciduous woodland, with the moorland slopes of Cairn Duhie rising beyond. There are also open, distant views to the east towards the Knock of Braemoray, with landform shortening views to the west and south. Open views from the garden are also available. Glimpsed views through the buildings are available from the access track. Berry Burn Wind Farm is visible to the north east, mainly backclothed on moorland slopes.</p>		
Description of likely effect on views and visual amenity as a result of the Development:		
<p>The wind farm will potentially occupy views to the north, from the primary outlook at the rear of the property and from its rear garden and grounds. The hubs and blades of up to 20 turbines will be visible across the skyline, on the lower slopes of Cairn Duhie. The turbines will be visible at a similar, or slightly lower elevation to the property, with those in the north of the site partially screened by landform. Views will be open, with little vegetation to provide screening. Views towards Knock of Braemoray will not be affected.</p> <p>Hill of Glaschyle would be visible to the north east.</p> <p>See LVIA Viewpoint 4 (A939 West of Aitnoch).</p>		
Conclusion with respect to the Development		
<p>The magnitude of change of the visual amenity of this property is high. The proposed development will be visible from the rear of the property and its grounds. In this context the proposed development will not appear overwhelming or oppressive, and would not appear so dominant as to render the property an unattractive place in which to live, because views from the front of the property will not be affected and the turbines will be 2.1 km from the property, beyond its immediate setting.</p>		