

Technical Appendix 4.8: Residential Visual Amenity Assessment

Technical Appendix 4.8: Residential Visual Amenity Assessment

1.1 Introduction

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

1.1.2 This Technical Appendix (TA) is supported by the following volumes of the EIAR:

- **Volume 1 – Non-Technical Summary (NTS):**
- **Volume 2 – Main Report:**
 - Chapter 4: Landscape and Visual Amenity;
- **Volume 3a – Figures (Figures 4.1 to 4.17);**
- **Volume 3b – Visualisations (Figures 4.18.1 to 4.36.6);**
- **Volume 4 – Technical Appendices:**
 - TA 4.1: Landscape and Visual Impact Assessment (LVIA) Methodology;
 - TA 4.2: Operational and Under-Construction Sites within 25 km;
 - TA 4.3: Landscape Assessment;
 - TA 4.4: Visual Assessment;
 - TA 4.5: Cumulative Assessment;
 - TA 4.6: Aviation Lighting Assessment; and
 - TA 4.7: Implications on Designated Landscapes.

It is normal to expect significant effects (in the context of the EIA Regulations) on views and visual amenity from residential properties in close proximity to wind farms in any landscape. Whilst there is no right to a view, there may be circumstances when the effect on views and visual amenity are deemed to be so great, referred to in the RVAA guidance¹ (para 2.1) as the “*Residential Visual Amenity Threshold*”, that the relevant decision maker should consider those effects on the visual component of ‘*Residential Amenity*’ or ‘*Living Conditions*’.

1.2 Methodology

1.2.1 The Landscape Institute (LI) has published guidance on RVAA, upon which this assessment is based². While the guidance has no status advised by planning authorities, it is the only dedicated guidance on RVAA and is regularly used.

1.2.2 The LI guidance supports planners and landscape architects in forming their judgements of the effects on visual amenity at residential properties. The LI guidance sets out that the role of the landscape architect should be limited to advising planners as to whether visual aspects of residential amenity should be considered in the planning balance.

1.2.3 The LI guidance sets out a four-step process involving:

- Step 1: identifying the scope of the assessment and properties to be considered;
- Step 2: evaluating the baseline visual amenity of the properties;
- Step 3: assessing changes as a result of the introduction of the Proposed Development; and
- Step 4: detailed assessment as to whether the nature and scale of the effect likely to be experienced is potentially so great as to reach what in the guidance is called a ‘*Residential Visual Amenity Threshold*’. If this is the case, then such effects should be considered by the decision maker as part of the planning judgement.

1.2.4 The “*Residential Amenity Threshold*” is defined in the guidance as: “*The threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance*”.

1.2.5 This RVAA is set out following the steps of assessment outlined in paragraph 1.2.3. The methodology used to assess the magnitude of change to views is set out in **Technical Appendix 4.1 (EIAR Volume 4)**. All residential properties are judged to have High sensitivity to visual change. For residential properties judged to have a **High** magnitude of change, the LVIA would conclude that the effects on views and visual amenity of these properties is significant. This does not however mean that the ‘*Residential Visual Amenity Threshold*’ is engaged. The latter requires further assessment and judgement by competent landscape architects.

1.2.6 Field surveys and assessments were undertaken from publicly accessible locations in April 2026 to identify, as far as possible, the orientation and likely views from each property (including main aspects and direction of windows); layout and orientation of the external spaces and gardens associated with the property curtilage; access and likely views from private or shared driveways or access tracks; and composition type and experience of existing views from each property. The field surveys considered local variations in topography, tree cover and potential screening by buildings within the landscape.

1.2.7 Visualisations are provided for each residential property in the form of wirelines (see **Figures 4.17 to 4.18.19, EIAR Volume 3b**) set up to be equivalent to the panoramic view of 90° with 53.5° horizontal angle as per NatureScot visualisation guidance.

Step 1: Identification of the Scope of Assessment

1.2.8 The RVAA guidance suggests that the scope of assessments should be identified on a case-by-case basis, but that for conspicuous structures such as wind farms an initial Study Area of 1.5 to 2 km radius may be appropriate (as a potential upper limit to the extent of the Study Area). Since the publication of the guidance, the size of turbines proposed for wind farm developments has continued to increase. As such it is deemed appropriate to increase the extent of the Study Area to 2.5 km from the outer turbines.

1.2.9 There are several properties within approximately 2.5 km of the proposed turbine locations as shown on **Figure 4.17 (EIAR Volume 3a)**. Table 4.8.1 sets out the properties considered in the RVAA and distance of these properties from the nearest turbine.

¹ NatureScot. (2017) Scottish Natural Heritage Visual Representation of Wind Farms, Guidance. Available from: <https://www.nature.scot/sites/default/files/2019-09/Guidance%20-%20Visual%20representation%20of%20wind%20farms%20-%20Feb%202017.pdf> [Accessed: 14th of April 2026]

² Landscape Institute. (2019) Residential Visual Amenity Assessment (RVAA), Technical Guidance Note 2/19. Available from: <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf> [Accessed: 14th of April 2026]

Table 4.8.1: Properties considered in the RVAA				
Property reference	Property name	Property / Group Location	Distance and Direction to the nearest turbine	Figure Number
1.	Lettershaws	290126, 620608	Southeast	Figures 4.18.1a-c, (EIAR Volume 3b)
2.	Glencaple	292118, 621327	Southwest	Figures 4.18.2a-b, (EIAR Volume 3b)
3.	Kirkton	293270, 621078	Southwest	Figures 4.18.3a-b, (EIAR Volume 3b)
4.	Crawford (Carlisle Road)	294884, 620674	Southwest	Figure 4.18.4a, (EIAR Volume 3b)
5.	Elvanfoot Farm	295101, 617836	West	Figure 4.18.5a, (EIAR Volume 3b)
6.	North Shortcleuch	292806, 617366	Northwest	Figures 4.18.6a-c, (EIAR Volume 3b)
7.	South Shortcleugh	292831, 616731	Northwest	Figures 4.18.7a-b, (EIAR Volume 3b)
8.	Hass	290003, 615234	Northeast	Figure 4.18.8a, (EIAR Volume 3b)
9.	Leadhills (east)	289052, 615000	Northwest	Figure 4.18.9a, (EIAR Volume 3b)
10.	Leadhills (north / central)	288685, 615170	Northwest	Figures 4.18.10a-b, (EIAR Volume 3b)
11.	Leadhills (south)	288532, 614786	Northwest	Figures 4.18.11a-b, (EIAR Volume 3b)
12.	Leadhills (Station Road)	28445, 614389	Northwest	Figures 4.18.12a-b, (EIAR Volume 3b)
13.	Leadhills (Station Road)	288359, 614308	Northwest	Figures 4.18.13a-b, (EIAR Volume 3b)
14.	Duntercleuch	284867, 615398	Northeast	Figure 4.18.14a, (EIAR Volume 3b)
15.	New Glendorch	288801, 617742	Northwest	Figures 4.18.15a-e, (EIAR Volume 3b)
16.	Waterhead	288843, 618147	Northwest	Figures 4.18.16a-e, (EIAR Volume 3b)
17.	Snar Farm	286310, 620077	Southeast	Figures 4.18.17a-b, (EIAR Volume 3b)
18.	Strancleugh	286799, 621096	Southeast	Figures 4.18.18a-b, (EIAR Volume 3b)
19.	Glendouran	287476, 620960	Southeast	Figure 4.18.19a-b, (EIAR Volume 3b)

1.2.10 It is noted that although the Proposed Development includes a Battery Energy Storage System (BESS) and other ancillary ground level infrastructure elements, it is the turbines that are most likely to potentially affect the visual component of residential amenity.

1.3 Assessment of Effects on Residential Visual Amenity

1.3.1 This section outlines for each property: the existing visual amenity, the likely changes as a result of the introduction of the Proposed Development, and for those with a High magnitude of change: an

assessment of visual effects judging whether the nature and scale of the effect likely to be experienced is potentially so great as to reach the ‘Residential Visual Amenity Threshold’.

1.3.2 Wirelines for each residential property are provided in **EIAR Volume 3b, Figures 4.18.1a to 4.18.19b**.

Table 4.8.2: Property Group 1: Lettershaws	
OS Grid Reference: 290126, 620608	Figures 4.18.1a-c (EIAR Volume 3b)
Distance to nearest turbine: 1.8 km	Primary outlook: Southeast
Number of turbines theoretically visible: Hub = Turbine (T)2, T5, T8, T13, T14, T17, T20, T21 Blades = T1, T4, T10, T15	Direction of view to the nearest turbine: Southeast
Description of Property, Context and Existing Views: Situating between approximately 280 and 290 m Above Ordnance Datum (AOD), this property group comprises four one storey houses, outbuildings and a caravan park on the B797 road. Three houses are located on the western side of the road at a higher elevation, and one property on the eastern side of the road partially below road level with a caravan park being much lower on the floodplain of the Glengonnar Water. Views from the properties tends to be orientated to the southeast, for the western properties this is across the B797 road towards Laggerengill Rig with some partial screening by roadside trees, and the eastern property and caravan views are more enclosed by landform which rises eastwards.	
Changes to Views and Visual Amenity: Wirelines have been produced from the most western property to represent clear views towards the Proposed Development at 290130, 620608. This shows that the group of turbines to the southeast would be the most prominent in the view, in particular T9 and T13 on Ravengill Dod (538 m AOD) above the glen containing the Glengonnar Water. The rounded nature of the foreground hill would screen the base of the turbines. Of the remaining cluster of turbines located to the southeast, turbines located close to the ridgeline between Ravengill Dod, Coom Dod (552 m AOD) and Wellgrain Dod (555 m AOD) would be visible with some partial screening by landform occurring, and full screening for the most eastern turbines. To the southwest, five turbines would be visible above the ridgeline and further away from the property group with three turbines partially visible at hub height further down the glen, and the blades of two turbines. This would mainly be seen from outside the properties, reducing in extent at the caravan park due to the lower elevation. At night, the aviation lights on T5, T8, T20 and T21 would be seen with strong downward angles (steeper than -3° to -4°) that reduce their brightness. The magnitude of visual change is judged to be High .	
Effect on Residential Visual Amenity: The southeast cluster of the proposed turbines would be seen in face-on views from the property group and from external spaces. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform. The proposed turbines to the southwest would be further away and partially to fully screened by landform. The nearest turbine would be 1.8 km away from the property group and introduce turbines to views otherwise unaffected. Due to a combination of distance, number of turbines visible and partial screening and landform of the bases of T9 and T13, it is not considered that the Proposed Development would be overbearing in the view from this property group. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.3: Property Group 2: Glencaple	
OS Grid Reference: 292118, 621327	Figures 4.18.2a-b (EIAR Volume 3b)
Distance to nearest turbine: 1.9km	Primary outlook: Northeast and southeast
Number of turbines theoretically visible: Hub = T9, T10, T11 Blades = T1	Direction of view to the nearest turbine: South
Description of Property, Context and Existing Views: Comprising two properties and farm outbuildings at between approximately 280 and 300 m AOD on the western slopes rising above Glencaple Burn and accessed via track leading from the B797 road. The northern property is oriented to the northeast and southwest, with the main view towards the northeast across fields on	

Table 4.8.3: Property Group 2: Glencaple	
either side of the Glencaple Burn with some partial screening occurring by foreground hedgerow and trees to the rear. The southern property includes farm outbuildings and views beyond are restricted by trees and outbuildings with framed views to the southeast.	
Changes to Views and Visual Amenity: A wireline shown on Figures 4.18.2a-b, (EIAR Volume 3b) was taken from the southeastern edge of the northern property at 292017, 621443. The proposed turbines would be viewed above Craig Dod (444 m AOD) to the south which would limit views to the upper sections including hubs of T9, T10 and T11 of the south eastern cluster, with T1 of the south western cluster being more distant with the hub on the horizon and mainly the spinning blade visible. Turbines breaking the horizon to the south would be the most prominent and viewed at an oblique angle with some filtering by foregrounds occurring, and from outside areas, in particular, when travelling along the access track from the B797 road. At night, the aviation lights on T9 and T11 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. The magnitude of visual change is judged to be High .	
Effect on Residential Visual Amenity: The majority of the proposed turbines would not be visible due to screening by landform with the upper parts of T9, T10 and T11 being prominent above the horizon. The vertical extent of the turbines would be reduced by screening from landform and, when operational, they would be a feature above the horizon at a distance of 1.7 km. Due to the degree of screening and number of turbines visible, it is not considered that the RVAA threshold would not be reached.	

Table 4.8.4: Property 3: Kirkton	
OS Grid Reference: 293270, 621078	Figures 4.18.3a-b (EIAR Volume 3b)
Distance to nearest turbine: 1.6 km	Primary outlook: Southwest
Number of turbines theoretically visible: Hub = T9, T10 Blades = T11, T13, T14	Direction of view to the nearest turbine: Southwest
Description of Property, Context and Existing Views: This property and farm outbuildings is situated at approximately 270 m AOD between the A74 (M) road, A702 road both to the west in which it is accessed from, and the River Clyde to the east. Views from the property are restricted by trees along the northern boundary and two belts of trees along the A702 road, combined with an embankment and rising landform. To the southeast, the landscape is more open with visibility onto adjacent fields and the floodplain of the River Clyde.	
Changes to Views and Visual Amenity: Wirelines shown on Figures 4.18.3a-b, (EIAR Volume 3b) were taken from the south of the property at 293263, 621042. Theoretically, relatively close views of two turbines and the blades of three are predicted to be visible above Kirkton Rig 406 m AOD. However, in reality, views towards the Proposed Development would be heavily filtered by roadside trees and partially screened by the embankment of the A74 (M) road the influence of which is not shown on the ZTV. At night, the aviation lights on T9 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Therefore, magnitude of visual change is predicted to be Low during winter months when the upper parts of T9 would potentially be visible.	
Effect on Residential Visual Amenity: Due to the degree of screening and number of turbines visible, it is considered that the RVAA threshold would not be reached.	

Table 4.8.5: Property Group 4: Crawford (Carlisle Road)	
OS Grid Reference: 294884, 620674	Figure 4.18.4a (EIAR Volume 3b)
Distance to nearest turbine: 2.4 km	Primary outlook: Northwest
Number of turbines theoretically visible: Hub = T9, T10, T11, T12, T13, T14, T15, T17, Blades = T18, T20, T21,	Direction of view to the nearest turbine: West
Description of Property, Context and Existing Views: This group of properties is located on Carlisle Road to the west of Crawford at approximately 265 m AOD. This comprises Heatherghyll Café and 1 and 1.5 storey properties in a linear pattern with views across the road onto fields in the River Clyde floodplain backdropped by Castle Hill (483 m AOD) and part of Clyde Wind Farm beyond, with some partial filtering occurring through garden vegetation and trees.	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.4a, (EIAR Volume 3b) at 294845, 620648 was taken from the southwestern edge of Heatherghyll Café. The proposed turbines would be viewed to the wet of the A74 (M) road between Kirkton Rig (406 m AOD) and Mid Hill (414 m AOD). This would be mainly from the western side of Heatherghyll Café, the street at the front of properties and rear gardens with turbines being concentrated occupying a small section of the overall view. At night, the aviation lights on T9 and T11 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. The magnitude of visual change is judged to be Medium .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in oblique views and not face-on across the River Clyde floodplain from outside properties and would be subject to filtering by vegetation, in particular, from the rear of the properties. The proposed turbines would be above the foreground ridgeline west of the A74 (M) road, with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.4 km away from the property group and would extend turbines in views to the west successively with Clyde Wind Farm. Due to a combination of distance, partial screening by landform and context of the A74 (M) road which lies in the intervening area, it is not considered that the Proposed Development would be overbearing in the view from this property group. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.6: Property 5: Elvanfoot Farm	
OS Grid Reference: 295101, 617836	Figure 4.18.5a (EIAR Volume 3b)
Distance to nearest turbine: 1.4 km	Primary outlook: East
Number of turbines theoretically visible: Hub = T11, T16 Blades = T10, T12, T13, T14, T15, T17, T18, T19, T21	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: This property is one storey set back on the western side of the A702 road at approximately 280 m AOD, with some outbuildings on the eastern side of the road. Visibility from the property is eastwards across the road towards forestry on Wellshot Hill (426 m AOD) and includes some of the turbines of Clyde Wind Farm, with some partial filtering by boundary trees. Views in other directions tend to be open with some partial screening by nearby outbuildings and rising landform to the west.	
Changes to Views and Visual Amenity: Wirelines are shown on Figures 4.18.5a (EIAR Volume 3b) taken from the west of the property at 295101, 617829. The proposed turbines would be visible to the west above Harryburn Brae (499 m AOD) and would be visible when accessing the property from the A702 road, rear windows and the garden to the west. From these locations, the proposed turbines would break the horizon with T11 and T16 being the most prominent where the upper sections, and in the case of T11, a section of tower would be visible. The blades of the remaining turbines predicted to be visible, would be seen breaking the horizon as they spin during operation. At night, the aviation lights on T11 and T16 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Magnitude of visual effect is judged as High .	
Effect on Residential Visual Amenity:	

Table 4.8.6: Property 5: Elvanfoot Farm	
The proposed turbines would not be seen in face-on views from the property itself, but from rear views, the access road on arrival, and from the rear garden. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.3 km away from the property and be viewed successively with Clyde Wind Farm. Due to a combination of distance, number of turbines visible and partial screening and landform, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.7: Property 6: North Shortcleuch	
OS Grid Reference: 292806, 617366	Figures 4.18.6a-c, (EIAR Volume 3b)
Distance to nearest turbine: 0.9 km	Primary outlook: Southeast
Number of turbines theoretically visible: Hub = T16, T19 Blades = T9, T11, T12, T14, T15, T18, T21	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises a 1.5 storey house situated on the northern side of the B7040 road which it is accessed from and includes outbuildings and polytunnel at approximately 320 m AOD. Visibility is open with front on views across the floodplain of the Elvan Water towards Toddle Knowe (347 m AOD). Views in other directions are limited by outbuildings and the rising landform of Peat Hill (458 m AOD) to the north.	
Changes to Views and Visual Amenity: The wirelines shown on Figure 4.18.6a-c (EIAR Volume 3b) is located at 292805, 617353 is taken at the western side of the property. From this property close views of the proposed turbines would be experienced when arriving at the property off the B7040 road, from rear windows and the garden. From these locations the proposed turbines would be seen above Peat Hill (458 m AOD) and Middle Wood (432 m AOD). The upper sections including the hub of T16 and T19 are predicted to be visible due to their proximity to the property, with the blades of the remaining turbines predicted to be visible seen further back. At night, the aviation lights on T16 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Therefore, magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would not be seen in face-on views from the property itself, but from rear views, the access road on arrival, and from the rear garden. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform and limited to the upper parts of T16 and T19, and blades of seven. The nearest turbine would be 921 m away from the property and be viewed successively with Clyde Wind Farm. Due to a combination of the number of turbines visible, partial screening and landform, and not featuring in the main view, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.8: Property 7: South Shortcleugh	
OS Grid Reference: 292831, 616731	Figures 4.18.7a-b, (EIAR Volume 3b)
Distance to nearest turbine: 1.4 km	Primary outlook: Northeast
Number of turbines theoretically visible: Hub = T9, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, Blades = T10	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises one property and outbuildings located to the south of the B7040 road accessed via track leading south from the road through farmland. Situated at approximately 325 m AOD, visibility is fairly open with some screening coming from the outbuildings to the northeast and northwest and includes nearby trees. Landform rises to the southeast onto Lousie Wood Law (618 m AOD) and Leadburn Rig (468 m AOD) to the	

Table 4.8.8: Property 7: South Shortcleugh	
southwest, with the floodplain of the Elvan Water to the north before rising to Peat Hill (458 m AOD) to the north.	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.7a-b (EIAR Volume 3b) was taken from 292846, 616755 on the northern side of the property. Due to being on the southern side of the Elvan Water floodplain, views towards the Proposed Development would be less influenced by foreground landform resulting in more turbines at hub height would be visible. These would be seen above Peat Hill (458 m AOD) and Middle Wood (432 m AOD) to the northwest and seen in oblique views, mainly from the front of the property, the garden and access road from the B7040 road. This would be slightly filtered by trees on the boundary. At night, the aviation lights on T9, T11, T20 and T21 would be seen with strong downward angles (steeper than -3° to -4°) that reduce their brightness. Therefore, magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in oblique views from the property, the garden and access road above the foreground ridgeline on the northern side of the glen containing the Elvan Water. The majority of the proposed turbines predicted to be visible, would all be seen at hub and blade height, the exception being T10 where the blades would be visible. The nearest turbine would be 1.3 km away from the property and be viewed successively with part of Clyde Wind Farm. Due to a combination of the number of turbines visible, partial screening from landform, and oblique views, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.9: Property 8: Hass	
OS Grid Reference: 290003, 615234	Figure 4.18.8a, (EIAR Volume 3b)
Distance to nearest turbine: 2.2 km	Primary outlook: Northwest
Number of turbines theoretically visible: Hub = T9, T11, T12, T13, T14, T15, T16, T17, T18, T19, T21, Blades = T10, T20	Direction of view to the nearest turbine: Northeast
Description of Property, Context and Existing Views: Comprises one property and farm outbuildings located on the south side of the B7040 road at a lower elevation of approximately 380 m AOD close to Shortcleuch Water. The surrounding landscape is generally open with views from the front of the property being partially filtered by foreground trees, those along the road and partial screening by rising landform. Views in other directions are partially screened by nearby outbuildings and rising landform and include framed visibility along the small glen containing the Shortcleuch Water to the south.	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.8a, (EIAR Volume 3b) is taken from the front of the property at 289991, 615242. Due to being located on the western side of the glen containing Shortcleuch Burn and set back from the northern slopes, views towards the Proposed Development would be less influenced by foreground landform resulting in more turbines at hub height would be visible. These would be seen above the slopes leading to Wool Law (552 m AOD) to the northeast and seen in oblique views from the property, garden and access road with some filtering occurring from foreground trees at a lower elevation to the road which also provides a degree of screening. At night, the aviation lights on T9, T11, T16 and T21 would be seen with strong downward angles (steeper than -3° to -4°) that reduce their brightness. Magnitude of visual change is judged as Medium .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in oblique views from the property, garden and access road above the foreground ridgeline to the northeast. The majority of the proposed turbines predicted to be visible, would all be seen at hub and blade height, the exception being T10 and T20 where the blades would be visible.	

Table 4.8.9: Property 8: Hass
The nearest turbine would be 2.1 km away from the property. Due to a combination of the number of turbines visible, partial screening from foreground landform, and oblique views, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.

Table 4.8.10: Property 9: Leadhills (east)	
OS Grid Reference: 289052, 615000	Figure 4.18.9a (EIAR Volume 3b)
Distance to nearest turbine: 2.5 km	Primary outlook: Northeast
Number of turbines theoretically visible: Hub = T4, T5, T8 Blades = T3, T6, T7	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises 1.5 storey property located to the south of the B7040 road which it is accessed via a short road at approximately 400 m AOD. Views from the property are filtered by trees on the boundary and outbuilding ruins to the north onto foreground fields and the B7040 road with landform rising in all directions around the property.	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.9a (EIAR Volume 3b) was taken from the access track at the front of the property at 289068, 615035. This shows that six of the proposed turbines would be visible above Leadhills and slopes north of Hunt Law (523 m AOD) to the northwest and seen in two separate groups of turbines. The hub of T8 is close to the horizon and alongside T7 would mainly be seen as the blades turn, T6 would be barely visible. The second cluster would be more prominent owing to the upper sections of T4 and T5 being visible, with the blade of T3 being seen beyond. Views would be partially filtered by boundary trees. At night, the aviation lights on T5 and T8 would be seen with strong downward angles (steeper than -3° to -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on views from the property, external spaces and access road. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.4 km away from the property and introduce turbines to views otherwise unaffected. Due to a combination of distance, number of turbines visible and partial screening by landform, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.11: Property Group 10: Leadhills (north / central)	
OS Grid Reference: 288685, 615170	Figures 4.18.10a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.1 km	Primary outlook: Mainly east and west
Number of turbines theoretically visible: Hub = T1, T2, T4, T5 Blades = T3, T8, T20, T21	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises various 1-2 storey properties in a linear pattern along roads between approximately 380 and 400 m and incudes Symington Street, Main Street, Elvanfoot Road, Ramsay Road, Hopetoun Place, Gowanbank, Menzies Place, Lowther View, Homers Place and California Place. Visibility varies within the settlement from enclosed streets such as along Main Street by adjacent buildings and trees, to more open views from properties to the west such a Lowther Place. Rising landform surrounding the village contains visibility further afield.	

Table 4.8.11: Property Group 10: Leadhills (north / central)	
Changes to Views and Visual Amenity: The wireline shown on Figures 4.18.10a-b, (EIAR Volume 3b) is taken from the Main Street at 288622, 614976. The western cluster of the proposed turbines would the most visible from the north and central part of Leadhills village. From this part of the village four turbines would be prominent in views to the northwest and the blade tips of a further two turbines above Hunt Law (523 m AOD). The eastern cluster would largely be screened by foreground landform of Broad Law (514 m AOD) resulting in only the tips of two turbines being visible. Views of the proposed turbines would be seen mainly from outside properties in the street and gardens, with some visibility from houses with views in a northwest direction. At night, the aviation lights on T1 and T5 would be seen with strong downward angles (steeper than -3° to -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on, oblique and rear views from properties, external spaces and street. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform. The nearest turbine would be 1.8 km away from the property and introduce turbines to views otherwise unaffected. Due to a combination of distance, number of turbines visible and partial screening by landform, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.12: Property Group 11: Leadhills (south)	
OS Grid Reference: 288532, 614786	Figures 4.18.11a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.3 km	Primary outlook: Mainly east and west
Number of turbines theoretically visible: Hub = T2, T21 Blades = T1, T4, T5, T14, T17, T18, T20,	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises various 1-2 storey properties in a linear pattern along roads between approximately 380 and 400 m and incudes Main Street, Ramsay Road and Station Road. Visibility in the southern part of the village is more open owing to the building density being less. Rising landform surrounding the village contains visibility further afield.	
Changes to Views and Visual Amenity: The wirelines shown on Figures 4.18.11a-b (EIAR Volume 3b) was taken from the Main Street at 288477, 614976. The western cluster of the proposed turbines would the most visible from the southern part of Leadhills village. Where the blade of T5 and upper sections of T2 would be prominent. The remaining turbines in the eastern cluster would largely be screened by foreground topography resulting in the hub of T21 being viewed along the horizon, and the blades of three turbines being seen and T18 barely visible. Views of the proposed turbines would be seen mainly from outside properties in the street and gardens, with some visibility from houses with views in a northwest and northeast direction. At night, the aviation lights on T21 would be seen with strong downward angles (steeper than -3° to -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on, oblique and rear views from properties, external spaces and street. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.1 km away from the properties and introduce turbines to views otherwise unaffected. Due to a combination of distance, number of turbines visible and partial screening by landform, it is not considered that the Proposed Development would be overbearing in the view from these properties. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.13: Property Group 12: Leadhills (Station Road)	
OS Grid Reference: 28445, 614389	Figures 4.18.12a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.4 km	Primary outlook: Mainly west
Number of turbines theoretically visible: Hub = T1, T2, T4, T5, T20, T21 Blades = T3, T8, T14, T16, T17, T18, T19	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises 1 and 1.5 storey cottages located along the eastern side of Station Road and includes one property on the western side, elevated at 450 m AOD above the southern part of the village. Visibility is more open with views across the village towards rising slopes of Laverock Hill with some partial filtering occurring from roadside and boundary vegetation.	
Changes to Views and Visual Amenity: The wireline shown on Figures 4.18.12a-b (EIAR Volume 3b) is taken from Station Road at 288527, 614660. The western cluster of the proposed turbines would the most visible from Station Road in Leadhills village. Due to the higher elevation, the vertical extent of turbines would be more apparent resulting in views of the upper sections of four turbines, and blade tips of two which are located further away. The western cluster includes the upper section of one turbine with the hub of T20 being on the horizon, and the blade tips of a further five turbines being visible beyond. Views of the proposed turbines would be seen mainly in oblique and side-on views from properties, outside in the street and gardens, At night, the aviation lights on T1, T5, T20 and T21 would be seen with strong downward angles (0° to -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on, oblique and rear views from properties, external spaces and street. The turbines would be above the foreground ridgeline with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.3 km away from the properties and introduce turbines to views otherwise unaffected. Due to a combination of distance, number of turbines visible and partial screening by landform, it is not considered that the Proposed Development would be overbearing in the view from these properties. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.14: Property Group 13: Leadhills (Station Road)	
OS Grid Reference: 288359, 614308	Figures 4.18.13a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.4 km	Primary outlook: Northwest and northeast
Number of turbines theoretically visible: Hubs = T16, T17, T18, T19, T20, T21 Blades = T2, T5, T9, T11, T12, T13, T14, T15	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises two 1.5 storey houses located on the eastern side of the B797 road at approximately 415 m AOD with mixed orientation. The northern property faces towards the road with some partial filtering by foregrounds trees, views to the north and south are open along the glen. Visibility to the southeast is influenced by rising landform and trees. The property to the south, is at a slightly lower elevation with open views towards Leadhills across foreground fields with some screening by outbuildings. Views in other directions are influenced by rising landform.	
Changes to Views and Visual Amenity: The wireline shown on Figures 4.18.13a-b (EIAR Volume 3b) is taken on the north side of the southern property at 288360, 614316. The eastern cluster of the proposed turbines would be the most noticeable from this location due to the number of turbines visible and the extent where the upper parts of six turbines would be seen and the blade tips of five. Only two blade tips of the western cluster would be visible. Views of the proposed development would mainly be experienced in face-on and oblique views, from outside each property and from the access track with some minor filtering occurring from nearby vegetation.	

Table 4.8.14: Property Group 13: Leadhills (Station Road)	
At night, the aviation lights on T16, T20 and T21 would be seen with strong downward angles (-1° to -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on and oblique views from properties, external spaces and access road. The turbines would be above Broad Law (514 m AOD) and Hunt Law (523 m AOD), with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.4 km away from the properties and introduce turbines to views otherwise unaffected. Due to a combination of distance, and partial screening by landform, it is not considered that the Proposed Development would be overbearing in the view from these properties. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.15: Property 14: Duntercleuch	
OS Grid Reference: 284867, 615398	Figure 4.18.14a, (EIAR Volume 3b)
Distance to nearest turbine: 2.2 km	Primary outlook: Northeast to southwest
Number of turbines theoretically visible: Blades = T6, T7, T8	Direction of view to the nearest turbine: Northeast
Description of Property, Context and Existing Views: Comprises one property situated at approximately 315 m AOD and accessed via a long track leading west from Wanlockhead. This property is also situated on the Southern Upland Way (SUW) and close to the Wanlock Water. Generally open, visibility is limited by the surrounding rising landform restrictive the distance of views.	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.14a (EIAR Volume 3b) was taken northeast of the house at 284873, 615401. This shows that the blade tips of three turbines would be visible over Reecleuch Hill (434 m AOD) with the remaining turbines being screened by intervening landform. At night, no aviation lights would be seen. Magnitude of visual change is judged as Low .	
Effect on Residential Visual Amenity: Due to screening by landform, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.16: Property 15: New Glendorch	
OS Grid Reference: 288801, 617742	Figures 4.18.15a-e (EIAR Volume 3b)
Distance to nearest turbine: 0.8 km	Primary outlook: West
Number of turbines theoretically visible: Hub = T2, T5, T20 Blades = T1, T14, T17	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: Comprises two buildings on the eastern side of the B747 road at approximately 310 m AOD. The landscape surrounding the house is open although views are restricted by the rising slopes of Water Head (479 m AOD) to the west, and Wool Law (552 m AOD) to the east.	
Changes to Views and Visual Amenity: The wireline shown on Figures 4.18.15a-e (EIAR Volume 3b) was taken northeast of the house at 288801, 617742. Due to the property’s proximity within the Site and position between the eastern and western cluster, close views of turbines on the edge of the Glengonnar Water glen can be obtained. This would include views of T2 and T5 to the west of the B797 road, and T20 to the east, and blade tips of the other three turbines with some partial screening by landform of the turbine bases. This would result in close views of a turbine in face-on	

Table 4.8.16: Property 15: New Glendorch	
views to the west, oblique views to the southwest, and rear views to the east. Visibility of the proposed turbines would be experienced from the property and garden outside. At night, the aviation lights on T5 and T20 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on, oblique and rear views above the adjacent hillsides with the bases of turbines not visible due to screening by landform. The nearest turbine would be 818 m away from the property and introduce turbines to views otherwise unaffected. Due to a combination screening by landform, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.17: Property 16: Waterhead	
OS Grid Reference: 288843, 618147	Figures 4.18.16a-e (EIAR Volume 3b)
Distance to nearest turbine: 0.6 km	Primary outlook: West
Number of turbines theoretically visible: Hubs = T2 Blades = T1, T5, T20,	Direction of view to the nearest turbine: Northwest
Description of Property, Context and Existing Views: This property is situated adjacent to the B797 road and includes many outbuildings and kennels at approximately 315 m AOD. The property faces west onto the steep slopes leading to Rake Law (494 m AOD) and includes several trees in the foreground. To the east, the landscape opens out onto the floodplain of the Glengonnar Water before rising to Clowgill Dod and includes forested slopes in the intervening area.	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.16a-e (EIAR Volume 3b) was taken northeast of the house at 288843, 618147. The property would receive close views of T2 on the slopes above to the west, and the blade tips of T1 and T5, and blade tips of T20 to the east. At night, no aviation lights would be seen. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in face-on, oblique and rear views above the adjacent hillsides with the bases of turbines not visible due to screening by landform. The nearest turbine would be 615 m away from the property and introduce turbines to views otherwise unaffected. Due to screening by landform, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.18: Property 17: Snar Farm	
OS Grid Reference: 286310, 620077	Figure 4.18.17a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.0 km	Primary outlook: Northeast to southwest
Number of turbines theoretically visible: Hubs = T1, T2, T3, T4 Blades = T5	Direction of view to the nearest turbine: Southeast
Description of Property, Context and Existing Views: Accessed via long track from the B740 road, this property comprises farm situated on the northwestern slopes of Sim’s Hill (408 m AOD) and includes several outbuildings. Located at approximately 280 m AOD in a generally open landscape, woodland on the western side of the farm which extends northwards along the access track provides some filtering to views.	

Table 4.8.18: Property 17: Snar Farm	
Changes to Views and Visual Amenity: The wireline shown on Figure 4.18.17a-b (EIAR Volume 3b) was taken southeast of the house at 286809 621092. The western cluster of turbines would be visible to the southeast of the property; these would be visible from the access track when approaching the house and from outside in the yard. Close views of the most western turbines would be experienced with some partial screening occurring at the bases of turbines by landform at Strancleuch Hill (429 m AOD) and Sim’s Hill. At night, the aviation lights on T1 and T3 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in oblique views from outside the property above the adjacent hillsides with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.0 km away from the property and extend turbines closer to the property. Due to a combination of screening by landform, distance and number of turbines visible, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.19: Property Group 18: Strancleugh	
OS Grid Reference: 286799, 621096	Figures 4.18.18a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.4 km	Primary outlook: Northeast to southwest
Number of turbines theoretically visible: Hubs = T1, T17, T20 Blades = T2, T3, T4, T6, T13, T14, T19, T21	Direction of view to the nearest turbine: Southeast
Description of Property, Context and Existing Views: Comprises two houses and farm outbuildings with some boundary trees at approximately 265 m AOD and accessed from the B740 road. Views from the properties are onto the surrounding fields and along the Glendouran Burn with some filtering to views occurring by nearby broadleaf trees.	
Changes to Views and Visual Amenity: The wireline shown on Figures 4.18.18a-b (EIAR Volume 3b) was taken at the eastern side of the northern property at 286809, 621092. Both the eastern and western clusters of turbines would be visible from these properties to the southeast. The nearest cluster being the west, would be screened by landform limiting views to the blade tips of four turbines and part of the hub and blades of T1. The eastern cluster would be much more visible with views including two full turbines and the blade tips of four turbines above Glendowran Hill (469 m AOD). This would extend turbines closer to the properties and be viewed successively with several operational developments. At night, the aviation lights on T1 and T20 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in oblique views from outside the property above the intervening hillsides with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.4 km away from the properties and extend turbines closer to the property. Due to a combination of screening by landform, distance and number of turbines visible, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

Table 4.8.20: Property 19: Glendouran	
OS Grid Reference: 287476, 620960	Figures 4.18.19a-b (EIAR Volume 3b)
Distance to nearest turbine: 2.0 km	Primary outlook: Northwest to southeast

Table 4.8.20: Property 19: Glendouran	
Number of turbines theoretically visible: Hubs = T1, T2, T4, T9, T13, T14, T20 Blades = T3, T5, T17, T21	Direction of view to the nearest turbine: Southeast
Description of Property, Context and Existing Views: Accessed via long track from the B740 road, this property comprises farm situated on the northwestern slopes of Sim’s Hill 408 m AOD and includes several outbuildings. Located at approximately 335 m AOD in a generally open landscape, woodland on the boundary provides some filtering to views, with framed views to the northwest through foreground trees, and by outbuildings to the southeast.	
Changes to Views and Visual Amenity: The wireline shown on Figures 4.18.19a-b (EIAR Volume 3b) was taken east of the house at 287505, 620963. Both the eastern and western clusters of turbines would be visible from this property in oblique views to the southeast. The nearest cluster being the west, would be partially screened by landform limiting views to the blade tips of two turbines and the hub and blades of T1 and T2. The eastern cluster would be much more visible with views including four turbines including the hubs and blades and the blade tips of two above Glendowran Hill 469 m AOD. This would extend turbines closer to the property and be viewed successively with several operational developments. At night, the aviation lights on T1, T9, and T20 would be seen with strong downward angles (steeper than -4°) that reduce their brightness. Magnitude of visual change is judged as High .	
Effect on Residential Visual Amenity: The proposed turbines would be seen in oblique views mainly from outside the property above the intervening hillsides with the bases of turbines not visible due to screening by landform. The nearest turbine would be 2.0 km away from the property and extend turbines closer. Due to a combination of screening by landform, distance and number of turbines visible, it is not considered that the Proposed Development would be overbearing in the view from this property. Overall, it is judged that the RVAA threshold would not be reached.	

1.4 Summary and Findings

- 1.4.1 The RVAA has identified 19 properties or groups within 2.5 km of the proposed turbine locations which have been considered as part of the RVAA. The majority of these residential properties are within Leadhills with the remaining properties on the B797 and B7040 roads, east of the A74 (M) road and west of Crawford, and the northwest of the Site comprising scattered farms.
- 1.4.2 The assessment found that whilst there would be Medium to High magnitude of change to the majority of views from properties/groups within approximately 2.5 km, these would not translate into effects on visual aspects of residential amenity such that the properties would reach what in current guidance is called a ‘Residential Visual Amenity Threshold’. The turbines would be present on the hill horizon in views which would be a combination of face-on, oblique and rear views. However, the base and bottom section of turbines where the tower, hub and blade are visible would be screened by landform reducing their vertical prominence within the view. It is judged that the proposed turbines would not be overbearing, and the RVAA threshold would not be reached.

References

Landscape Institute (March 2019) Residential Visual Amenity Assessment (RVAA). Technical Guidance Note 2/19. Available from:
<https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf> [Accessed: 7th of April 2026]

Scottish Natural Heritage (2017) Visual Representation of Windfarms, Version 2.2. Available at:
<https://www.nature.scot/sites/default/files/2019-09/Guidance%20-%20Visual%20representation%20of%20wind%20farms%20-%20Feb%202017.pdf>.
[Accessed: 7th of April 2026]