Technical Appendix 4.7: Residential Visual Amenity Assessment

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1.1 Introduction

1.1.1 The purpose of this Residential Visual Amenity Assessment (RVAA) is to identify potential effects of the Proposed Development on residential visual amenity from individual residential properties within a defined study area.

1.1.2 The Proposed Development is a renewable energy development comprised of up to eight wind turbines, a Battery Energy Storage System (BESS) and associated infrastructure adjacent to Sullom Voe Oil Terminal (SVT) and the Shetland Gas Plant in Shetland, Scotland. The assessment is based on the Proposed Development as described in **Chapter 2: Proposed Development (EIAR Volume 2)**.

1.1.3 The assessment of residential visual amenity is separate and distinct from the assessment of visual effects described in **Chapter 4: Seascape, Landscape and Visual Amenity (EIAR Volume 2)**.

1.1.4 The RVAA is accompanied by the following Figures:

- Property location plan showing all properties within the RVAA study area and with ZTV overlain (**Figure 4.7.1: RVAA Property Location Plan and 2 km Tip Height ZTV (EIAR Volume 3a)**);
- Plan for each property where a detailed assessment is required showing up to date aerial photography with property reference and the theoretical view cone occupied by the Proposed Development from each property (**Figures 4.7.2a-TA 4.7.2d (EIAR Volume 3a)**).

Planning and Guidance

1.1.5 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, and the planning system is concerned only with the latter. However, public and private interests may overlap. The issue is whether the number, size, layout and proximity of wind turbines would have such 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.

1.1.6 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 Appeal Decision in respect of Enifer Downs of 16 March 2009 the Inspector (Mr Lavender) 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.*"

1.1.7 In the subsequent Carland Cross Appeal Decision of 19 January 2010, there were 209 properties within 2 km of the proposed turbines. Twenty-three properties 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 public one and, in the case of the former, few householders are able to exercise control over Proposed 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).*" This has become known as the 'Lavender test.'

1.1.8 This position is echoed in Reporters Dent and Jackman's 2014 appeal decision in respect of Fauch Hill and Harburnhead Wind Farms 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.*"

1.1.9 Landscape Institute Technical Guidance Note 2/19 defines Residential Visual Amenity as "*the overall quality, experience and nature of views and outlook available to occupants of Residential properties including views from gardens, and domestic curtilage.*" It also includes "*…views experienced when arriving at or leaving a property, for example from private driveways/access tracks.*"

1.1.10 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.

1.1.11 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, unpleasantly overwhelming, or unavoidable effects in main views. Such effects on residential amenity of properties would not necessarily be unacceptable and therefore not in the public interest. The following assessment describes effects on the visual amenity at properties. It does not draw conclusions regarding the acceptability of such impacts as this is a planning deliberation.

Methodology

1.1.12 The following RVAA is based on Landscape Institute Technical Guidance Note 2/19 and accepted methods that have been evaluated in planning and public inquiries previously.

Structure and Approach

The RVAA comprises four steps:

- Step One: Definition of the RVAA Study Area and properties to be assessed;
- Step Two: Evaluation of baseline visual amenity of properties;
- Step Three: Assessment of change to visual amenity of properties and identification of properties requiring further assessment; and
- Step Four: Detailed assessment of individual properties identified in Step Three such that the Residential Visual Amenity (RVA) Threshold may be engaged.

1.1.13 The assessment was conducted with reference to Ordnance Survey (OS) mapping at various scales, wireline visualisations, and aerial photography. Field reconnaissance at individual properties and/or the closest publicly accessible location to properties was undertaken in October 2025 and February 2026.

1.1.14 In this RVAA the term 'property' refers to the dwelling, curtilage and grounds including gardens and private access such as a drive or track, as a single entity. The assessment also refers separately to views from the dwelling and from areas of garden and the main access if different.

1.1.15 Steps Two and Three are presented in **Table 4.7.2: Description of Properties and Initial Assessment of Effects**. Step Four is presented in **Tables 4.7.3** to **4.7.6**.

Step One: Defining the RVAA Study Area and properties to be assessed

1.1.16 Step 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 2 km of the Proposed Development from which there would theoretically be views of the Proposed Development. Step One also considers the potential for significant cumulative effects in respect of other similar proposed developments.

1.1.17 The RVAA Study Area was based upon Landscape Institute Technical Guidance Note 2/19 which states that:

"*When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5 - 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA."*

1.1.18 OS Address Point Data and 1:25,000 mapping data were used during this initial stage and findings verified during subsequent field survey using wireline visualisations and Ventus AR software. If there are properties that are deemed as uninhabitable due to their dilapidated condition (e.g. lacking a roof, doors or windows and being structurally unsound) they would be omitted from the RVAA. If there are properties not listed in Census data or mapping and identified during field reconnaissance, they would be mapped and included in the RVAA.

Step Two: Evaluation of baseline visual amenity of properties

1.1.19 Step Two comprised a detailed investigation of properties that were identified for inclusion in Step One. This entailed further desk study and field reconnaissance of properties. The findings of the field reconnaissance considers the following:

- Each property's location, geographical extent and curtilage, and landscape and visual context;
- The type of dwelling: whether detached, semi-detached or terraced; whether the dwelling is single-storey or two-storey;
- The orientation of the dwelling (i.e., its main entrance and its main façade);
- The main external recreational and amenity spaces;
- Secondary locations, including utilitarian spaces;
- Access roads and tracks that are of relevance to the visual amenity at the property;
- Main views out (both from the dwelling and the curtilage/grounds), their character and scenic quality, and any specific qualities or elements that the degree to which they influence visual amenity at the property, including any existing developments;
- Details of any restrictions on views out, including buildings/structures, topography and vegetation; and
- The availability or nature of views i.e. are there wide-ranging views all around the property or are views mainly short range with longer distance views only in one direction.

1.1.20 The survey also provides an indication of the potential for each property to be affected by the Proposed Development and potential for appropriate mitigation.

Step Three: Assessment of likely change to visual amenity of properties

1.1.21 Step Three of the RVAA is an assessment of the potential magnitude of change and significance of effect at each residential property. The methodology is based on that set out in **Technical Appendix 4.1: Seascape, Landscape and Visual Assessment Methodology (EIAR Volume 4)**.

1.1.22 Key considerations in the assessment include:

- The degree to which available views from the property would be affected;
- Which aspects of the Proposed Development would be visible from each of the key viewpoints at the property, including number of turbines and how they appear (e.g. prominent skyline position or partially obscured behind intervening topography, vegetation or structures);
- The main and secondary locations at the property subject to views and the approximate distance between them and the nearest visible element of the Proposed Development;
- Any access routes to the property that are adversely affected;
- The 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 Proposed 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).

1.1.23 Based on the preceding, the magnitude of change on visual amenity is described as Substantial, Moderate, Slight, Negligible or None according to the following criteria:

- Substantial: The Proposed Development would form a dominant element in main views and in close proximity to key locations in and around the property and may also contribute to the perceived encirclement of a property by wind turbines (either the Proposed Development on its own or in conjunction with other wind farms).
- Moderate: The Proposed Development would form a prominent 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. Moderate impacts may also occur where the Proposed Development results in a notable addition to the existing developed context visible from the property.
- Slight: The Proposed Development would form a clearly discernible 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. Whilst cumulative visibility may be possible, cumulative developments would not form dominant visual elements in views from the property and not result in perceived encirclement at the property.
- Negligible: The Proposed Development would form a generally inconspicuous element in views from a small number of key locations and would have a negligible influence on the visual amenity of the property.

- None: 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.

1.1.24 **Table 4.7.1** below illustrates how residual effects in Step 3 are determined by combining the sensitivity of receptors with the anticipated magnitude of change. The Step 3 assessment for each property is described in **Table 4.7.2**. For the purposes of this assessment significant effects are generally **Major** or **Major/ Moderate**.

Table 4.7.1: Step 3 Residual Effects

Landscape and visual sensitivity	**Magnitude of change**				
	Substantial	Moderate	Slight	Negligible	None
High	**Major**	**Major/Moderate**	Moderate	Moderate/Minor	None
Medium	**Major/Moderate**	Moderate	Moderate/Minor	Minor	None
Low	Moderate	Moderate/Minor	Minor	Minor/None	None

1.1.25 As set out in Landscape Institute Technical Guidance Note 2/19, where the largest magnitude of change is evaluated for a property, it is considered in more detail in Step Four.

Step Four – Detailed assessment of individual properties identified in Stage 3 – forming the RVAA judgement.

1.1.26 Step Four of the assessment provides more detailed analysis focussing on whether effects at the property are such that the RVA Threshold are reached.

1.1.27 The RVAA goes further than assessment of residual visual effects, providing a robust and transparent, well-reasoned answer to the whether effects would be "*of such nature and/or magnitude that it potentially affects 'living conditions' or Residential Amenity*". Such effects may be considered unacceptable and of sufficient gravity as to represent a matter of public interest and which is likely to be given material weight in the exercise of planning balance. This question constitutes the RVA Threshold against which the Proposed Development has been assessed. However, a judgement about whether such effects are acceptable or unacceptable is not the subject of the RVAA.

1.1.28 The final judgment regarding whether effects reach the RVA Threshold is evaluated using the criteria listed below, whether the Proposed Development incurs effects that are:

- Overbearing: Tending to overwhelm. Of such scale and dominance relative to existing residential visual amenity and views that the Proposed Development would represent a significant detractor affecting views and the experience of visual amenity at the property.
- Overwhelming: Impacts are of such scale and dominance relative to existing residential visual amenity and views that the Proposed Development would be 'overpowering and/or oppressive'. Such effects would be pervasive and largely unavoidable in main views and main/principal locations in the property.
- Oppressive: Effects may be considered intolerable or of such a degree that they result in a sense of ill-ease and discomfort.
- Pervasive: Effects are ubiquitous, inescapable or experienced widely throughout the property and associated accesses.

1.1.29 The findings of the RVAA are described in respect of baseline, assessment of significance of residual visual effects and the analysis of effects measured against criteria given for determining whether the effects exceed the RVA Threshold.

1.2 Definition of the RVAA Study Area and Properties to be Assessed

1.2.1 **Figure TA 4.7.1: RVAA Property Location Plan and 2 km Tip Height ZTV (EIAR Volume 3a)** shows a map of properties within 2 km of the Proposed Development with the ZTV for the Proposed Development overlain.

1.2.2 Preliminary desk study and field reconnaissance confirmed a high degree of intervisibility within the landscape within 2 km of the Proposed Development due to the size of the turbines and the nature of the topography which does not provide a high level of screening within the immediate area.

1.2.3 Consequently, all 11 properties within the 2 km RVAA Study Area taken forward to Step Two and Step Three to establish whether any would require further assessment.

1.3 Assessment of Effects on Residential Visual Amenity

1.3.1 **Step Two**: Survey of Properties and **Step Three**: Assessment of Change are described in **Table 4.7.2** and **Step Four**: Detailed Assessment is described in **Tables 4.7.3** to **4.7.6**. The assessment has been informed by the use of 3D modelling to identify which turbines would be visible and to what extent.

Residents of residential properties are evaluated as High sensitivity.

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Table 4.7.2: Description of Properties and Initial Assessment of Effects

Property Number and Name	Distance and Direction to nearest Proposed Turbine	Description of Property	Baseline Visual Amenity and Views	Predicted View and Magnitude of Change	Residual Effect
P1 Isles View	1.46 km SW Turbine 7	The property is accessed via a short section of track at the end of the minor road from Toft. The dwelling is a detached single storey bungalow with windows on all sides. The main entrance is on the southwest façade. There are small areas of garden to the west, north and east of the dwelling. The dwelling is orientated SW-NE.	There are views all around from the dwelling with the main outlooks to the south east and north east. Views from the south west façade are restricted by the western part of the dwelling that extends into the line of sight. There are oblique views in the direction of the Site from the north west façade with such views partly interrupted by vegetation in the northern part of P2 The Brough. The focus of views is eastwards across Yell Sound and along the coast.	There would be oblique views of Turbine 5 and Turbine 6 which would be visible to hub height at distances of 1.8 km and 1.7 km respectively. Tips of Turbine 2, Turbine 3, and Turbine 4 would also be visible. Turbine 7 would be visible from the garden on the north west and north side of the dwelling at a distance of 1.42 km. The main outlook to the east from the dwelling would be unaffected and views from the north east and south west facades would be unaffected. While the Proposed Development would be prominent in some views from the dwelling it would not be a dominant feature in main views from the dwelling due to orientation of the property, angle of views and distance to the nearest visible turbines. The magnitude of change would be **Moderate**.	**Major / Moderate** and **Significant**.
P2 The Brough	1.4 km SW Turbine 7	The property is accessed directly from the adopted minor road via a driveway. The dwelling comprises of a 1.5 storey part set back from the minor road with a single window on the north west façade and a single storey extension to the south east with windows on three sides. There is a courtyard on the east side of the 1.5 storey part of the dwelling and gardens to the west and north. The dwelling is orientated NW-SE.	Views in the direction of the Site from the dwelling are somewhat restricted by outbuildings and only one window on the north west façade. The main outlook is to the south east where an extension provides views out to Yell Sound. A courtyard is formed by the extension, the main house and an outbuilding to the south west. The outbuilding screens views towards the Site from the main entrance to the house, the courtyard and from the extension. Views to the north east are truncated by trees and shrubs growing within the property boundary. Views towards the Site from the driveway are uninterrupted.	Views of the Proposed Development from the dwelling would be oblique and restricted from the north west façade where only one window is present Turbine 4 and Turbine 5 may be visible at distances of 2.1 km and 1.8 km respectively. Turbine 7 is unlikely to be visible from inside the dwelling. The proposed turbines would be visible from the driveway and small area of garden to the north west of the dwelling with the closest being Turbine 7 at a distance of 1.48 km. The Proposed Development would be prominent in views from part of the garden and driveway but would not be dominant in main views from the dwelling which are to the south east and it would not be visible in secondary views to the north east. The magnitude of change would be **Moderate**.	**Major / Moderate** and **Significant**.
P3 Toog	1.41 km WSW Turbine 7	The property is accessed via a track from the minor road. The track descends steeply from the road and curves behind landform to the dwelling. The dwelling is a single storey detached house and it is assumed there are windows on all sides. Small area of garden on the west side of the dwelling and a large area to the south. The dwelling is orientated N-S.	This property was not visited and survey work was undertaken from the minor road and using aerial imagery. However, it is assumed there are windows on the east facades of the dwelling and that the main outlook is across Yell Sound and to the south across an area of garden. Views west in the direction of the Site are truncated by landform and views from the access track are also truncated except at the entrance to the property from the minor road.	Landform to the west of the property would screen views of the Proposed Development from the dwelling and garden. A blade of Turbine 7 would potentially be visible above landform at a distance of 1.41 km. At the track entrance to the property Turbine 4, Turbine 5, Turbine 6 and Turbine 7 would be very noticeable above intervening landform. The nacelles and upper part of the tower would be visible. Blades only of Turbine 1, Turbine 2, Turbine 3 and Turbine 8 would be visible. The magnitude of change from the dwelling and curtilage would be **Negligible**. The magnitude of change from the track entrance would be **Moderate**.	**Moderate / Minor** and **Not Significant** from the dwelling and curtilage. **Major / Moderate** and **Significant** from the track entrance.
P4 Da Peerie Hoose	1.39 km WSW Turbine 7	The property uses the same access track as P3 Toog. The dwelling is a single storey detached house. The property is not visible from the minor road. Planning application drawings (planning reference 2020/223/PPF) indicate windows on all facades except the west façade facing the Site. A small area of garden to the south. The dwelling is orientated N-S.	This property is situated a short distance to the south west of P3 Toog and has views all around except to the west where there are no windows on the dwelling and any views from the curtilage are truncated by landform. The planning application drawings show large windows on the east façade and this is assumed to be the main outlook from the dwelling. There is a single small window on the north façade and larger windows on the south façade which would provide the secondary outlook from the dwelling. The curtilage to the dwelling is small and from it views in the direction of the Site are likely to be truncated by rising landform.	Views from P4 would be similar to those experienced at P3 Toog due to the landform to the west of both properties. There are no windows on the west façade of the dwelling facing the Proposed Development and views would be experienced mainly from the curtilage to the dwelling. A blade of Turbine 7 and blade tip of Turbine 6 would be visible. Views from the track entrance would be the same as those described for P3 Toog. The magnitude of change from the dwelling and curtilage would be **Negligible**. The magnitude of change from the track entrance would be **Moderate**.	**Moderate / Minor** and **Not Significant** from the dwelling and curtilage. **Major / Moderate** and **Significant** from the track entrance.

Table 4.7.2: Description of Properties and Initial Assessment of Effects

Property Number and Name	Distance and Direction to nearest Proposed Turbine	Description of Property	Baseline Visual Amenity and Views	Predicted View and Magnitude of Change	Residual Effect
P5 Sound View	1.29 km W Turbine 7	A single storey bungalow accessed from the minor road via a short drive. There are windows on all sides of the dwelling except the south façade. There is gradually rising ground to the west and a belt of small trees and shrubs on the western property boundary. Garden situated to the west and east. The dwelling is orientated W-E.	The property is slightly elevated above the minor road and faces east with the main outlook being across Yell Sound. Views in the direction of the Site are restricted to a degree by an outbuilding and small trees and shrubs on the western boundary to the property. Views to the north are also truncated by vegetation with only a single window on that façade.	Blades and top of the nacelle of Turbine 7 would be visible in oblique secondary views from the rear of the dwelling at a distance of 1.29 km. The blade would appear large and be seen above intervening landform. Blades of Turbine 6 would be noticeable in direct views from the rear of the dwelling partly interrupted by garden vegetation at a distance of 1.7 km. The rotor of Turbine 5 would be visible at a distance of 1.9 km in oblique views from the rear of the dwelling. Blades only of Turbine 1, Turbine 3, Turbine 4 and Turbine 8 would be visible and Turbine 2 would not be visible. The main view east from the dwelling would not be affected although the Proposed Development would be a very noticeable new feature in views from the garden. The magnitude of change would be **Substantial / Moderate**.	**Major / Moderate** and **Significant**.
P6 Auchensalt	1.28 km W Turbine 7	A single storey bungalow immediately south of P5 Sound View the property is accessed via a short drive and has windows on all sides except the north façade. There is a belt of small trees and shrubs on the western property boundary. Garden to the west and east. The dwelling is orientated W-E.	The outlook from this property is similar to P5 Sound View with the focus being eastwards across Yell Sound. Views in the direction of the Site are truncated to a degree by small trees and shrubs on the western boundary to the property. There are no views to the north from the dwelling and limited views to the south due to a neighbouring dwelling partly obstructing views.	Most of the nacelle of Turbine 7 would be visible from the rear of the dwelling and the nacelle of Turbine 5 would be visible in oblique views. Blades only of Turbine 1, Turbine 4, Turbine 6 and Turbine 8 would be seen. Turbine 2 and Turbine 3 would not be visible. The main view east from the dwelling would not be affected although the Proposed Development would be a very noticeable new feature in views from the garden. The magnitude of change would be **Substantial / Moderate**.	**Major / Moderate** and **Significant**.
P7 Norden	1.26 km W Turbine 7	A single storey bungalow immediately south of P6 Auchensalt the property is accessed via a short drive and has windows on all sides. Garden to the west and east. The dwelling is orientated W-E.	There are open views all around from the dwelling. The main outlook is to the east across Yell Sound. Views in the direction of the Site are open and uninterrupted (other than by landform) as are views from the west garden due to the absence of boundary vegetation.	Views would be similar to those experienced at P6 Auchensalt. The main outlook to the east would not be affected although views from the garden and driveway would be more open than those experienced at P6 Auchensalt and P5 Sound View. The magnitude of change would be **Substantial / Moderate**.	**Major / Moderate** and **Significant**.
P8 Quoy Lee	1.15 km WNW Turbine 7	A single storey bungalow situated on south facing slopes. The dwelling is accessed from the minor road via a short driveway. There are windows on all sides of the dwelling and there is a large area of garden south of the dwelling. The dwelling is orientated N-S.	There are views all around from the dwelling. The main outlook is to the south and there is a secondary outlook to the east. Views in the direction of the Site are truncated to a degree by an outbuilding and by landform.	The main views south and secondary view east from the dwelling would not be affected by the Proposed Development. While secondary views from the rear of the dwelling towards the Proposed Development are restricted to a degree by an outbuilding and landform, Turbine 7 would appear very large and would be a prominent focal point. Turbine 6 would be seen close to Turbine 7 also appearing large at a distance of 1.6 km. Turbine 8 would be very noticeable in slightly oblique views at a distance of 1.7 km. A blade only of Turbine 5 would be visible. Due to the prominence of Turbine 7 the magnitude of change would be **Substantial**.	**Major** and **Significant**.
P9 White House	1.05 km WNW Turbine 7	A single storey bungalow situated on south facing slopes. The dwelling is accessed from the minor road via a short driveway. There are windows on all sides of the dwelling except the east façade and there is a large area of garden south of the dwelling. The dwelling is orientated N-S.	There are views all around from the dwelling except to the east with the main outlook being to the south and a secondary outlook to the west. Views in the direction of the Site are uninterrupted from the dwelling and from the areas of garden surrounding the dwelling.	The main views south would not be affected by the Proposed Development. The Proposed Development would be very prominent in secondary views west from the dwelling and from the driveway and garden. All eight proposed turbines would be visible to nacelle height with Turbine 7 visible from the base of the tower to tip height at a distance of 1.05 km. Turbine 7 would appear very large and would be a prominent focal point. Turbine 6 would be seen close to Turbine 7 also appearing large at a distance of 1.6 km.	**Major** and **Significant**.

Table 4.7.2: Description of Properties and Initial Assessment of Effects					
Property Number and Name	**Distance and Direction to nearest Proposed Turbine**	**Description of Property**	**Baseline Visual Amenity and Views**	**Predicted View and Magnitude of Change**	**Residual Effect**
				Turbine 8 would be very noticeable in slightly oblique views at a distance of 1.65 km. Due to the prominence of Turbine 6, Turbine 7 and Turbine 8 and the spread of turbines across part of the view the magnitude of change would be **Substantial**. However, wider views available from the dwelling and garden would be unaffected.	
P10 Lighthouse	1.28 km NW Turbine 7	A single storey bungalow accessed directly off the A968 that leads to the ferry terminal at Toft. There are windows on all sides of the dwelling except the south façade and there is a large area of garden west of the dwelling with small trees on the property boundary and a small area to the east. The dwelling is orientated W-E.	There are views all around from the property with the main outlooks from the dwelling to the east and west. Views east are partially interrupted by a garage and low shrubs. Views to the west in the direction of the Site are partially interrupted by landform and deciduous shrubs on the property boundary. In general, visual amenity is influenced by the ferry terminal at Toft, the movement of traffic and ferries.	Turbine 1 and Turbine 8 would be in direct line of sight from the rear of the dwelling at distances of 2.37 km and 1.67 km respectively. Turbine 7 would be very noticeable in oblique views from the rear of the dwelling partly screened by vegetation on the property boundary. Turbine 6 would also be very noticeable behind Turbine 7 with other turbines appearing more recessive in views. The Proposed Development would be a dominant focal point in views from the rear of the dwelling and from the garden. Due to the prominence of Turbine 7 and the spread of turbines across part of available views, the magnitude of change would be **Substantial**.	**Major** and **Significant**.
P11 Booth of Toft	1.36 km NW Turbine 7	A single storey bungalow accessed directly off the A968 that leads to the ferry terminal at Toft. There are windows on all sides of the dwelling and there is a large area of garden east of the dwelling. The dwelling is orientated W-E.	There are open views all around from the grounds of the property and from the dwelling except to the south where low growing vegetation on the property boundary interrupts views to a degree. Views in the direction of the Site are uninterrupted beyond the presence of P10 and intervening landform. In general, visual amenity is influenced by the ferry terminal at Toft, the movement of traffic and ferries.	There would be slightly oblique views of Turbine 1 and Turbine 8 from the rear of the dwelling at distances of 2.45 km and 1.8 km respectively. Turbine 7 would be noticeable in oblique uninterrupted views from the rear of the dwelling. Turbine 6 would also be very noticeable behind Turbine 7 with other turbines appearing more recessive in views. The Proposed Development would be a dominant focal point in views from the rear of the dwelling and from the garden. Due to the prominence of Turbine 7 and the spread of turbines across part of available views, the magnitude of change would be **Substantial**.	**Major** and **Significant**.

1.3.2 The Stage 3 assessment described in **Table 4.7.2** indicates that the magnitude of change would be the highest rating of **Substantial** at four properties:

- P8 Quoy Lee;
- P9 White House;
- P10 Lighthouse; and
- P11 Booth of Toft.

1.3.3 The highest rating of **Substantial** does not necessarily mean that effects at the property would reach the RVA Threshold or result in overbearing, overwhelming, oppressive, or pervasive effects. Local Importance RVAA guidance advises that those properties likely to experience the highest magnitude of change should be assessed in Step Four detailed assessment to inform the RVA judgement. The detailed assessment of each property is described in **Tables 4.7.3 – 4.7.6**.

Table 4.7.3: P8 Quoy Lee Detailed Assessment	
Property Details	
Property name	Quoy Lee
Property reference	P8
Type of dwelling	Detached bungalow
Orientation of dwelling	North-south
Distance to nearest turbine	1.15 km (Turbine 7)
Direction to nearest turbine	West north west
Survey type	House visit
Baseline assessment	
As noted in **Table 4.7.1** there are views all around from the dwelling which is slightly elevated and situated on south-facing slopes. The aerial image shown on **Figure 4.7.2a: RVAA Detailed Sheets – P8 – Quoy Lee** illustrates that the main outlooks from the dwelling are to the east and south and the main entrance to the dwelling is on the south facade. Views to the west and north west are interrupted to a degree by outbuildings and by landform. Views north from a single window on the north east corner of the dwelling are open. The main driveway and garden are to the south of the dwelling. These areas are enclosed by a low wooden fence and there are views uphill towards the dwelling with the open skyline visible beyond. There is a small area of garden in the northwest corner of the property and immediately west of the dwelling. This area is covered with gravel and includes a large greenhouse with a small shed to the south. Both of these outbuildings interrupt views in the direction of the Site to a degree.	
Predicted change to visual amenity	
The main part of the dwelling from which proposed turbines would be visible is the northwest corner which looks out onto the gravelled courtyard area with greenhouse. Turbine 7 would appear very large above intervening landform. Turbine 6 would appear in the same part of the view and would also be large at a distance of 1.6 km. Turbine 1 and Turbine 8 would be noticeable in slightly oblique views partly interrupted by outbuildings. Blades only of Turbine 2, Turbine 3 and Turbine 5 would be visible. The main changes would arise from Turbine 6 and Turbine 7 with the remaining turbines being further from the dwelling or less visible so reducing the degree of change. The main outlook south from the dwelling would not be affected, neither would the main outlook to the east. From the south garden and driveway, the proposed turbines would be very noticeable in addition to the wider backdrop against which the dwelling would be seen, although the proposed turbines would not be seen directly behind the house on approaching it along the driveway or looking towards the house from the garden. The proposed turbines would also be very noticeable from the courtyard garden where the greenhouse is situated. The main focus of views from the garden to the south and east would not be affected. The magnitude of change would be **Substantial**.	
RVAA judgement	
The proposed turbines would be a very noticeable and prominent new addition to views from part of the dwelling and in views to the northwest for the main area of garden. Turbine 7 would appear very large dominating part of available views. However, views towards the proposed turbines from the dwelling would be restricted to the north west part of the house. Main views south and east would be unaffected from both the dwelling and garden. While the proposed turbines would be a notable detractor and the magnitude of change would be **Substantial**, the Proposed Development would not be inescapable or overwhelming and therefore impacts would not breach the RVA Threshold.	

Table 4.7.4: P9 White House Detailed Assessment	
Property Details	
Property name	White House
Property reference	P9
Type of dwelling	Detached bungalow
Orientation of dwelling	North-south
Distance to nearest turbine	1.05 km (Turbine 7)
Direction to nearest turbine	West north west
Survey type	House visit
Baseline assessment	
As noted in **Table 4.7.1** the main outlook from the dwelling is to the south with a secondary outlook to the west. Views are open and uninterrupted in the direction of the Site from the dwelling and from the garden area to the west of the dwelling. There is slightly rising topography to the north and north west of the property which shortens views in those directions.	
Predicted change to visual amenity	
The proposed turbines would be very noticeable new features beyond the immediate horizon. Turbine 7 would appear very large with Turbine 6 and Turbine 8 also appearing large in the same part of the view. Nacelles and rotors of the remaining five turbines would be visible and would extend across a moderate proportion of available views. The proposed turbines would be very noticeable from the driveway and garden of the property and views would be open and uninterrupted by vegetation or outbuildings. Views from inside the dwelling would be oblique and the field of view would be reduced by the width of windows. The magnitude of change would be **Substantial**.	
RVAA judgement	
The proposed turbines would be a very noticeable addition to views mainly from the exterior of the dwelling from the driveway and garden to the west. There would also be a notable change to views from inside the dwelling primarily from a secondary outlook to the west but also from a further secondary outlook to the north from which oblique views would be obtained through smaller windows. In the secondary view to the west, Turbine 8 would be noticeable and there would be oblique views of the nearest Turbine 7. The main views from the dwelling and the garden are to the south and such views would not be affected. Due to the openness of views, the scale of the turbines and their proximity, the magnitude of change is considered to be **Substantial**. However, more widely available views from the dwelling and curtilage would be unaffected and the Proposed Development would change only a part of available views from the property. Furthermore, due to the oblique nature of views, the reduced field of view from inside the dwelling and the fact that the main, longer distance views south towards the Tofts Voe would be unaffected it is considered that effects would not be overwhelming and would not breach the RVA Threshold.	

Table 4.7.5: P10 Lighthouse Detailed Assessment	
Property Details	
Property name	Lighthouse
Property reference	P10
Type of dwelling	Detached bungalow
Orientation of dwelling	West-east
Distance to nearest turbine	1.28 km (Turbine 7)
Direction to nearest turbine	North west
Survey type	Publicly accessible locations
Baseline assessment	
There are views in all directions from the dwelling except to the south. Views in the direction of the Site are truncated to a degree by a slight rise in topography immediately west of the dwelling where the garden extends to boundary of shrubs that slightly interrupt views towards the Site. The main entrance to the dwelling is on the east side where a garage interrupts views which are influenced mainly by the ferry terminal.	
Predicted change to visual amenity	
Viewpoint 8 (see **Figure 4.30a-f: Viewpoint 8: Ferry Port - Toft - Revised Location (EIAR Volume 3b)**) is situated on the road adjacent to the western boundary of the property. There would be oblique views of the closest Turbine 7 from the dwelling and Turbine 6 which would be seen behind Turbine 7 in the same part of the view. Turbine 1 and Turbine 8	

would be more noticeable in direct views west from the dwelling. A covered decking area would partly interrupt views of Turbine 7 and Turbine 6 although they would be very noticeable from the decking area and garden. The proposed turbines would be seen across a moderate extent of available views which takes account of the oblique angle of views and the restricted outlook available to the east. The magnitude of change would be **Substantial**.
RVAA judgement
The proposed turbines would be a very noticeable addition to views from the dwelling and garden. The main view to the west would be affected and while views of Turbine 7 would be oblique the overall magnitude of change would be **Substantial** due to the proximity of the proposed turbines and extent of available views that would be affected. However, the scale of the proposed turbines and their position on relatively flat terrain means that Proposed Development would not be overbearing or overwhelming and therefore impacts would not breach the RVA Threshold.

Table 4.7.6: P11 Booth of Toft Detailed Assessment

Property Details	
Property name	Booth of Toft
Property reference	P11
Type of dwelling	Detached bungalow
Orientation of dwelling	West-east
Distance to nearest turbine	1.36 km (Turbine 7)
Direction to nearest turbine	North west
Survey type	Publicly accessible locations
Baseline assessment	
As noted in **Table 4.7.1** there are views all around from the dwelling. The main outlook is to the east and there is a secondary outlook to the south where a sunroom is located. The main entrance to the dwelling is on the east side where there is a driveway, parking and the main area of garden. Views are influenced by Toft ferry terminal to the east of the dwelling and the ferry terminal car park to the north of the property.	
Predicted change to visual amenity	
The proposed turbines would be a very noticeable change to part of the available views from the dwelling. However, views of Turbine 7, the nearest proposed turbine, would be oblique and the views south from the sunroom would not be affected. Turbine 8 would be the more noticeable turbine from the dwelling at a distance of 1.8 km and although it would appear large it would not be a dominant influence on views. All turbines would be readily visible from the garden, driveway and parking area and would be prominent new features in views albeit partly screened by the dwelling.	
RVAA judgement	
The proposed turbines would be a very noticeable addition to views. Visual amenity is already affected to a degree by the ferry terminal from which the dwelling is set back by approximately 150 m from the pier. The openness of available views and the main focus of views to the east and the south are a consideration and the oblique nature of views of Turbine 7 is a mitigating factor. While the proposed turbines would be obvious and a notable new presence they would occupy a moderate extent of available views. Given the mitigating factor described above the Proposed Development would not be overbearing or overwhelming and therefore impacts would not breach the RVA Threshold.	

1.4 Summary and Conclusions

1.4.1 The purpose of this RVAA was to identify potential effects of the Proposed Development on residential visual amenity.

1.4.2 The study comprised four Steps:

- Step One: Definition of the RVAA study area and properties to be assessed;
- Step Two: Evaluation of baseline visual amenity of properties;
- Step Three: Assessment of change to visual amenity of properties and identification of properties requiring further assessment; and
- Step Four: Detailed assessment of individual properties identified in Step Three and forming the RVAA judgement.

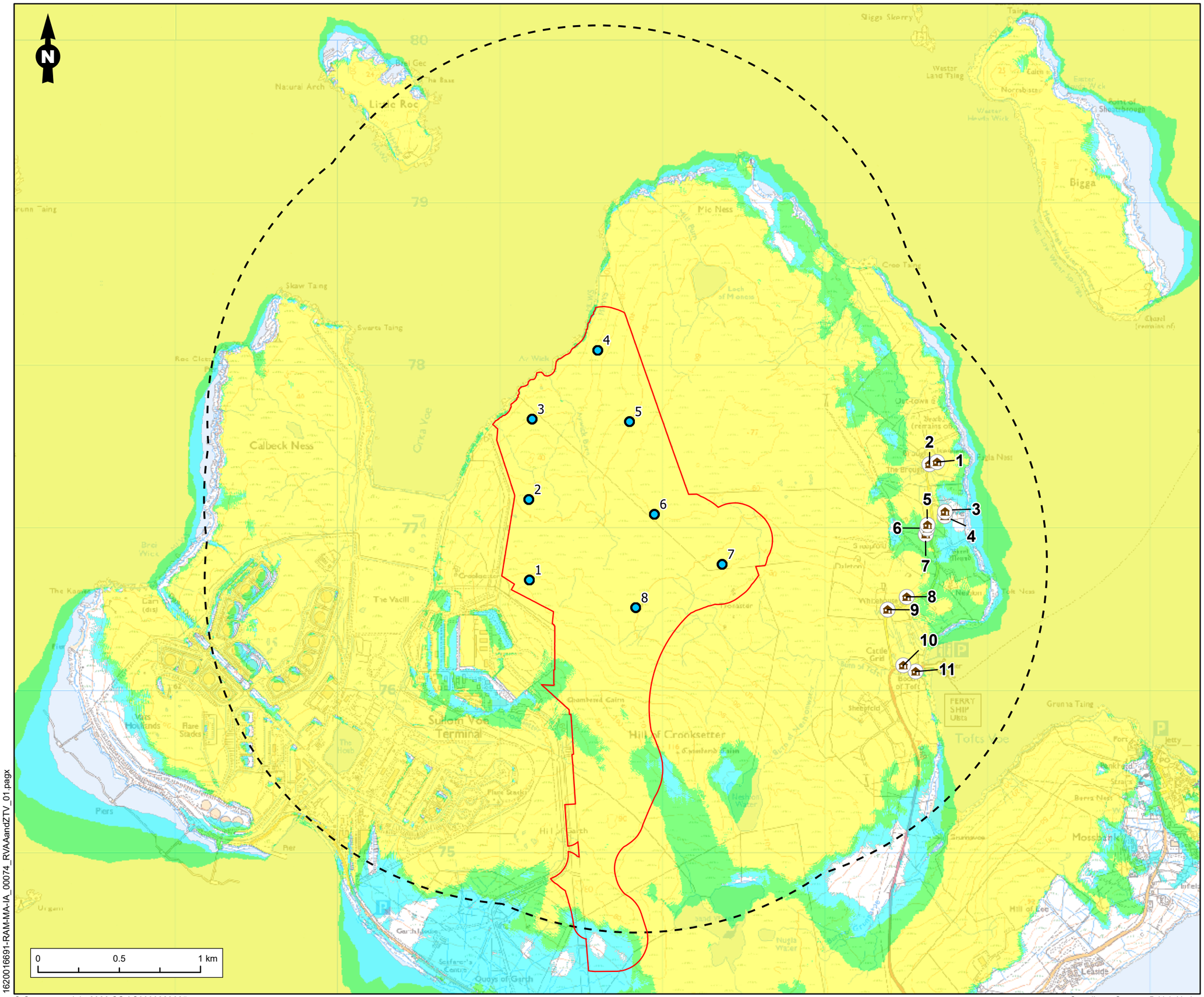
1.4.3 Initially the establishment of the RVAA scope was undertaken using computer modelling of theoretical visibility at recorded properties/addresses as well as aerial photography analysis and survey at the application site to establish properties with potential views towards the Proposed Development. Based on this exercise, 11 properties within the 2 km RVAA Study Area with potential views of the Proposed Development (see **Figure 4.7.1: RVAA Property Location Plan and 2 km Tip Height ZTV)** were assessed using aerial photography, OS base mapping and verified by fieldwork.

1.4.4 The first purpose of this fieldwork was to verify the availability of baseline views towards the Site from each property including the dwelling, garden areas and access roads/driveways (Step Two). The fieldwork was undertaken from publicly accessible locations and from the grounds of properties where private access was permitted. The second purpose of the fieldwork was to assess the magnitude of change arising from the Proposed Development and the effect on visual amenity at the properties based on the criteria set out in the RVAA methodology (Step Three).

1.4.5 The Initial Assessment of effects identified Significant effects at nine of the 11 properties within 2 km. Significant effects do not equate to a level of effect that reaches or breaches the RVA Threshold. Of the nine properties where significant effects were assessed, the magnitude of change was assessed at the highest level at four of them:

- P8 – Quoy Lee;
- P9 – White House;
- P10 – Lighthouse; and
- P11 – Booth of Toft.

1.4.6 For these four properties a detailed Step Four assessment was undertaken following the approach suggested in Landscape Institute Technical Guidance Note 2/19 Residential Visual Amenity Assessment. The assessment finds that effects at none of these properties is considered to be at a level that would be overwhelming and therefore unlikely to render the property an unattractive place to live. On that basis the effects of the Proposed Development on the visual amenity of residential properties within 2 km would not reach the Residential Visual Amenity Threshold.



Legend

- Application Boundary
- Study Area (2 km from Outer Turbine)
- Proposed Turbine
- RVAA Receptor

Number of Turbines Visible at Blade Top Level (200m)

- 1 - 3
- 4 - 6
- 7 - 8

DISCLAIMER

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2 m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid within 30km of the site boundary, and Ordnance Survey Terrain 50 DTM outside the 30 km study area.
4. Effect of earth curvature and light refraction is included.

Figure Title
RVAA Study Area, Receptors and ZTV

Project Name
Neshion Energy Park

Project No./Filery ID
1620016691 / REH2024N00248

Date	Figure No.	Revision
March 2026	TA 4.7.1	1.0

Prepared By	Scale
RD	1:22,000 @A3

Client
Neshion Ltd

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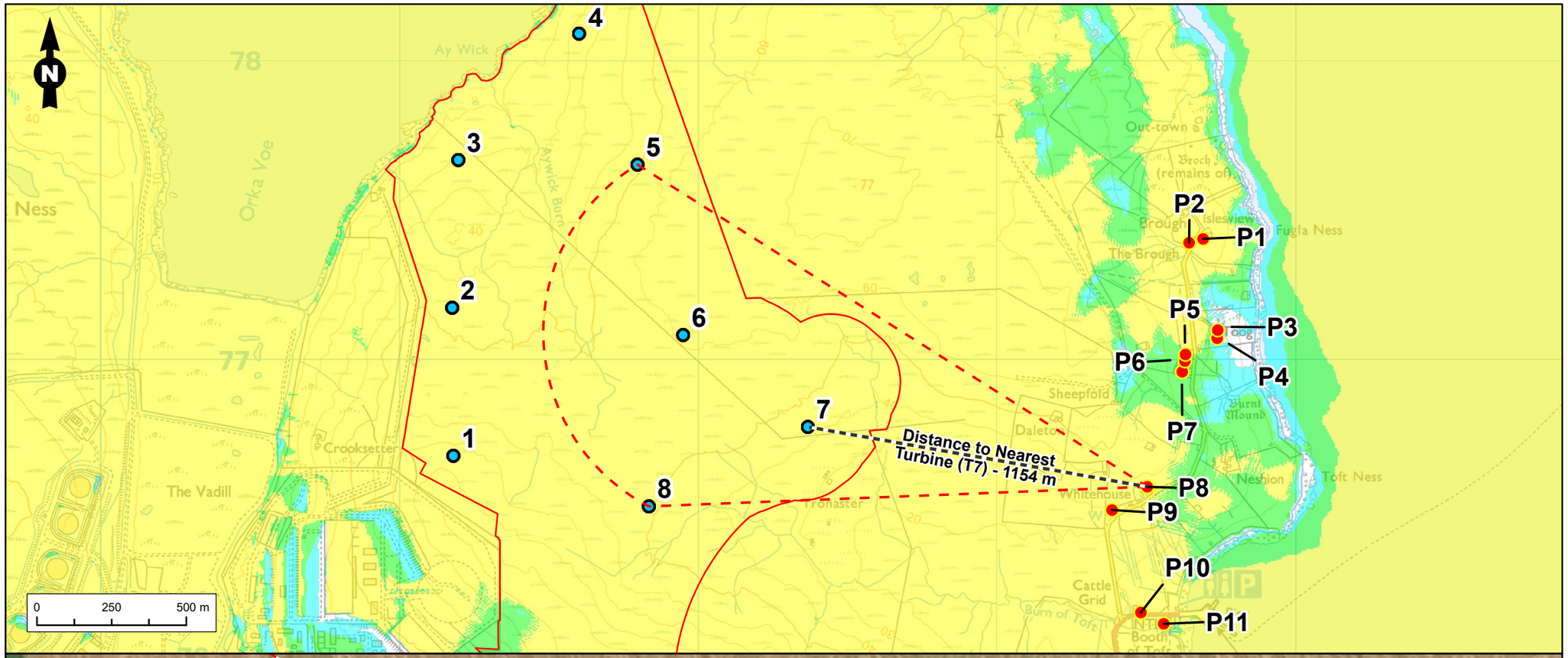

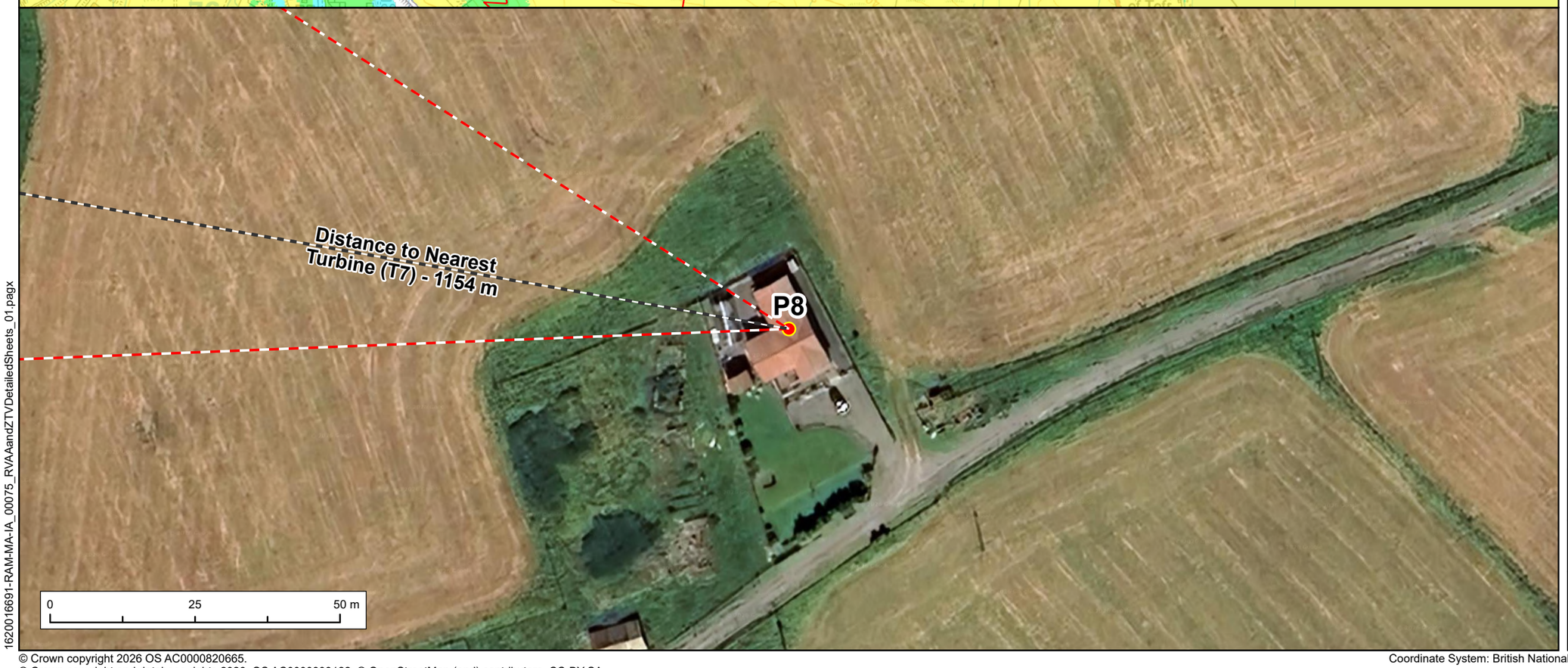

Legend

- Application Boundary
- Outermost Visible Turbines
- Proposed Turbine
- Residential Property

Number of Turbines Visible at Blade Top Level (200m)

- 1 - 3
- 4 - 6
- 7 - 8

DISCLAIMER

1. The ZTV analysis does not take into account the screening effect of vegetation, buildings and other surface features.
2. Predicted visibility based on a viewer eye height 2 m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid within 30km of the site boundary, and Ordnance Survey Terrain 50 DTM outside the 30 km study area.
4. Effect of earth curvature and light refraction is included.

Figure Title
RVAA detailed sheets :
P 8 - Quoy Lee

Project Name
Neshion Energy Park

Project No./Filery ID
1620016691 / REH2024N00248

Date	Figure No.	Revision
March 2026	TA 4.7.2.a	1.0

Prepared By	Scale
RD	1:15,700 @A3

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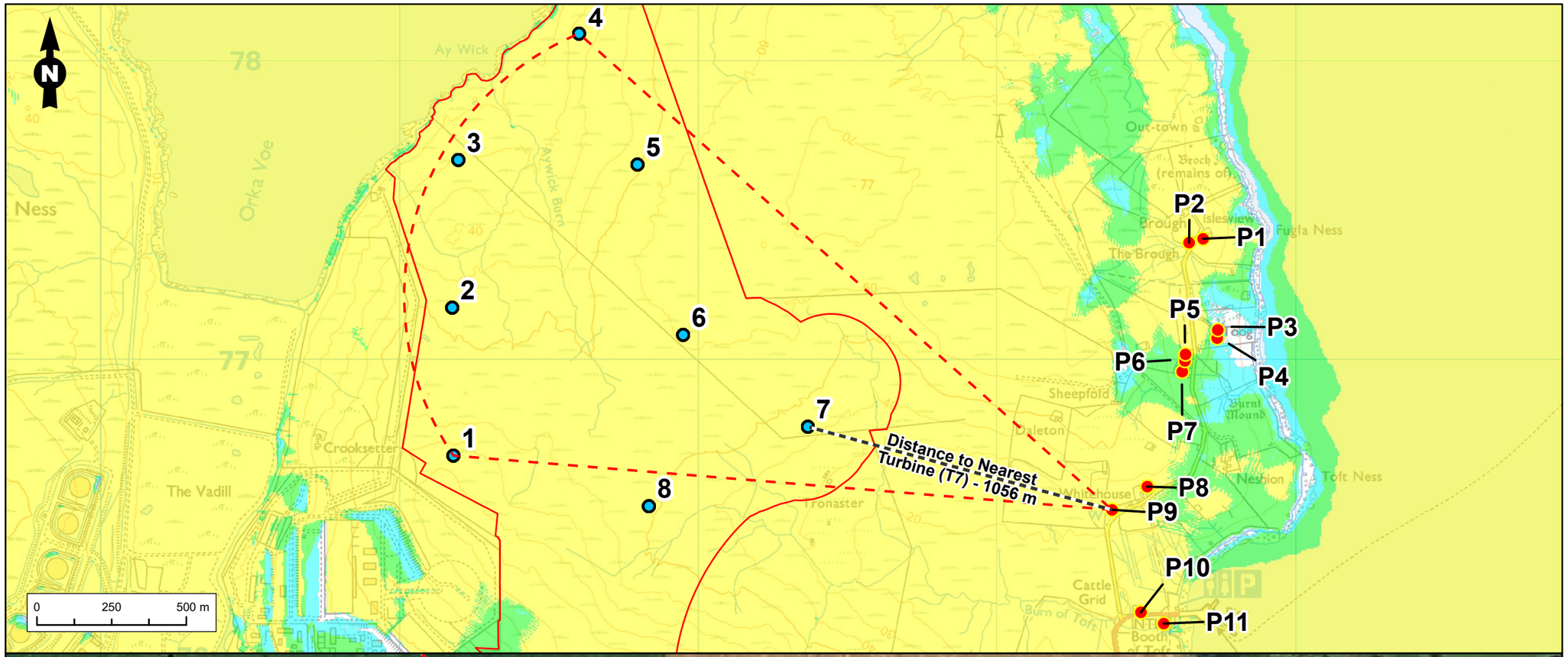

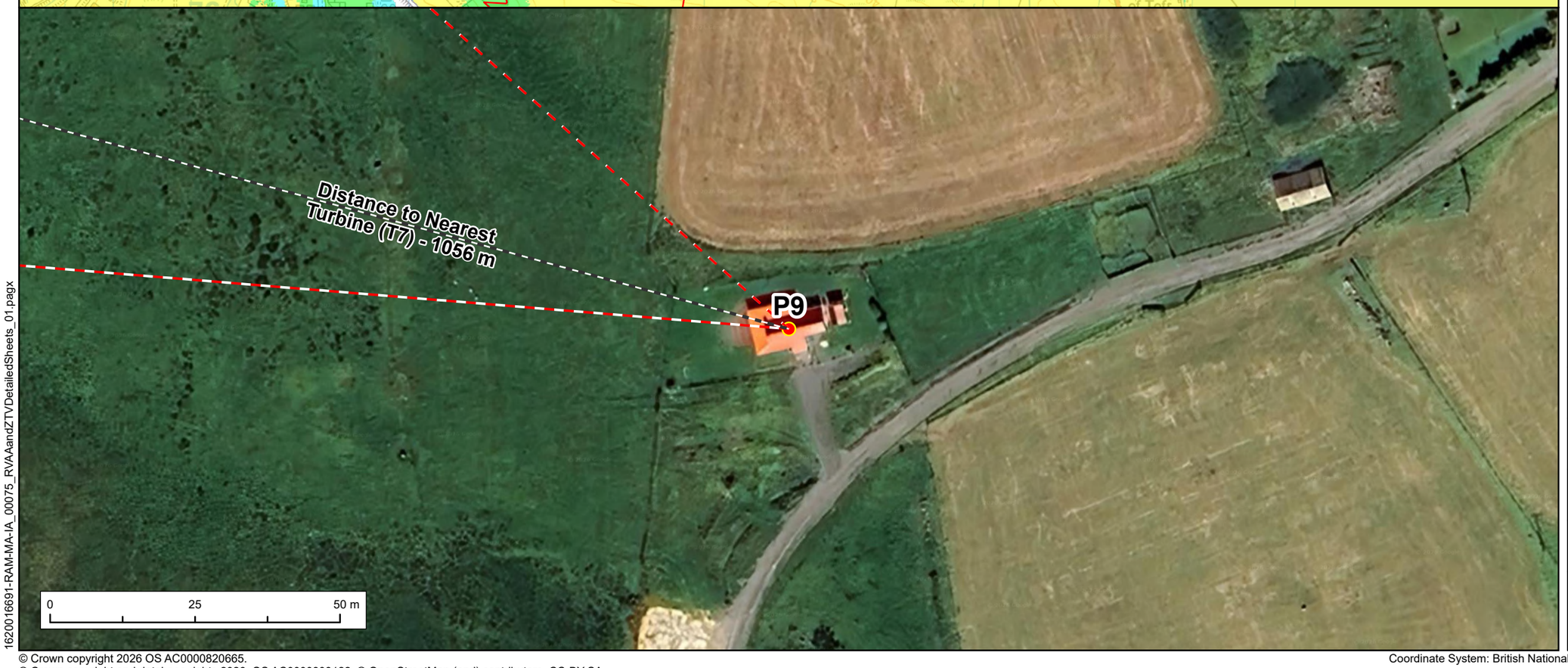

Legend

- Application Boundary
- Outermost Visible Turbines
- Proposed Turbine
- Residential Property

Number of Turbines Visible at Blade Top Level (200m)

- 1 - 3
- 4 - 6
- 7 - 8

DISCLAIMER

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3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid within 30km of the site boundary, and Ordnance Survey Terrain 50 DTM outside the 30 km study area.
4. Effect of earth curvature and light refraction is included.

Figure Title
RVAA detailed sheets :
P 9 - White House

Project Name
Neshion Energy Park

Project No./Filery ID
1620016691 / REH2024N00248

Date	Figure No.	Revision
March 2026	TA 4.7.2.b	1.0

Prepared By	Scale
RD	1:15,700 @A3

Client
Neshion Ltd

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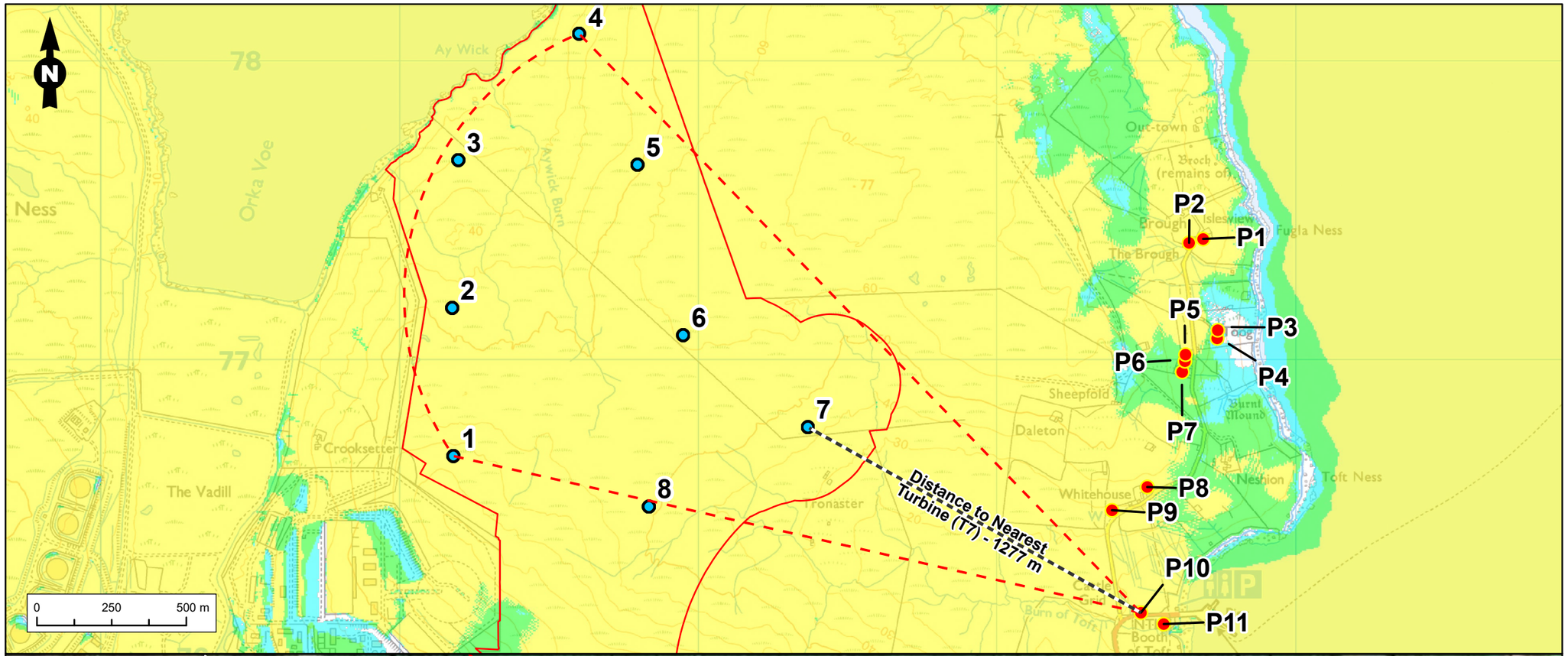

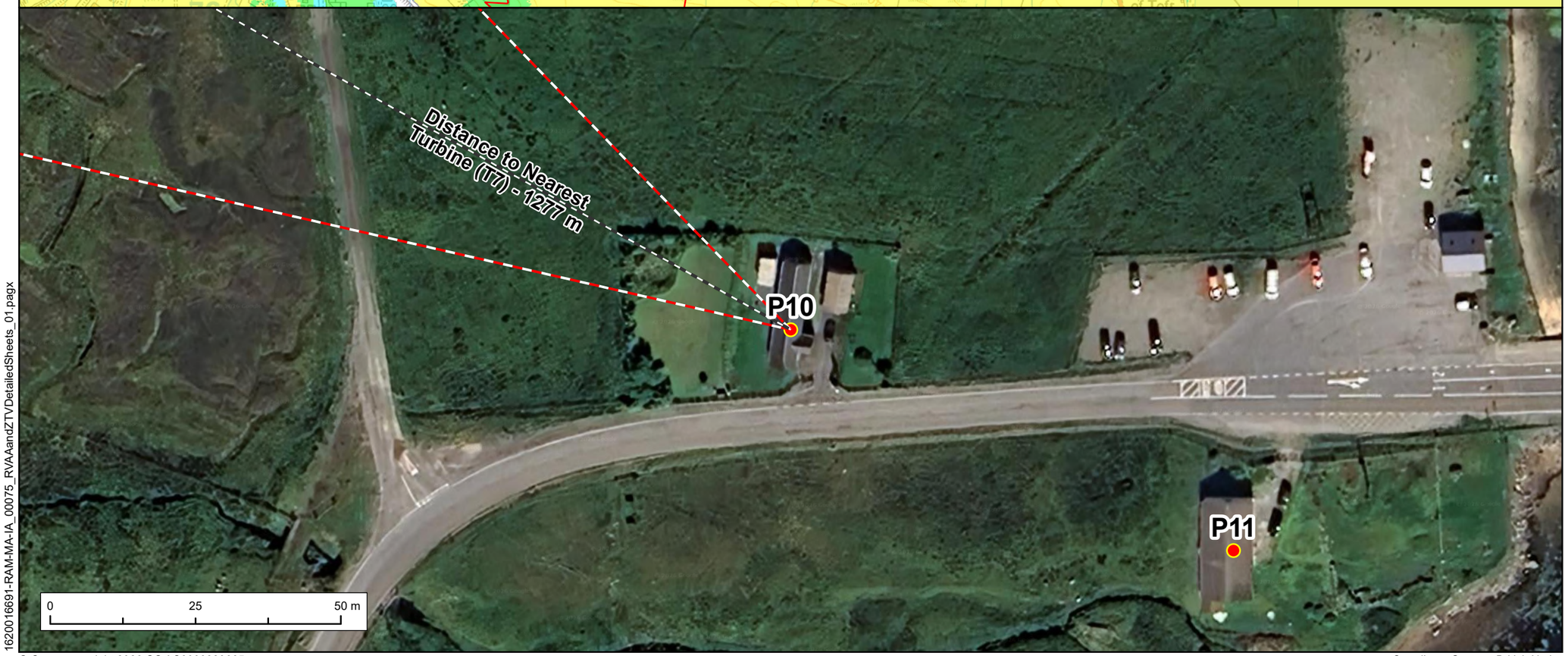

Legend

- Application Boundary
- Outermost Visible Turbines
- Proposed Turbine
- Residential Property

Number of Turbines Visible at Blade Top Level (200m)

- 1 - 3
- 4 - 6
- 7 - 8

DISCLAIMER

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2. Predicted visibility based on a viewer eye height 2 m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid within 30km of the site boundary, and Ordnance Survey Terrain 50 DTM outside the 30 km study area.
4. Effect of earth curvature and light refraction is included.

Figure Title
RVAA detailed sheets :
P 10 - Lighthouse

Project Name
Neshion Energy Park

Project No./Filery ID
1620016691 / REH2024N00248

Date	Figure No.	Revision
March 2026	TA 4.7.2.c	1.0

Prepared By	Scale
RD	1:15,700 @A3

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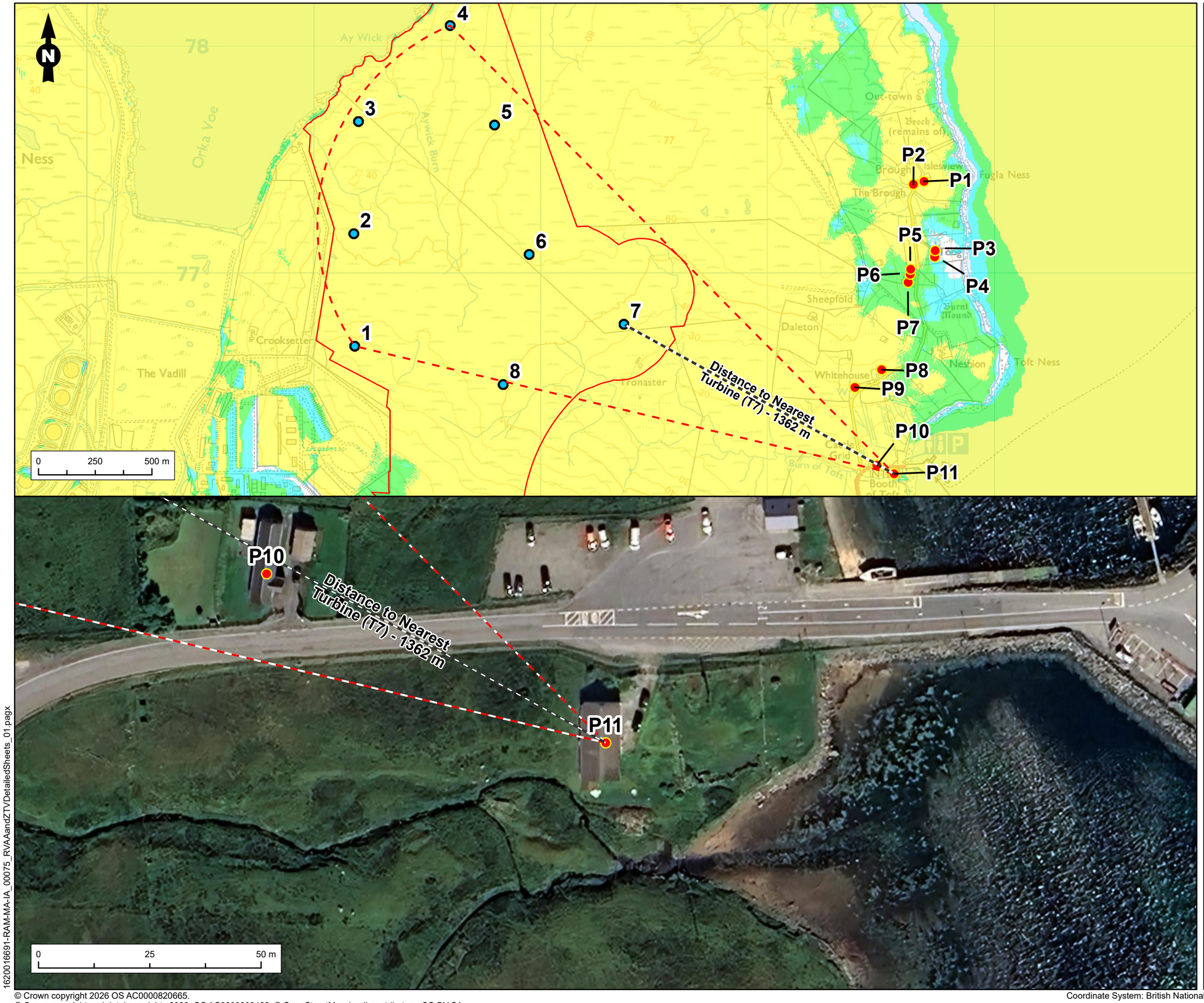

Legend

- Application Boundary
- Outermost Visible Turbines
- Proposed Turbine
- Residential Property

Number of Turbines Visible at Blade Top Level (200m)

- 1 - 3
- 4 - 6
- 7 - 8

DISCLAIMER

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2. Predicted visibility based on a viewer eye height 2 m above ground.
3. Visibility calculated using Ordnance Survey Terrain 5 DTM on a 5 m Grid within 30km of the site boundary, and Ordnance Survey Terrain 50 DTM outside the 30 km study area.
4. Effect of earth curvature and light refraction is included.

Figure Title
RVAA detailed sheets :
P 11 - Booth of Toft

Project Name
Neshion Energy Park

Project No./Filery ID
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March 2026	TA 4.7.2.d	1.0

Prepared By	Scale
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