

**ELECTRICITY ACT 1989,  
PUBLIC LOCAL INQUIRY**

DPEA REFERENCE: WIN-370-6

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**FURTHER WRITTEN SUBMISSION**

on

**FINANCIALLY INVOLVED PROPERTIES**

on behalf of the Applicant,

**KNOCKCRONAL WIND FARM LTD**

**11 July 2023**

## 1. INTRODUCTION

- 1.1 This submission has been prepared by Pinsent Masons LLP on behalf of Knockcronal Wind Farm Ltd (the **Applicant**) for the purposes of the public local inquiry concerning the application made under section 36 of the Electricity Act 1989 for consent to construct and operate a wind farm generating station comprising nine wind turbines and ancillary infrastructure, and a battery storage facility, on land approximately 4.8km south of Straiton in South Ayrshire (the **Proposed Development**).
- 1.2 This submission is in response to the Reporters' request (RVA2) dated 30 June 2023 for clarification on the nature and scope of the financial involvement of properties referred to in CD016.083 (which updated CD016.058).

## 2. NATURE AND SCOPE OF FINANCIAL INVOLVEMENT PROPERTIES

- 2.1 The seven properties which are financially involved in the Proposed Development are identified in the table at paragraph 2.1 of CD016.083.
- 2.2 Linfairn, Glenlinn Cottage, Pullmullan Cottage and Dalmorton Farm are all owned by the same landowner. The owner of these four properties owns the land on which all of the turbines are located and is financially involved in the Proposed Development by virtue of entering into two Option for Lease Agreements pertaining to their land interest.
- 2.3 Knockskae, Tairlaw Toll Cottage and Tairlaw Toll House are each privately owned residences within the vicinity of the Proposed Development (the **RVA Properties**). Knockskae is located to the north of the Proposed Development and is marked as residential property number 9 on Plan A annexed to CD016.083. Tairlaw Toll Cottage and Tairlaw Toll House are located to the east of the Proposed Development and are respectively marked as residential properties number 12 and number 13 on Plan A annexed to CD016.083
- 2.4 Agreements have been entered into with the owners of each of the RVA Properties to compensate for the impact of the Proposed Development on residential visual amenity (the **RVA Agreements**).
- 2.5 The impact of the Proposed Development on residential amenity at each of the RVA Properties was assessed in the Applicant's Residential Visual Amenity Assessment (the **RVAA**) [CD003.161] where significant visual effects have been identified. As requested by the Reporters, cumulative photomontages were also taken from each of the RVA Properties and submitted as Additional Information in March 2023 [CD003.202]. The submission of the cumulative photomontages did not alter the conclusions of the RVAA. Notwithstanding financial involvement, the Applicant maintains that none of the RVA Properties would reach the 'Threshold' identified in the Landscape Institute's Guidance [CD009.004].
- 2.6 The RVA Agreements create financial involvement solely to the extent that the properties can be considered non-sensitive receptors with respect to residential visual amenity. The RVA Agreements do not provide for the acquisition of any of the RVA Properties. The RVA Agreements also do not address noise or shadow flicker

matters and have no bearing on the related assessments with respect to these matters (or any other matters) included in the Applicant's Environmental Impact Assessment Report or subsequent documentation submitted during the public local inquiry process.

- 2.7 Specifically with respect to noise, the site specific noise limits proposed by the Applicant and included in the operational noise conditions [CD015.037] have been calculated on the basis that no dwellings are financially involved.

**Pinsent Masons LLP  
For the Applicant**

11 July 2023