

APPENDIX 6C RESIDENTIAL VISUAL AMENITY ASSESSMENT

1.1 ASSESSMENT METHODOLOGY

The methodology for the Assessment of Views from Residential Properties is set out as follows in Appendix 6A.

Planning law contains a widely understood principle that individuals (i.e. visual receptors at a single residential property) have no 'right to a view' per se with the outlook or view from a private property (i.e. that available to a residential visual receptor) being a private interest and not therefore protected by the UK planning system."

The methodology advises that this matter has been examined at a number of public inquiries in both Scotland and England where the key determining issue was not the identification of significant effects on views, but whether the proposed turbines would have an overbearing effect and/or result in unsatisfactory living conditions, leading to a property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live.

By way of further clarification, the methodology for assessing the visual effects on views from residential properties allows for two stages of assessment as follows:

- The first stage is to identify those properties where a significant visual effect on a view from the property is likely to occur; and
- The second stage is to consider the residential amenity and whether, in terms of the wider public interest, the visual effects would result in unsatisfactory living conditions, leading to a property being regarded, objectively, as an unattractive (as opposed to a less attractive) place in which to live.

Other factors affecting residential amenity such as noise and shadow flicker are not considered as part of this assessment and can be found in EIAR Chapters 7 and 17. An overall assessment of residential amenity impacts is set out within the submitted Planning Statement.

Wireline views of the proposed turbines are illustrated in Figures 6.55 to 6.76 in Appendix 3.

Property Number and Name	R1: Blairmuckhill Farm (no residential building) (Figure 6.55)
Nearest turbine	There is no residential property at this farm steading

Property Number and Name	R2. Hill Farm (Viewpoint 1, Figure 6.27 & Figure 6.56)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 1.6 km Nearest proposed turbine: Turbine 3 at approximately 300 m to the south of the property, and 198m AOD at the base.
Description	<p>This is a farm compound with a residential property adjacent to the road. The driveway is directly on to Blairmuckhill Road with a farm yard and numerous farm buildings to the north of the property. There are mature trees, shrubs and vegetation on the southern and western boundaries of the property. The entrance to the building is on the northern elevation in to the farm yard.</p> <p>Open and un restricted views would be attained when accessing the property from Blairmuckhill Road, from the garden space to the west of the property and from the southern elevation, where there are small windows to the south. Many of these windows are obscured by tall shrubs which screen ground floor views.</p> <p>Where there are available views they would be views of all four turbines, towers / hubs and blades, in a liner composition with the existing wind farm, on the lower lying land south and south east of this property.</p> <p>The turbines would occupy a 109-degree horizontal extent of the view from the southern boundary of the farm property.</p> <p>The farm compound is situated at an elevation of 222m AOD.</p>
Cumulative Development	<p>Existing: Existing Torrance Wind Farm I & II to the south east and visible from gate entrance / exit to the property, and Drumduff & Burnhead Wind Farms are visible from the entrance point of this property to the north, and West Benhar Wind Farm to the south.</p> <p>Consented: The Southrigg 2 Wind Turbine would be visible adjacent to the Torrance Wind Farm and Southrigg Wind Turbine to the south east.</p>
Magnitude of Change	Large
Level of Visual Effect	<p>Major and Significant.</p> <p>The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by vegetation along the southern boundary in front of the property.</p>
Level of Visual Effect on Residential Amenity	<p>Considering the proximity of T3 to this property at approximately 300m, the horizontal extent of the array of turbines, and the blade tip height of the turbine 176 m above the property, the significant visual effects could affect the living standards of these property overall, when judged objectively and in the public interest. Whilst there is established screening by vegetation filtering some ground floor views from the property, there would be clear and open views when exiting and entering the property.</p>

Property Number and Name	R3. Loan Farm (Figure 6.57)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 0.77 km Nearest proposed turbine: Turbine 2 at approximately 710 m to the south of the property, and 186m AOD at the base.
Description	<p>Loan Farm property is a small white rendered bungalow on the B718 north east of the proposed turbines. The main elevation of the property is east facing onto the B718 road, with open views to the north east, and directly opposite the scrap / storage yard.</p> <p>There would be open views of the turbines from the driveway and southern elevation of the property, where there is no screening vegetation, only a low hedge and fence on the boundary. There is a small garden area to the west of the property. There are farm buildings on rising land to the south, and a scrap yard area to the east of the property which screen views of the existing turbines at Torrance Wind Farm and Southrigg Turbine.</p> <p>Where there are available views they would be views of all four turbines, towers / hubs and blades, in a liner composition with the existing wind farm, on the lower lying land south and south east of this property. T3 and T4 would overlap in the view from the entrance to the property.</p> <p>The turbines would occupy a 100-degree horizontal extent of the view from the southern boundary of the property.</p> <p>The property is situated at an elevation of 197m AOD.</p>
Cumulative Development	<p>Existing: Existing Torrance Wind Farm I & II is situated to the south east, and Drumduff & Burnhead Wind Farms are visible from the entrance point of this property to the north, and West Benhar Wind Farm to the south.</p> <p>Consented: The Southrigg 2 Wind Turbine would be visible adjacent to the Torrance Wind Farm and Southrigg Wind Turbine to the south east.</p>
Magnitude of Change	Large
Level of Visual Effect	<p>Major and Significant.</p> <p>The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by rolling landform south of the property.</p>
Level of Visual Effect on Residential Amenity	<p>Considering the proximity of the turbines to this property at approximately 710m, the horizontal extent of the array of turbines, and the blade tip height of the turbines 189 m above the property, the significant visual effects would not affect the living standards of these property overall, when judged objectively and in the public interest.</p>

Property Number and Name	R4. Netherton Farm (Figure 6.58)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 0.65 km Nearest proposed turbine: Turbine 1 at approximately 250 m to the south of the property, and 180m AOD at the base.
Description	<p>Netherton Farm includes approximately 4 properties in a steading conversation, east of the B718 south and east of the proposed turbines, and west of the existing Torrance Wind Farm. The main elevation of the property is east facing onto the B718 road, with open views to the north east, and directly opposite the scrap / storage yard.</p> <p>There would be open views of the turbines from the driveway and the west facing and north facing elevations from the properties at Netherton Farm. There is a small plantation woodland north of the steadings, which would screen some short distance views.</p> <p>The turbines would occupy a 227-degree horizontal extent of the view from the properties. Where there are available views they would be views of all four turbines, towers / hubs and blades, in a linear composition</p> <p>The property is situated at an elevation of 182m AOD.</p>
Cumulative Development	<p>Existing: Existing Torrance Wind Farm I & II is situated to the east, and Drumduff & Burnhead Wind Farms are visible from the entrance point of this property to the north, and West Benhar Wind Farm to the south.</p> <p>Consented: The Southrigg 2 Wind Turbine would be visible adjacent to the Torrance Wind Farm and Southrigg Wind Turbine to the south east.</p>
Magnitude of Change	Large
Level of Visual Effect	<p>Major and Significant.</p> <p>The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by rolling landform south of the property.</p>
Level of Visual Effect on Residential Amenity	<p>Considering the proximity of T1 to this property at approximately 250 m distance, the horizontal extent of the array of turbines, and the blade tip height of T1 198 m above the properties, the significant visual effects could affect the living standards of these property overall, when judged objectively and in the public interest. Whilst there is established screening by vegetation from views from the property to the north, there would be clear and open views when exiting and entering the property.</p>

Property Number and Name	R5. Torrance Farm (Figure 6.59)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 0.23 km Nearest proposed turbine: Turbine 1 at approximately 610 m to the south of the property, and 180m AOD at the base.
Description	Torrance Farm is a single farm property, east of the B718 north and east of the proposed turbines, and north and west of the existing Torrance Wind Farm. The main elevation of the property is facing south, with open views to the south and north, and garden area to the south of the property. There would be open views of the turbines from the driveway and the south facing elevation from Torrance Farm. There is a plantation woodland south and south west of the property which would screen turbine bases. The turbines would occupy a 42-degree horizontal extent of the view from the property. Where there are available views they would be views of all four turbines, towers / hubs and blades, in a linear composition The property is situated at an elevation of 188m AOD.
Cumulative Development	Existing: Existing Torrance Wind Farm I & II is situated to the south east, and Drumduff & Burnhead Wind Farms are visible from the entrance point of this property to the north, and West Benhar Wind Farm to the south. Consented: The Southrigg 2 Wind Turbine would be visible adjacent to the Torrance Wind Farm and Southrigg Wind Turbine to the east and south east.
Magnitude of Change	Large
Level of Visual Effect	Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by rolling landform south of the property.
Level of Visual Effect on Residential Amenity	Considering the proximity of T1 to this property at approximately 610 m distance, the horizontal extent of the array of turbines, and the blade tip height of T1 192 m above the properties, the significant visual effects could affect the living standards of these property overall. Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R6. Knowehead (Figure 6.60)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 2.7 km Nearest proposed turbine: Turbine 4 at approximately 830 m to the west of the property, and 197 m AOD at the base.
Description	<p>Knowehead Farm is a single farm property, north west of the proposed turbines, and on Blairmuckhill Road. It is a small stone built bungalow on the west side of the land, and on the east side of the lane, opposite the property, there is a small equestrian facility, with menage areas outside and barn / stables and trees to the south along the roadside. The main elevation of the property is facing south, with open views to the south and west, and garden area to the south of the property.</p> <p>There would be partially screened views of the turbines from the driveway and the south facing elevation from Knowehead Farm. The barn / stable buildings and tree cover would screen T4 with possible views of T1 – 3 from the eastern elevation but filtered by three cover and a telecommunication mast east of the property.</p> <p>The turbines would occupy a 33-degree horizontal extent of the view from the property. Where there are available views they would be views of three turbines, towers / hubs and blades, in a grouped composition, and possible view of T4 blades above the stables / barn buildings.</p> <p>The property is situated at an elevation of 251m AOD.</p>
Cumulative Development	Existing: West Benhar Wind Farm is visible on the horizon to the south, and two farm scale turbines are directly visible in the foreground in front of the property.
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R7. Treebanks Farm (Figure 6.61)
Nearest turbine	There is no residential property at this farm steading

Property Number and Name	R8. Blairmuckhole (Figure 6.62)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 3.2 km Nearest proposed turbine: Turbine 4 at approximately 1.2 km to the east of the property, and 197 m AOD at the base.
Description	<p>Blairmuckhole is a single farm property, north west of the proposed turbines, and on private road. It is single property facing south west in an open farm steading with barn / stables and trees to the north and west and no screening to the south and east.</p> <p>There would be partially screened views of the turbines from the driveway and the south facing elevation by the rolling topography to the south east, and isolated hedgerow trees.</p> <p>The turbines would occupy a 20-degree horizontal extent of the view from the property. Where there are available views they would be views of three turbines, towers / hubs and blades, in a grouped composition, and possible view of T1 blades above the horizon.</p> <p>The property is situated at an elevation of 243m AOD.</p>
Cumulative Development	Existing: West Benhar Wind Farm is visible on the horizon to the south, and two farm scale turbines are visible north east of the property.
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R9. Forrestburn Holding (Figure 6.63) R10. Forrestburn (Figure 6.64)
	There is coniferous forestry on rising land to the south of the group of properties at Forrestburn holding, and also Forestburn. There is no residential property at Forrestburn.

Property Number and Name	R11. Bogend Farm (Figure 6.65)
Nearest turbine	Nearest existing turbine: E01 Turbine 1 at 2.6 km Nearest proposed turbine: Turbine 3 at approximately 1.5 km to the east of the property, and 198 m AOD at the base.
Description	Bogend Farm is a single farm property, north west of the proposed turbines, and on private road. It is single property facing north in an open farm steading with outbuildings / barns and no screening to the south west, and east. There would be partially screened views of the turbines from the rising topography to the south. The turbines would occupy a 46-degree horizontal extent of the view from the property. Where there are available views they would be views of hubs three turbines, towers / hubs and blades for all four turbines above the horizon. The property is situated at an elevation of 187m AOD.
Cumulative Development	Existing: Drumduff & Burnhead Wind Farms are visible from the north facing main elevation of the property. Consented: the Forrestfield Wind Farm is situated west of the property.
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R12. Standhill Farm (Figure 6.66)
Nearest turbine	Nearest existing turbine: E01 Turbine 1 at 1.56 km Nearest proposed turbine: Turbine 3 at approximately 1.67 km to the south of the property, and 198 m AOD at the base.
Description	Standhill Farm comprises of two properties, with the main elevation facing south, and garden areas to the west, east and north. There is a farm building and storage area to the south, and an access track / private road, Station Road, from the east. There was no access to this property so assessment has been madding using aerial photography and site assessment in the field. There would be partially screened views of the bases of turbines behind the coniferous plantations to the south. The turbines would occupy a 52-degree horizontal extent of the view from the properties. There would be views of hubs of all four turbines to the south east and to the south west, and the turbines are in a balanced and evenly spaced composition. The properties are situated at an elevation of 183m AOD.
Cumulative Development	Existing: West Benhar Wind Farm would be visible on the horizon above the conifer plantation to the south. Consented: the Forrestfield Wind Farm is situated west of the property.
Magnitude of Change	Large
Level of Visual Effect	Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R13. School House (Figure 6.67)
Nearest turbine	Nearest existing turbine: E01 Turbine 1 at 0.61km Nearest proposed turbine: Turbine 1 at approximately 1.33 km to the south west of the property, and 180 m AOD at the base.
Description	School House is a single bungalow property, with the main elevation facing south on to the road, and garden area to the west. There are outbuildings and storage area to the north. There are views to the existing Torrance Wind Farm in the gaps between trees to the south west from the property and the proposed turbines would be visible behind the existing turbines. The turbines would occupy a 22-degree horizontal extent of the view from the property. There would be views of hubs of all four turbines to the south west. The properties are situated at an elevation of 185m AOD.
Cumulative Development	Existing: Torrance Wind Farm is visible to the south west of the property. Consented: the Forrestfield Wind Farm is situated west of the property.
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R14. Northrigg Farm (Figure 6.68)
Nearest turbine	Nearest existing turbine: E01 Turbine 2 at 1.12 km Nearest proposed turbine: Turbine 1 at approximately 1.8 km to the south west of the property, and 180 m AOD at the base.
Description	Northrigg Farm is a farm with barns to the north and west, and with mature vegetation screening all views to the south and west around the residential property. There are open views from the driveway. There are views to the existing Torrance Wind Farm and Southrigg turbine to the south west from the property and the proposed turbines would be visible behind the existing turbines. The turbines would occupy a 15 -degree horizontal extent of the view from the property. There would be views of hubs of all four turbines to the south west. The properties are situated at an elevation of 185m AOD.
Cumulative Development	Existing: Torrance Wind Farm and Southrigg Turbines is visible to the south west of the property. West Benhar Wind Farm on the horizon to the south west. Consented: Southrigg Turbines
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R15. Southrigg Farm (Figure 6.69)
Nearest turbine	Nearest existing turbine: E03 Turbine 1 at 0.85 km Nearest proposed turbine: Turbine 1 at approximately 1.49 km to the south west of the property, and 180 m AOD at the base.
Description	Southrigg Farm is a farm situated with mature vegetation screening all views around the residential property. There are open views from the driveway when approaching the property. There are views to the existing Torrance Wind Farm and Southrigg turbine to the south west from the driveway and the proposed turbines would be visible behind the existing turbines. The turbines would occupy a 8 -degree horizontal extent of the view from the property. There would be views of hubs of all four turbines to the south west. The properties are situated at an elevation of 175m AOD.
Cumulative Development	Existing: Torrance Wind Farm and Southrigg Turbines is visible to the south west of the access track to the property. West Benhar Wind Farm on the horizon to the south west. Consented: Southrigg Turbine
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R16. Couch (Figure 6.70)
Nearest turbine	Nearest existing turbine: E02 Turbine 2 at 0.92 km Nearest proposed turbine: Turbine 1 at approximately 1.22 km to the west of the property, and 180 m AOD at the base.
Description	Couch is a farm situated with extensive farm buildings surrounding the south facing property to the west north and east. However, there are open views from the driveway when approaching the property from the B7066 to the south. There are views to the existing Torrance Wind Farm and Southrigg turbine to the north west from the driveway and the proposed turbines would be visible adjacent to the existing turbines to the west. The turbines would occupy a 46 -degree horizontal extent of the view from the driveway to the property. There would be views of hubs of all four turbines to the west. The properties are situated at an elevation of 197m AOD.
Cumulative Development	Existing: Torrance Wind Farm and Southrigg Turbines is visible to the north and north west of the access track to the property. West Benhar Wind Farm on the horizon to the south west. Consented: Southrigg Turbine
Magnitude of Change	Large
Level of Visual Effect	Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R17. West Benhar (Figure 6.71)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 3.18 km Nearest proposed turbine: Turbine 4 at approximately 1.25 km to the west of the property, and 197 m AOD at the base.
Description	West Benhar is a storage facility / light industrial area on the B717 road, south of West Benhar forest. There are two bungalow properties which face directly on to the road. There are no views to the existing Torrance Wind Farm and Southrigg turbine. The turbines would occupy a 46 -degree horizontal extent of the view from the driveway to the property. There would be views of hubs of all four turbines to the west. The properties are situated at an elevation of 225m AOD.
Cumulative Development	Existing: West Benhar Wind Farm on the horizon to the south west
Magnitude of Change	None
Level of Visual Effect	No visual effect
Level of Visual Effect on Residential Amenity	No visual effect

Property Number and Name	R18. Hirst Road (East) (Figure 6.72)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 3.4 km Nearest proposed turbine: Turbine 4 at approximately 1.27 km to the west of the property, and 197 m AOD at the base.
Description	There is a small collection of bungalow properties on Hirst Road (B7066). The tree cover along the road side, and adjacent to the M8 road (northern boundary), screen views to the east and towards the existing turbines. Rising land and tree cover screens views to the south. The turbines would occupy a 10 -degree horizontal extent of the view from the B7066 in front of the properties. There would be views of hubs of all four turbines to the east in the centre of the view between tree cover. The properties are situated at an elevation of 235m AOD.
Cumulative Development	No other turbines visible here, due to screening by tree cover.
Magnitude of Change	Small
Level of Visual Effect	Moderate and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R19. Hirst Road (West) (Figure 6.73)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 3.9 km Nearest proposed turbine: Turbine 4 at approximately 1.74 km to the west of the property, and 197 m AOD at the base.
Description	There is a small collection of bungalow properties parallel to Hirst Road (B7066). The tree cover along the road side, and adjacent to the M8 road (northern boundary), screen views to the east and towards the existing turbines. Rising land and tree cover screens views to the south. The turbines would occupy a 7.5 -degree horizontal extent of the view from the B7066 in front of the properties. There would be views of hubs of all four turbines to the east in the centre of the view between tree cover. The properties are situated at an elevation of 235m AOD.
Cumulative Development	No other turbines visible here, due to screening by tree cover.
Magnitude of Change	Small
Level of Visual Effect	Moderate and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R20. South Blair (Figure 6.74)
Nearest turbine	Nearest existing turbine: E01 Turbine 3 at 4 km Nearest proposed turbine: Turbine 4 at approximately 1.89 km to the west of the property, and 197 m AOD at the base.
Description	West Benhar is a single property set within woodland / tree cover surrounding the property to all sides. There are no views to the existing Torrance Wind Farm and Southrigg turbine from the property itself, but only from the driveway access on to the B7066 road. The turbines would occupy a 7 -degree horizontal extent of the view from the driveway to the property. The properties are situated at an elevation of 240m AOD.
Cumulative Development	Existing: Torrance Wind Farm and Southrigg turbine to the east and the West Benhar Wind Farm on the horizon to the south west. None are visible from the property or the road side.
Magnitude of Change	Negligible
Level of Visual Effect	Negligible and Non Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R21. Property at Edencroft Equestrian Centre (Figure 6.75)
Nearest turbine	Nearest existing turbine: E01 Turbine 2 at 0.53 km Nearest proposed turbine: Turbine 1 at approximately 1.24 km to the south west of the property, and 180 m AOD at the base.
Description	There is a large detached residential property at the equestrian centre, with the main elevation facing north on to the road, and garden area to the north and south with open views to the west. There are outbuildings and stable areas to the south and menage and track to the west and east. There are views to the existing Torrance Wind Farm to the south west from the property and the proposed turbines would be visible behind the existing turbines. The turbines would occupy a 18 -degree horizontal extent of the view from the property. There would be views of hubs of all four turbines to the south west. The property is situated at an elevation of 180m AOD.
Cumulative Development	Existing: Torrance Wind Farm and Southrigg turbine are visible to the south west of the property. Consented: Additional Southrigg turbine to the south west.
Magnitude of Change	Medium
Level of Visual Effect	Moderate - Major and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.

Property Number and Name	R22. Old Miners Hall, east of The School House (Figure 6.76)
Nearest turbine	Nearest existing turbine: E01 Turbine 2 at 0.81 km Nearest proposed turbine: Turbine 1 at approximately 1.506 km to the south west of the property, and 180 m AOD at the base.
Description	There is a small detached residential property east of The School House, with the main elevation facing east on to the road, and garden area to the west and west elevation of the property with open views to the west and south west, with a low hedgerow and trees along the road boundary. There are views to the existing Torrance Wind Farm to the south west from the property and the proposed turbines would be visible behind the existing turbines. The turbines would occupy a 23.5 -degree horizontal extent of the view from the property. There would be views of hubs of all four turbines to the south west. The property is situated at an elevation of 180m AOD.
Cumulative Development	Existing: Torrance Wind Farm and Southrigg turbine are visible to the south west of the property. Consented: Additional Southrigg turbine to the south west.
Magnitude of Change	Small
Level of Visual Effect	Moderate and Significant. The nature of these effects would be long-term (reversible), cumulative, indirect and adverse, with some screening by the equestrian facility east of the property.
Level of Visual Effect on Residential Amenity	Considering the wider overall views, the change to the views, although significant, would not affect the living standards of the property overall, nor render it an unattractive place to live when judged objectively and in the public interest.