

Bowbeat Repowering Limited

Bowbeat Wind Farm Repowering EIA Scoping Report

Final Report
Prepared by LUC
October 2026



Bowbeat Repowering Limited

Bowbeat Wind Farm Repowering

EIA Scoping Report

Project Number

13117

Version	Status	Prepared	Checked	Approved	Date
1.	First Draft (for Template)	A. Cockburn	I. Asiyambi	K. Wigley	16.07.2026
2.	Second Draft (for Client and Legal Review)	I. Asiyambi	I. Asiyambi	K. Wigley	03.08.2026
3.	Final Report	A. Cockburn	I. Asiyambi	K. Wigley	30.09.2026

Applicant Registered Office and Contact

Bowbeat Repowering Limited
10 Victoria Street
Bristol
BS1 6BN

Advisory Registered Office and Contact

Land Use Consultants Ltd
250 Waterloo Road
London
SE1 8RD

Contents

1: Chapter 1	1	Proposed Surveys and Assessment Methodologies	19
Introduction	1	Potential Significant Effects	24
Site Overview	1	Approach to Mitigation	25
Application for Section 36 Consent	1	Consultation	25
The Need for and Benefits of the Project	1	Questions for Consultees	25
The Applicant	2		
Document Structure	2		
2: Chapter 2	4	6: Chapter 6	26
The Environmental Impact Assessment	4	Hydrology, Hydrogeology, and Peat	26
What is EIA?	4	Introduction	26
Scoping	4	Existing Conditions	26
Baseline Conditions	5	Future Baseline	29
Assessment of Effects	5	Potential Sources of Impact	29
Assessing Significance	6	Design Considerations	30
Cumulative Assessment	6	Proposed Surveys and Assessment Methodologies	31
Approach to Mitigation	6	Potential Significant Effects	33
Uncertainty	7	Approach to Mitigation	34
Competent Experts	7	Questions for Consultees	34
EIA Report Structure	7		
Questions for Consultees	8	7: Chapter 7	35
		Ecology	35
3: Chapter 3	9	Introduction	35
Project and Site Description	9	Proposed Scope of Assessment and Reporting	35
The Site and Surroundings	9	Existing Conditions	36
The Existing Development	9	Consultation	39
The Proposed Development	9	Design Considerations	39
Access	9	Proposed Surveys and Assessment Methodologies	40
Grid Connection and Substation	10	Future Baseline	41
Battery Energy Storage System	10	Potential Significant Effects	41
Forestry	10	Effects Scoped In/Out	41
Construction Works	10	Approach to Mitigation	43
Temporary Works	11	Questions for Consultees	44
Decommissioning	11		
Questions for Consultees	11	8: Chapter 8	45
		Ornithology	45
4: Chapter 4	12	Introduction	45
Planning and Energy Policy Framework	12	Existing Conditions	45
Introduction	12	Design Considerations	45
National Planning Policy and Guidance	12	Proposed Surveys and Assessment Methodologies	45
The Statutory Local Development Plan	12	Potential Significant Effects	49
Renewable Energy Policy	13	Approach to Mitigation	50
Questions for Consultees	14	Questions for Consultees	50
5: Chapter 5	15	9: Chapter 9	51
Landscape and Visual Amenity	15	Cultural Heritage	51
Introduction	15	Introduction	51
Existing Conditions	15	Existing Conditions	51
Design Considerations	19	Design Considerations	52
		Proposed Surveys and Assessment Methodologies	52
		Potential Significant Effects	54
		Effects Scoped Out	57
		Approach to Mitigation	58
		Questions for Consultees	58

10: Chapter 10	59
Noise and Vibration	59
Introduction	59
Existing Conditions	59
Design Considerations	59
Proposed Surveys and Assessment Methodologies	59
Potential Significant Effects	63
Approach to Mitigation	63
Questions for Consultees	63
11: Chapter 11	64
Traffic and Transport	64
Introduction	64
Study Area	64
Existing Conditions	64
Policy and Guidance	65
Design Considerations	65
Proposed Surveys and Assessment Methodologies	65
Potential Significant Effects	66
Approach to Mitigation	67
Consultee List	67
Questions for Consultees	68
12: Chapter 12	69
Other Issues	69
Introduction	69
Aviation and Defence	69
Telecommunications	72
Shadow Flicker	72
Climate Change, including Carbon Balance	73
Population and Human Health, including Dust	73
Major Accidents and Disasters	73
Consultation Proposals	74
Questions for Consultees	74
Appendix A	75
Consultee List	75
Appendix B	76
Statutory and Non-statutory Designated Sites for Nature Conservation	76
Appendix C	80
Cultural Heritage Stage 1 Setting Assessment	80
Appendix D	117
Questions for Consultees	117

1: Chapter 1

Introduction

1.1 Bowbeat Repowering Limited (hereinafter referred to as '**the Applicant**'), is proposing to construct, operate and decommission the repowered Bowbeat Wind Farm (hereinafter referred to as '**the Proposed Development**') comprising up to nine wind turbines with a maximum blade tip height of up to 230 metres (m), associated ancillary infrastructure, and Battery Energy Storage System (BESS). The majority of the Proposed Development is located within the Scottish Borders Council (SBC) administrative area, with one turbine and the onsite substation and associated cable connection located within the Midlothian Council (MC) administrative area. The location of the Proposed Development, including site access and the cable connection to the onsite substation, is shown in Figure 1.1 within a red line boundary ('the Site').

1.2 The Applicant is proposing the repowering of the existing Bowbeat Wind Farm (hereinafter referred to as '**the Existing Development**') following its scheduled decommissioning in 2030. The current owner and operator of the Existing Development (RWE Ltd) is responsible for the production and implementation of the Existing Development's Decommissioning Environmental Management Plan (DEMP) in accordance with the extant planning permission (00/00371/FUL)¹. The Applicant intends to engage with RWE Ltd to explore an aligned approach between the decommissioning of the Existing Development and construction of the Proposed Development.

1.3 To ensure a robust assessment, the Environmental Impact Assessment (EIA) will be undertaken on a reasonable worst-case basis which assumes that the entirety of the Existing Development's infrastructure will be decommissioned, as required by planning permission 00/00371/FUL.

1.4 It is expected that all decommissioning and reinstatement will be completed prior to the construction phase of the Proposed Development and therefore these activities do not form part of the Proposed Development upon which the EIA will be undertaken.

Site Overview

1.5 The Site is located approximately 6 kilometres (km) north-east of Peebles and approximately 18km north-west of Galashiels. The Site is situated along the length of a ridge that comprises Emly Bank, Bowbeat Hill and Bowbeat Ridge, a group of landforms which are located within the Moorfoot Hills. The Site drains to the south via four small tributaries of Leithen Water and to the North via Bowbeat burn and other smaller channels associated with the River South Esk. The southern border of the Site is defined by Leithen Water Forest.

1.6 The Existing Development was commissioned in 2003 comprising 24, 1.3-megawatt (MW) turbines with a blade tip height of 80m. The Existing Development has a total output of 31.2MW. In September 2024, approval was granted to extend the operational life by five years with an end date of 2030 (24/00571/FUL)².

1.7 Further details of the Site and a description of the Proposed Development are set out in **Chapter 3: Project and Site Description**.

Application for Section 36 Consent

1.8 The Proposed Development's generation capacity is expected to exceed 50MW. The Applicant therefore intends to apply to the Scottish Government Energy Consents Unit (ECU) for Section 36 (S36) consent for the Proposed Development under the Electricity Act 1989 ('the Act 1989'). In addition, a direction will be sought for deemed planning permission under Section 57 of the Town and Country Planning (Scotland) Act 1997, as amended.

The Need for and Benefits of the Project

1.9 The UK has some of the most ambitious climate change and low carbon targets in the world and has most recently committed to the complete decarbonisation of UK

¹ Scottish Borders Council (2000) 00/00371/FUL: Wind farm comprising 24 turbines, switchgear building, turbine transformers, site tracks and ancillary works, Land at Bowbeat Hill, Innerleithen, Peeblesshire EH44 6NW. Planning permission approved 25 September 2000. Available at: <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0000371FUL> [Accessed: 10.09.2026]

² Scottish Borders Council (2024) 24/00571/FUL: Application under Section 42 to vary Condition 2 of Planning Permission 00/00371/FUL to extend the operational period of Bowbeat Wind Farm by 5 years to 2030. Planning application. Available at: <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SDIHZ4NTKXX00> [Accessed: 10.09.2026]

electricity supply by 2030³ to support its progress towards its legally binding net-zero target by 2050⁴.

1.10 The Scottish Government has also set a target of achieving net-zero by 2045⁵, and meeting 50% of total energy demand from renewables by 2030⁶. In response to this challenge, the Onshore Wind Policy Statement 2022 (OWPS)⁷ has set an overall ambition to deploy 20 gigawatts (GW) of installed onshore wind capacity in Scotland by 2030. The 20GW is not a cap, and it is currently expected that onshore wind will play an important part of the drive toward net zero past 2030. The Statement notes that the world is facing a climate emergency with the impacts of climate change and need for Scotland to accelerate its transition towards a net zero society.

1.11 The latest statistics show that by the end of 2025, the installed onshore wind capacity in Scotland was 10.4GW⁸. Therefore, there is a significant step change required to the pace of onshore wind deployment in the next five years to meet the 2030 targets.

1.12 A notable proportion of existing wind farms across the UK are approaching the end of their operational life and are considering repowering to improve efficiency and increase generating capacity through the deployment of modern turbine technology. This will further contribute to Scotland's transition to net zero emissions by 2045. The Proposed Development would contribute towards these objectives by replacing the turbines of the Existing Development with newer, more efficient turbines.

1.13 The Environmental Impact Assessment Report (EIAR) will include information on the Proposed Development's contribution to renewable energy targets and climate change, through the carbon balance calculation (see **Chapter 12: Other Issues**).

1.14 In addition, the Proposed Development will provide social and economic benefits to local communities and to the wider region. Details of the socio-economic benefits of the Proposed Development will be set out in a standalone Economic Impact Assessment Report prepared by BiGGAR Economics, which will be separate to the scope of the EIA and EIAR and will support the S36 application.

The Applicant

1.15 The application will be made wholly by Bowbeat Repowering Ltd, the project company of a joint venture between Belltown Power and Foresight Group, managed by Belltown. Belltown Power is a global developer, funder, constructor, and operator of renewable energy projects.

1.16 Belltown Power was founded in 2013 as a fully integrated UK renewable energy power company. With a small team of dedicated development, investment and engineering professionals, Belltown has delivered over 200MW of onshore wind, solar photovoltaic (PV) and hydro projects in the UK including construction of the 39MW Tom Nan Clach Wind Farm in Nairnshire.

1.17 Belltown Power's UK team is made up of more than 20 experienced and skilled renewable energy professionals. The team combines extensive investment expertise and deep engineering knowledge in order to source, develop, fund, construct and operate projects to the highest standard.

1.18 Belltown Power already manages several community benefit funds across their operational portfolio and has therefore gathered experience of how best to administer these funds effectively. For their new developments they intend to provide a mechanism for community ownership into the renewable schemes. Belltown manages several educational programmes across the renewable asset portfolio. Education of the next generation on the importance of renewable technology is an integral part of the Belltown culture.

1.19 Belltown Power's team are passionate about delivering quality renewable energy projects, assisting in enabling the energy transition and combating the climate emergency. Belltown Power has over 1GW of unsubsidised UK wind and solar projects under development.

Document Structure

1.20 The remainder of this report is structured as follows:

³ UK Government (Updated 2025) Clean Power 2030 Action Plan. Available at: <https://www.gov.uk/government/publications/clean-power-2030-action-plan> [Accessed: 10.09.26]

⁴ Climate Change Act 2008. Available at: <https://www.legislation.gov.uk/ukpga/2008/27/contents> [Accessed: 10.09.26]

⁵ The Climate Change (Scotland) Act 2009. Available at: <https://www.legislation.gov.uk/asp/2009/12/section/A1> [Accessed: 10.09.2026]

⁶ Scottish Government (2017) The Future of Energy in Scotland: Scottish Energy Strategy. Available at: <https://www.gov.scot/publications/scottish-energy-strategy-future-energy-scotland-9781788515276/> [Accessed: 10.09.2026]

⁷ The Scottish Government (2022) Onshore Wind Policy Statement. Available at: <https://www.gov.scot/publications/onshore-wind-policy-statement-2022/> [Accessed: 10.09.2026]

⁸ Scottish Government (2025) Renewable and Low Carbon Energy. Available at: <https://www.gov.scot/policies/renewable-and-low-carbon-energy/onshore-wind/>

- **Chapter 2** provides information on the EIA process including Scoping;
- **Chapter 3** provides a description of the Site and the Proposed Development;
- **Chapter 4** provides an overview of planning and energy policy and legislation relevant to the Proposed development; and
- **Chapters 5 to 12** outline the topic areas proposed to be considered in the EIA.

2: Chapter 2

The Environmental Impact Assessment

What is EIA?

2.1 Environmental Impact Assessment is the process of systematically compiling, evaluating and presenting all the likely significant environmental effects, both positive and negative, of a proposed development, to assist the determining authority (in this case the Scottish Ministers) in considering the application. It enables the significance of these effects, and the scope for reducing negative, or enhancing positive, effects to be clearly understood. The information compiled during the EIA is presented within an EIAR to accompany the application.

2.2 EIA is an iterative process and runs in tandem with project design. As potential effects are identified, the design of the Proposed Development will be adjusted to reduce or avoid adverse effects where possible, and mitigation measures will be proposed as appropriate.

2.3 The EIA will be conducted with regard to current Scottish Government regulations, policy and guidance, including:

- The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 (as amended)⁹;
- National Planning Framework 4 2023 (NPF4)¹⁰;
- NatureScot (formerly Scottish Natural Heritage (SNH) (2018) (5th Edition), Environmental Impact Assessment Handbook¹¹;
- Institute of Sustainability and Environmental Professionals (ISEP formerly known as IEMA) (2017), Delivering Proportionate EIA¹²; and

- PAN 1/2013 Environmental Impact Assessment (updated June 2017)¹³.

Scoping

2.4 The EIA Regulations provide for obtaining a Scoping Opinion from Scottish Ministers as to the environmental effects to be considered in the EIA (Regulation 12 of the EIA Regulations). This document constitutes the Applicant's request to the Scottish Ministers for a 'Scoping Opinion' as to which environmental effects are to be considered in the EIA.

2.5 The purpose of Scoping is to focus the EIA on the likely and relevant significant environmental effects associated with a proposal. On the basis of the expert judgement of the assessment team, experience from similar projects, as well as relevant policy, guidance and standards, each of the topic chapters within this report outline both:

- Potential likely significant effects associated with construction and operation of the Proposed Development, and where relevant decommissioning, which will be assessed in detail in the EIAR; and
- Effects considered unlikely to be significant and requiring no further assessment.

2.6 Additional objectives of the Scoping Report are:

- To establish the availability of baseline environmental data and its source;
- To define and agree a survey framework from which a comprehensive overall assessment can be produced;
- To invite comments on the proposed assessment methodologies;
- To invite consultees to identify any concerns that they might have in relation to the Proposed Development

⁹ Scottish Government (2017) The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017. Available at: <https://www.legislation.gov.uk/ssi/2017/101/contents> [Accessed: 10.09.2026]

¹⁰ National Planning Framework (NPF) 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/> [Accessed: 10.09.2026]

¹¹ NatureScot (2018) Environmental Impact Assessment Handbook V5. Available at: <https://www.nature.scot/doc/archive/environmental-impact-assessment-handbook-version-5-2018> [Accessed: 10.09.2026]

¹² Institute of Sustainability and Environmental Professionals (2017) Delivering Proportionate EIA: A Collaborative Strategy for Enhancing UK Environmental Impact Assessment Practice. Available at: <https://www.isepglobal.org/media/lb0d3ten/delivering-proportionate-eia-july-2017.pdf> [Accessed: 10.09.2026]

¹³ Scottish Government (2017) Planning Circular 1/2017: Environmental Impact Assessment Regulations. Available at: <https://www.gov.scot/publications/planning-circular-1-2017-environmental-impact-assessment-regulations-2017/documents/> [Accessed: 10.09.2026]

and respond to key questions asked throughout (see text boxes at the end of each chapter);

- To provide and receive information relevant to the Proposed Development; and
- To consider the way in which the findings are presented in the EIAR.

2.7 Statutory and non-statutory consultees will be consulted during the EIA for information to inform assessments and to agree assessment methodologies (see **Appendix A: Consultee List**). Additional suggestions of other stakeholders who may have an interest in the Proposed Development, and who may wish to be consulted for information to inform the EIA, are welcomed.

2.8 Questions are included throughout the Scoping Report to help focus the feedback and ensure the maximum value of the Scoping process is realised for both the Applicant and consultees. A consolidated list of all questions included in the Scoping Report is provided at **Appendix D**.

Baseline Conditions

2.9 The EIA Regulations require that aspects of the environment which are likely to be significantly affected by the Proposed Development are clearly defined within the EIAR. To achieve this, it is necessary to gather environmental information on the current and existing status of each topic proposed for consideration as part of the EIA, i.e. 'baseline conditions'.

2.10 Baseline conditions are not static, and it is often necessary to update them with further baseline surveys to ensure that the data upon which the EIA is based is up to date and accurately reflects the current situation of the receiving environment. It is assumed that data from the previous application is insufficient for re-use for the EIA, therefore baseline surveys for relevant topics are being undertaken to determine the current state of the Site's environment.

2.11 Details on the desk based existing conditions of the Site, and the surveys proposed to be undertaken for each topic are detailed in **Chapters 5 to 12** below.

2.12 In accordance with the EIA Regulations, climate change will also be considered in the context of understanding how baseline conditions for each topic area

could change during the lifetime of the Proposed Development.

2.13 The Existing Development forms part of the current baseline environment as it is operational within the Site. However, it's expected that prior to construction of the Proposed Development the Existing Development will be decommissioned and the land reinstated. The decommissioned and reinstated site is therefore deemed the most appropriate baseline to assess the Proposed Development against. Assumptions on the condition of the reinstated site are detailed where required in **Chapters 5 to 12**.

Assessment of Effects

2.14 The assessment of potential effects, using a range of appropriate methodologies, will consider the construction and operation of the Proposed Development in relation to the Site and its environs.

2.15 Study areas (including cumulative study areas) will be defined separately for each topic assessed in the EIA to reflect the likely extent of potential significant effects in accordance with professional judgement and guidance.

2.16 The technical assessments will each provide a detailed assessment of potential effects (direct and indirect, positive and negative, short term or long term), identify mitigation measures and determine the significance of the residual effects (those remaining after the mitigation measures have been implemented).

2.17 It should be noted that it is not the intention for the EIAR to draw comparisons with the significance of effects reported in the Existing Developments' 2000 Environmental Statement¹⁴ given that this is a new EIA, based on new assessment guidance for a new application which should be considered on its own merits.

2.18 EIAR chapters will be accompanied by technical appendices and figures where relevant. Where sensitive ecological or ornithological data is provided to support these assessments, this will be treated as confidential and only shared with SBC, MC, NatureScot and RSPB, as required.

2.19 A consolidated list of all significant effects before and after mitigation will be included in a final chapter of the EIAR for ease of reference. A standalone Non-Technical Summary (NTS) of the findings of the EIAR will also be

¹⁴ Border Wind Ltd (2000) Environmental Statement: Bowbeat Wind Farm, Land at Bowbeat Hill, Innerleithen. Submitted in support of planning application 00/00371/FUL. Available at: <https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0000371FUL> [Accessed: 15.09.2026]

produced as required by paragraph 9 of Schedule 4 of the EIA Regulations.

Assessing Significance

2.20 The EIA Regulations do not define significance; therefore, it is necessary to define this for the Proposed Development EIA. The methods used vary according to the topic assessed and may be quantitative (e.g. comparing predicted values against published thresholds/criteria) or qualitative, based on experience and professional judgement. The methodologies used for assessing each topic area will be fully described within the individual chapters of the EIAR.

2.21 The following criteria will be used to evaluate the significance of potential effects of the Proposed Development:

- Sensitivity, importance or value of the resource of receptor;
- Extent and magnitude of the effect;
- Duration of the effect;
- Nature of the effect;
- Performance against environmental quality standards; and
- Compatibility with environmental policies.

Cumulative Assessment

2.22 An assessment will be made of the likely significant cumulative effects with other wind farms. These will include:

- Schemes which have been submitted to the relevant authorities but not yet determined;
- Schemes which are consented;
- Schemes which are under construction; and
- Schemes which are operational.

2.23 The scope and methodology for the cumulative assessment will be agreed with the relevant statutory consultees.

2.24 Study areas will be defined separately for each topic assessed in the EIA, and this will determine which cumulative schemes are included. Operational wind farms, and those under construction, are included as part of the current baseline in accordance with established practice,

noting that as a result, some of the effects recorded will be cumulative in nature.

2.25 Consideration will also be given as to whether there are any other large-scale developments which are the subject of a submitted application or consented and not constructed, which need to be taken into account.

2.26 The purpose of the cumulative assessment will be to determine the 'additional' effects of the Proposed Development should it be added to a future, albeit more speculative, baseline. The scope and methodology for the cumulative assessment will be agreed through this Scoping Report with the relevant statutory consultees.

Approach to Mitigation

2.27 Paragraph 7 of Schedule 4 of the EIA Regulations notes that the EIAR should include:

"A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases."

2.28 In many cases, mitigation measures are embedded within the Proposed Development (either through design, good practice during construction, or operation), whereby likely significant adverse effects are avoided. Where these embedded measures are in place, these are reflected in the assessment of effects. However, where necessary, additional mitigation measures may be required to reduce the significance of effects.

2.29 Where appropriate, the mitigation measures implemented will be monitored for effectiveness. Where monitoring is proposed, this will be as detailed in Regulation 22(2) of the EIA Regulations:

"proportionate to the nature, location and size of the proposed development and the significance of its effects on the environment having regard in particular to the type of parameters to be monitored and the duration of the monitoring"

2.30 A Schedule of Mitigation, Good Practice, Enhancement and Monitoring will be included as an

appendix to the EIAR and will provide a consolidated list of all proposed embedded and additional mitigation, enhancement and monitoring measures identified in the EIA.

Uncertainty

2.31 The EIA process is designed to enable good decision-making based on the best possible information about the environmental effects of a proposal. There will, however, sometimes be uncertainty as to the exact scale and nature of the effects. These may arise through shortcomings in available information i.e. environmental surveys, or due to the limitations of the professional judgement process. As required in paragraph 6 of Schedule 4 of the EIA Regulations, it is important that such uncertainty is explicitly recognised and that the EIAR includes:

"A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved."

2.32 Each assessment chapter of the EIAR will include details of the assumptions made and limitations identified before assessing the significance of effects.

Competent Experts

2.33 The EIA is being coordinated by LUC, with support from a team of independent specialist consultants as detailed in **Table 2.1: Proposed EIA Team**. As per Regulation 5(5)(a) of the EIA Regulations, the EIAR must be prepared by "competent experts". LUC is accredited with The Institute of Sustainability and Environmental Professionals (ISEP) EIA Quality Mark. This award is independently reviewed each year and recognises commitment to excellence in EIA activities and sharing good practice. A 'statement of competence', setting out brief details of the qualifications and the professional expertise of the lead EIA coordinator and the topic leads will be provided as an appendix to the EIAR.

Table 2.1: Proposed EIA Team

Topic	Team
Landscape and Visual Amenity	LUC
Hydrology, Hydrogeology and Peat (including Carbon Balance Assessment)	Fluid Environmental Consulting and OWC Ltd
Ecology	Avian Ecology
Ornithology	LUC
Cultural Heritage	Headland Archaeology
Noise and Vibration	Hoare Lea
Traffic and Transport	Pell Frischmann
Aviation and Defence	WPAC
Other Issues ¹⁵ (Climate Change, Telecommunications, Shadow Flicker, Population and Human Health including Dust, and Major Accidents and Disasters)	LUC

EIA Report Structure

2.34 The EIAR will be structured as follows, subject to any changes to the scope identified through the consultation process:

- Introductory chapters including details of the EIA process, the Proposed Development and information onsite design and alternatives considered. In the interest of proportionality, details of relevant national and local planning policy, climate change and renewable energy policy of relevance to the Proposed Development will be presented within the supporting Planning Statement and will not be considered in detail in the EIAR. An initial review of relevant policies which will be considered in detail in the Planning Statement is included in **Chapter 4: Planning and Policy Framework** of this Scoping Report.
- Individual environmental assessment topic chapters, including a description of the mitigation measures required to prevent, reduce and, where possible, offset any significant adverse effects on the environment. Enhancement measures will also be included where relevant.

2.35 Each chapter of the EIAR, where practicable, will adopt a consistent format. This will ensure compliance with the EIA Regulations regarding completeness and accuracy.

¹⁵ Scottish Woodlands is providing the input to the forestry felling and replanting proposals which form part of the Proposed Development.

Each chapter will comprise an opening introduction to the topic followed by:

- Methodology, Consultation and Legislation/Policy/ Guidance;
- Environmental Baseline (derived from desk studies and field surveys undertaken);
- Impact Assessment (identification of the effects and their significance);
- Mitigation (and monitoring as appropriate);
- Residual Effects (assessment of effect significance once mitigation has been incorporated); and
- Summary.

2.36 The EIAR will also include a NTS and supporting technical appendices including tables, figures and reports.

2.37 The EIAR will be accompanied by a Pre-Application Consultation (PAC) Report, a Planning Statement, Economic Impact Assessment Report, and a Design and Access Statement (DAS).

Questions for Consultees

Q2.1 Do the consultees agree with the approach to assuming that the baseline assumes the Existing Development is decommissioned and land reinstated prior to the construction of the Proposed Development?

3: Chapter 3

Project and Site Description

The Site and Surroundings

3.1 The Site is located 6km north-east of Peebles and is located majorly within the SBC administrative area, however the northern aspect of the Site (including the onsite substation) is located within the MC boundary as shown on **Figure 1.1**. The Site is predominantly comprised of the Existing Development, however there are elements of commercial coniferous forestry, open moorland, and areas of blanket bog.

3.2 There are a series of watercourses that drain from the Site into Leithan Water, and the River South Esk. Leithan Water flows in a south-east direction and is a tributary to the River Tweed. The confluence of these watercourses is approximately 11km to the south-east of the proposed Site access point. Situated 2.5km to the north-west is Portmore Loch, 3.8km to the north-east is Blackhope water, and 4.7km to the north is Gladhouse Reservoir.

3.3 Approximately 2km to the south of the Existing Development is the site for the proposed Leithenwater Wind Energy Hub, a 13-turbine windfarm with a maximum total output of 95.8MW, for which Leithenwater Wind Energy Hub Ltd (a subsidiary of Belltown Power) is the Applicant. The planning application (ECU00004619¹⁶) was submitted in 2024 and is currently going through the consultation phase.

The Existing Development

3.4 The turbines and access tracks of the Existing Development are depicted in **Figure 2.1a-c**. The existing onsite infrastructure comprises the following key elements:

- 24 Nordex N60 Type wind turbines (1.3MW);
- Turbine foundations and crane pads at each turbine location;
- An onsite control building and substation;
- Turbine transformers;
- Internal underground cabling network;

- Internal access tracks/haul roads linking turbine locations; and
- A site access track connecting to the B709.

The Proposed Development

3.5 The Applicant is applying for permission to construct a wind farm development with 40 years of operation, consisting of up to nine turbines with a maximum tip height of up to 230m. The total output for the Proposed Development is expected to be up to 63MW. The principal elements of the Proposed Development are described in further detail below. An indicative layout of the Proposed Development is shown on **Figure 2.1a-c**¹⁷; however, this is subject to change as the EIA progresses.

3.6 The key elements of the Proposed Development are summarised below:

- Up to nine 7MW turbines with a 175m rotor diameter and 142.5m hub height;
- Associated foundations and crane hardstanding at each turbine location;
- BESS;
- Borrow pits;
- Main site access and a network of onsite access tracks (including upgrades to existing tracks and new tracks) and associated watercourse crossings;
- A network of cables to connect the turbines to the onsite substation;
- An onsite substation and control building; and
- Temporary construction compound(s), laydown area(s) including car parking.

Access

3.7 The Site is currently accessed from the B709 via an existing bell-mouth junction which provides access to the Existing Development. Access arrangements for the Proposed Development, including any upgrades to the existing site entrance as well as the design of a new junction, and provision of internal access tracks, will be developed through the iterative design process.

¹⁶ The documents submitted for the Leithenwater Wind Energy Hub planning application can be viewed at: <https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004619> [Accessed: 16.09.2026]

¹⁷ Not all principal elements are shown in the figures at the time of writing, as searches for optimal locations are still ongoing. Locations and relevant assessments of all elements will be present where relevant in the EIAR.

3.8 Abnormal loads are expected to arrive via the B709, B7007 and A7 (further details of the route from port to site are provided in **Chapter 11: Traffic and Transport**).

3.9 The final access plan and associated works will be assessed as part of the Proposed Development and presented within the EIAR.

Grid Connection and Substation

3.10 The responsibility for connecting the Proposed Development to the electricity network will sit with the network operator. To consider the potential for effects of such a connection, a high-level grid routeing appraisal is proposed to be submitted alongside the EIA, where information is available.

3.11 The proposed onsite substation lies approximately 4km north of the main infrastructure area at NGR NT 27984 52158 and will be connected to the turbines via underground cable and/or overhead line where technically and environmentally feasible. The location, design and extent of this onsite electrical array, and other inter-turbine arrays, will be developed throughout the iterative design process and informed by environmental surveys, and technical assessments. The onsite electrical infrastructure to be assessed as part of the Proposed Development will be included within the Site and considered within the EIA.

Battery Energy Storage System

3.12 The Proposed Development is expected to include a BESS. The specification, storage capacity, layout and associated infrastructure are currently being developed by the Applicant and will be confirmed through the iterative design process.

3.13 The final design and location will take account of environmental constraints identified through baseline surveys and technical assessments. The potential environmental effects associated with the BESS will be considered as part of the relevant technical assessments within the EIAR.

Forestry

3.14 The Site is partially covered by commercial conifer forestry, with forest crops located along the access corridor from the B709, within the southern extent of the Site. Smaller areas of forestry are also present adjacent to sections of the existing cable route connecting the existing turbines to the substation. The majority of the existing forestry is managed under a Long-Term Forest Plan, with ongoing felling and replanting activities occurring within the wider forest estate.

3.15 A review of available desk-based information, aerial imagery and forest management records will be undertaken to establish the woodland baseline within the Site. This information will be supplemented, where required, by targeted field surveys to inform the design process and identify any potential interactions between the Proposed Development and existing woodland.

3.16 The design of the Proposed Development will seek to maximise the use of existing infrastructure and minimise the loss and fragmentation of woodland where practicable. The EIA will include details on the location and extent of any proposed felling and subsequent restocking required for the construction and operation of the Proposed Development. Where permanent woodland removal is required to facilitate the Proposed Development, this will be quantified and reported within the EIA and addressed in accordance with the Scottish Government's Control of Woodland Removal Policy.

Construction Works

3.17 Following decommissioning of the Existing Development by RWE Ltd, it is estimated that construction of the Proposed Development will commence within 12 months and will take up to 18 months to complete.

3.18 Construction works will include the following main activities:

- Upgrade of existing main access;
- Working of borrow pits;
- Construction of new access tracks or reuse of existing access tracks and associated infrastructure where compatible with the Proposed Development layout;
- Tree felling (where required);
- Construction of the temporary construction compounds;
- Construction of turbine foundations and transformer plinths where required;
- Construction of an onsite control building, substation and BESS;
- Excavation of trenches and cable laying adjacent to Site tracks;
- Installation of a new array between turbines and the onsite substation;

- Movement onto the Site and delivery and erection of wind turbines;
- Commissioning of the wind farm;
- Site restoration; and
- Habitat enhancement.

3.19 Where possible, construction activities will be carried out concurrently to reduce the overall length of the construction programme. Phasing of the construction process may result in civil engineering works progressing in some areas of the Site whilst turbines are being erected elsewhere. To minimise disruption to land use, site restoration will be undertaken as early as possible.

Temporary Works

3.20 It is anticipated that stone will be sourced from onsite borrow pits; however, it may be necessary to import some stone to the Site. Stone and other construction material would typically be transported by road from source or seaport. Large loads such as wind turbine components (rotor blades, tower sections and nacelles) will be transported to the Site by specialised abnormal load vehicles.

3.21 The Proposed Development will require temporary construction infrastructure, including construction compounds, laydown areas, welfare facilities, site offices, parking areas and storage areas for plant and materials. The location, extent and design of these temporary works will be developed through the design process and will take account of the findings of environmental surveys and technical assessments.

3.22 Temporary construction infrastructure will be sited to avoid or minimise environmental effects. Indicative locations for temporary infrastructure will be presented within the EIAR and assessed as part of the Proposed Development.

Decommissioning

3.23 At the end of its operational life (anticipated 40 years), the Proposed Development will either be decommissioned and the Site restored, repowered, or subject to an application to extend its operational life.

3.24 The EIAR will include high level information on the likely process that will be undertaken to decommission the Proposed Development at the end of its lifespan. However, it is not proposed to undertake a detailed assessment of the decommissioning effects associated with the Proposed Development as the future baseline conditions

(environmental and other developments) cannot be predicted accurately at this stage and the proposals for refurbishment/decommissioning are not currently known.

3.25 A detailed Decommissioning Environmental Management Plan (DEMP) will be secured by condition.

Questions for Consultees

Q3.1 Do the consultees agree with the approach to not undertake a detailed assessment of the decommissioning effects associated with the Proposed Development?

Q3.2 Do the consultees agree with the approach to reviewing the connection of the Proposed Development to the electricity network through a grid routeing appraisal submitted with the EIA?

4: Chapter 4

Planning and Energy Policy Framework

Introduction

4.1 The application is intended to be submitted to the ECU under Section 36 of the Act 1989. For such applications Section 25 of the Town and Country Planning (Scotland) Act 1997 is not engaged.

4.2 The consenting approach for associated infrastructure, including the grid connection infrastructure, will be confirmed and agreed with the consenting authority as the design develops.

4.3 The technical chapters of the EIAR will identify legislation, policy and guidance relevant to the assessment methodology and topic-specific assessment. and will provide proportionate context on renewable energy and climate change where relevant to the assessment of climate change and carbon balance. A detailed assessment of the Proposed Development against planning and energy policy will be provided separately in the Planning Statement, which will accompany the planning application but will not form part of the EIAR.

4.4 A separate Socio-economic Impact Assessment will be prepared in support of the application, setting out the likely economic and community effects of the Proposed Development and associated opportunities for local benefit.

4.5 The approach that will be taken to consideration of planning and energy policy relevant to the Proposed Development set out below, and includes consideration of the following:

- National planning policy and guidance;
- The statutory Development Plan;
- Supplementary Guidance; and
- The renewable energy policy context.

National Planning Policy and Guidance

4.6 Reference will be made in the technical chapters, in so far as they are relevant, to national planning policy and guidance documents, including:

- National Planning Framework 4 (NPF4) (2023); and

- Any relevant Planning Advice Notes that remain current in light of NPF4 (PAN1/2011, etc.).

4.7 NPF4 was adopted in 2023 and became Scotland's national spatial strategy, superseding NPF3 and the Scottish Planning Policy (SPP) (2014).

4.8 NPF4 is underpinned by six spatial principles:

- Just transition;
- Conserving and recycling assets;
- Local living;
- Compact urban growth;
- Rebalanced development; and
- Rural revitalisation.

4.9 Collectively, these principles seek to support a fair transition to net zero, promote the efficient use of existing assets, improve local accessibility and wellbeing, use cautious foresight in determining land use, address regional inequalities and support sustainable rural communities.

4.10 For renewable energy proposals, NPF4 recognises the important contribution that wind energy makes towards national renewable energy generation and greenhouse gas reduction targets, whilst requiring significant adverse effects to be avoided, minimised or appropriately mitigated through project design and assessment.

4.11 These principles are of relevance to the Proposed Development as it involves the repowering of an existing operational wind farm, potential re-use of existing access and grid infrastructure, and renewable electricity generation in support of net zero objectives.

4.12 In particular, NPF4 Policy 11 (Energy) supports all forms of renewable energy development and specifically recognises the role of repowering existing wind farms in supporting Scotland's energy security and net zero ambitions. The policy encourages, promotes and facilitates renewable energy development, including the repowering, extension and expansion of existing wind farms, subject to consideration of environmental effects through the design and assessment process.

The Statutory Local Development Plan

4.13 The statutory Local Development Plan (LDP) for the Proposed Development comprises:

- Scottish Borders Council LDP2, adopted August 2024¹⁸;
- Scottish Borders Council Supplementary Planning Guidance: Renewable Energy (2024);
- Midlothian LDP, adopted November 2017¹⁹; and
- Proposed Midlothian LDP2 (2026)²⁰.

4.14 The Local Development Policies that are applicable to the Proposed Development will be taken into account during the iterative EIA design process.

4.15 The key policy in the SBC LDP2 is 'Policy ED9: Renewable Energy Development' which supports development proposals for "all forms of renewable, low-carbon and zero emissions technology", and specifically the "repowering, extending, expanding and extending the life of existing windfarms". The aim of Policy ED9 is to:

"Support renewable energy, to guide development to appropriate locations, and to advise on the factors to be taken into account in considering proposals."

4.16 Policies NRG1 (Renewable and Low Carbon Energy Projects) and NRG2 (Wind Energy) of the Midlothian LDP support renewable energy development in principle, including wind energy development, provided proposals avoid or satisfactorily address significant adverse effects on environmental, amenity, infrastructure and cumulative interests. The emerging LDP2 (Policy INF7 - Renewable Energy Generation and Infrastructure) maintains support for renewable energy development and will be considered as a material consideration where relevant.

4.17 At the time of writing, the proposed Midlothian LDP2 has been published for consultation, but not adopted and therefore does not form part of the statutory development plan. Nevertheless, its policies and supporting evidence base may be afforded weight as material considerations where relevant to the design and assessment of the Proposed Development.

4.18 The technical chapters of the EIAR will reference LDP policies where they are relevant.

4.19 In addition, the Scottish Borders Council Renewable Energy Supplementary Planning Guidance (SPG) includes

a spatial framework and associated mapping intended to assist in the assessment of renewable energy proposals. The SPG incorporates the Ironside Farrar Update of Wind Energy Landscape Capacity and Cumulative Impact Study (2016), which identifies opportunities and constraints for wind energy development across the Scottish Borders.

4.20 In addition, the Midlothian Landscape Wind Energy Capacity Study (2014) identifies landscape sensitivities, opportunities and constraints for wind energy development within Midlothian.

4.21 The relevance of the spatial frameworks and associated guidance to the Proposed Development will be considered in the Planning Statement and informed by the findings of the EIA.

Renewable Energy Policy

4.22 The EIAR will include proportionate contextual information on renewable energy and climate change where relevant to the environmental assessments, including the carbon balance assessment. The detailed need case and planning policy assessment will be set out in the supporting Planning Statement.

4.23 The Proposed Development comprises the generation of electricity from renewable energy sources and comes as a direct response to national planning and energy policy objectives. The objectives of the UK and Scottish Governments will be summarised in the needs case section of the EIAR in relation to encouraging increased deployment and application of renewable energy technologies, consistent with sustainable development policy principles and national and international obligations on climate change.

4.24 The Proposed Development will make a contribution to the attainment of renewable energy and net zero targets at both the Scottish and UK levels, and the quantification of this contribution will be described in the EIAR. The EIAR will set out a high-level review of the renewable energy policy framework which will also include reference to:

¹⁸ Scottish Borders Council (2024) Local Development Plan 2 (LDP2) adopted 22 August 2024. Available at: <https://www.scotborders.gov.uk/plans-guidance/local-development-plan> [Accessed: 16.09.2026]

¹⁹ Midlothian Council (2017) Local Development Plan. Available at: https://www.midlothian.gov.uk/info/205/planning_policy/286/development_plans_and_policies [Accessed: 16.09.2026]

²⁰ Midlothian Council (2026) Proposed Local Development Plan 2. Available at: https://www.midlothian.gov.uk/downloads/file/5746/local_development_plan_2027-2037_-_proposed [Accessed: 16.09.2026]

- Climate Change (Emissions Reduction Targets) (Scotland) Act 2024²¹;
- The Scottish Energy Strategy (2017)²² supplemented by the Draft Energy Strategy and Just Transition Plan (2023)²³;
- Onshore Wind: Policy Statement (2022)²⁴; and
- Scotland's Climate Change Plan: 2026-2040²⁵.

4.25 The renewable energy policy context will also include reference to the Scottish Renewables Onshore Wind Sector Deal (2023)²⁶, which sets out a shared commitment between industry and government to support the delivery of Scotland's onshore wind ambitions, including the deployment of 20GW of onshore wind by 2030.

4.26 The EIA will not contain any assessment of the Proposed Development against planning and renewable energy policy. Assessment of the Proposed Development, against the planning and renewable energy policy, will be provided in a Planning Statement which will be submitted with the application for the Proposed Development.

Questions for Consultees

Q4.1 Are there any additional planning policies, guidance documents or material planning considerations that should be taken into account in preparing the EIAR and supporting Planning Statement?

²¹ The Scottish Government (2024) Climate Change (Emissions Reduction Targets) (Scotland) Act 2024. Available at: <https://www.legislation.gov.uk/asp/2024/15/contents> [Accessed: 16.09.2026]

²² The Scottish Government (2017) Scottish Energy Strategy. Available at: <https://www.gov.scot/publications/scottish-energy-strategy-future-energy-scotland-9781788515276/> [Accessed: 16.09.2026]

²³ The Scottish Government (2023) Draft Energy Strategy and Just Transition Plan. Available at: <https://www.gov.scot/publications/draft-energy-strategy-transition-plan/> [Accessed: 16.09.2026]

²⁴ The Scottish Government (2022) Onshore Wind: Policy Statement (2022). Available at: <https://www.gov.scot/publications/onshore-wind-policy-statement-2022/> [Accessed: 16.09.2026]

²⁵ The Scottish Government (2026) Scotland's Climate Change Plan: 2026-2040. Available at: <https://www.gov.scot/publications/scotlands-climate-change-plan-2026-2040-annexes/> [Accessed: 16.09.2026]

²⁶ Onshore Wind Sector Deal (2023). Available at: <https://www.gov.scot/publications/onshore-wind-sector-deal-scotland/> [Accessed: 16.09.2026]

5: Chapter 5

Landscape and Visual Amenity

Introduction

5.1 This chapter sets out the proposed approach to the assessment of likely significant effects on landscape and visual amenity arising from the construction and operation of the Proposed Development.

5.2 The Landscape and Visual Impact Assessment (LVIA) will consider physical and perceptual effects on landscape resources, landscape character and designated landscapes. It will examine the nature and extent of effects on existing views and visual amenity. The effects of the proposed turbines, as well as the ancillary infrastructure (access tracks, onsite control building, substation, BESS etc.) will be assessed during the construction and operational phases of the Proposed Development. As set out in **Chapter 3**, the proposed turbines will be connected to the onsite substation via an underground cable and/or overhead line where technically and environmentally feasible and will also be assessed within the LVIA as part of the Proposed Development. The LVIA will also consider cumulative effects i.e. the incremental effects of the Proposed Development in combination with other as yet unbuilt wind farm developments.

5.3 The LVIA will be undertaken following the approach set out in Guidelines for Landscape and Visual Impact Assessment: Third Edition (GLVIA3) (2013)²⁷. The assessment will also draw upon current good practice and guidance issued by SBC, MC, NatureScot (formerly Scottish Natural Heritage (SNH)) and the Landscape Institute.

Consultation

5.4 To date no consultation has been undertaken regarding the LVIA for the Proposed Development. Following the response to Scoping, detailed follow up consultation with the key stakeholders (SBC, MC and NatureScot)²⁸ will be undertaken to discuss and agree the scope of the LVIA and supporting technical assessments, as set out in this chapter.

Study Area

5.5 A Study Area of 45km radius from the outermost turbines in all directions is proposed for the LVIA, as recommended in current guidance for turbines greater than 150m to blade tip²⁹. As shown in **Figure 5.1**, at its furthest extent the Study Area will extend from the settlements of Lanark to the west, Kirkcaldy to the north, Kelso to the south-east, and Moffat to the south-west.

5.6 A Zone of Theoretical Visibility (ZTV) plan has been used to identify which landscape and visual receptors require detailed assessment, and which can be scoped out because they are unlikely to be significantly affected and/or unlikely to have theoretical visibility of the Proposed Development. While the design of the Proposed Development is subject to change, **Figure 5.2a** shows the ZTV to a maximum turbine tip height of up to 230m and **Figure 5.3a** shows the ZTV to a maximum turbine hub height of up to 142.5m, illustrating the theoretical visibility of the Scoping layout. As set out in **Chapter 3**, a maximum tip height of up to 230m is being considered for turbines at this Site.

Current and Future Baseline

5.7 The Proposed Development comprises a new wind farm that will replace the Existing Development, which has been operational since 2003, and is therefore an established part of the landscape. The Existing Development will be decommissioned and dismantled at the end of its life, expected to be in 2030. The Proposed Development and the Existing Development are mutually exclusive, as they cannot exist together. The LVIA will therefore need to consider the current baseline, as described below including the Existing Development, and a known future baseline, from which it has been decommissioned and the Site reinstated. Further detail on the approach to baseline is provided below.

Existing Conditions

5.8 The main infrastructure area, where the turbines will be situated, is located in the same area as the Existing Development (24 turbines, 80m to tip height), within an area of upland hills and ridges dissected by distinct steep-sided valleys at the south-western end of the Moorfoot

²⁷ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)

²⁸ All proposed representative viewpoints are located within SBC or MC. Given the separation distances involved, significant landscape and visual effects on receptors within other LPAs in the study area are not anticipated.

²⁹ SNH (2017) Visual Representation of Windfarms, Version 2.2

Hills, forming part of the backdrop to the Tweed Valley to the south.

5.9 The northern extent of the Site, where the cable to the substation will be routed, extends directly north of the Site's main infrastructure area, following higher ground along a narrow, elongated stretch that extends from Bowbeat Hill (626m Above Ordinance Datum (AOD)) in the south, via Jeffries Corse (613m AOD) to Hog Hill, 4.3km north of the main infrastructure area.

5.10 An access road runs along the southern extent, and lowest part, of the Site. This extends south-east of the main infrastructure area along the Leithen Water to meet the B709 to the south-east. Several other watercourses run north-east into the Leithen Water, including the Long Grain, Williamslee Burn and the Glentress Water.

5.11 The landcover in the main infrastructure area is open moorland which is dissected by the operational turbines of the Existing Development and associated access tracks. The landcover of the northern extremity of the Site is also open moorland. The eastern, southern and western boundaries of the Site are bounded by commercial forestry in various stages of the planting, growing, and felling cycle, connected by a network of forestry tracks. The southern extremity of the Site passes through this commercial forestry, as it follows existing access tracks.

5.12 A property called Williamslee is located within the southern extent of the Site along the Leithen Water. Other properties in this area, but located outside the Site, include Williamslee Hope, Leithen Lodge, Gamekeepers Cottage, and a group of properties around Whitehope. A number of properties are also located to the west of the Site, closer to the main infrastructure area, including Burnhead Farmhouse, Burnhead Cottage and Netherby. There are also properties located near the northern extremity of the Site at Tweedalburn and Moorfoot, as well as properties located individually and in settlements west of the Site along the A703.

5.13 The B709 runs along the Leithen and Glentress Valleys, bordering the Site at its southern-eastern extents and connecting Innerleithen to the south with Heriot to the north-east. This route forms part of National Cycle Network (NCN) Route 1. An unnamed minor road, linking parts of Midlothian in the north to the A703 to the west, passes approximately 400m to the north of the northern extent of the Site. The A703 runs broadly parallel to the eastern boundary of the Site and is approximately 3.2km west of the Site at its closest point. The A72 runs through the

Tweed Valley to the south of the Site and is approximately 3.5km away at its closest point. The closest settlements are situated along the A703 and the A72 and are Eddleston (A703), Innerleithen (A72) and Peebles (A72).

5.14 Part of a core path enters the Site near Craighope and follows part of an existing access track within the southern extremity of the Site. Outside the Site, there are core paths within the Glentress Forest, approximately 3km south-west. Glentress is a Forestry and Land Scotland (FLS) managed site, with numerous walking and mountain biking trails and other recreational activities. It forms part of the Tweed Valley Forest Park.

5.15 With the exception of the Existing Development within the Site, the nearest commercial-scale operational wind farm is the three-turbine Carcant (105m height to tip), located approximately 9km north-east of the Site.

5.16 The LVIA will consider the potential for physical effects on the landscape features and elements within the Site, as well as its character.

Landscape Character

5.17 The landscape character of the Site and the Study Area is described in the NatureScot 2019 National Landscape Character Assessment for Scotland³⁰ which describes the landscapes of Scotland as discrete Landscape Character Types (LCTs). The LCTs within the Site and Study Area are shown overlaid with the ZTV in **Figure 5.4**.

5.18 The majority of the Site is within the Dissected Plateau Moorland LCT, with the northern part of the Site extending into the Plateau Moorland - Lothians LCT, and the southernmost tip of the Site extending into the smaller scale Upland Valley with Woodland LCT.

5.19 Key characteristics of the Dissected Plateau Moorland LCT include:

- "Plateau landform consisting of a series of level-topped hills and ridges;
- Strong topographic identity and overall grandeur of scale;
- Individual hill masses separated by steep sided valley features of differing scales;

³⁰ NatureScot (2019) Scottish Landscape Character Types Map and Descriptions. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=e3b4fbb9fc504cc4abd04e1ebc891d4e&extent=-2030551.0017%2C6851563.2052%2C1100309.6769%2C8923312.4198%2C102100> [Accessed: 18.09.2026]

- Semi-natural peatland, heather moorland and grassland communities dominant, with a high degree of perceived naturalness of vegetation cover;
- Very low settlement density with isolated, dispersed pattern;
- Scattered prehistoric settlement and burial mounds above watercourses; and
- Sense of wildness created by wide horizons and long distance, unobstructed views.³¹

5.20 Key characteristics of the Plateau Moorland - Lothians LCT are:

- "Modest hills and moors forming broad plateaux with rounded;
- Smooth convex hill slopes dissected by a complex tracery of valley landforms which vary in scale and appearance, from minor burn narrow incised gullies to occasional wider flat-bottomed valleys of larger rivers;
- Medium to large scale landscape;
- Open upland character with sparse tree cover;
- Expanses of heather moorland, with rough grasses on upper slopes, with poor rough grassland and occasional improved pasture on lower slopes;
- Generally unenclosed, with some post and wire fences along roads and access tracks, and occasional stone sheep stells and walls around farmsteads;
- Sparsely inhabited, with scattered farmsteads in valleys;
- Reservoirs creating local focal points;
- Historic human influences evident in the many enclosures, cairns, hill forts and stone circles;
- Steep north-facing scarps with spectacular panoramic views overlooking the coastal plain of

Lothian to the north with views across the Firth of Forth; and

- Forms the skyline when viewed from the lower land to the north."³²

5.21 Key characteristics of the Upland Valley with Woodland LCT are:

- "Meandering river valley, strongly enclosed by uplands;
- Flat valley floor, broad and open in places, narrow and more intimate in others;
- Prominent terraces (haughlands) caused by fluvial and glacial action;
- Strong influence of woodland, with extensive coniferous forest prominent on valley sides, and mature hedgerow tree lines, broadleaf, and mixed policy woodlands on valley floor;
- Traditional dwellings, farmsteads and hamlets clustered at the foot of valley side slopes;
- Mill towns prominent on valley floor and sides;
- Tower houses and mansions common along river banks;
- Prehistoric hillforts common on gently rounded hill tops; and
- Designed policies and parklands significantly contribute to woodland cover and character."³³

5.22 The LVIA will consider the potential for effects upon the character of LCTs within the Site and within the Study Area, focusing on a circa. 20km radius of the Proposed Development, from which theoretical visibility is indicated by ZTVs, and where there is potential for significant effects on landscape character.

Designated Landscapes and Wildland Areas

5.23 The Site is not located within any nationally designated landscapes. The very northern extent of the

³¹ NatureScot (2019) Scottish Landscape Character Types Map and Descriptions, Landscape Character Type 90 - Dissected Plateau Moorland. Available at: <https://www.nature.scot/sites/default/files/LCA/LCT%20090%20-%20Dissected%20Plateau%20Moorland%20-%20Final%20pdf.pdf> [Accessed: 18.09.2026]

³² NatureScot (2019) Scottish Landscape Character Types Map and Descriptions, Landscape Character Type 266 - Plateau Moorland - Lothian. Available at: <https://www.nature.scot/sites/default/files/LCA/LCT%20266%20-%20Plateau%20Moorland%20-%20Lothians%20-%20Final%20pdf.pdf> [Accessed: 18.09.2026]

³³ NatureScot (2019) Scottish Landscape Character Types Map and Descriptions, Landscape Character Type 116 - Upland Valley with Woodland. Available at: <https://www.nature.scot/sites/default/files/LCA/LCT%20116%20-%20Upland%20Valley%20with%20Woodland%20-%20Final%20pdf.pdf> [Accessed: 18.09.2026]

infrastructure area and the northern extremity where the cable to the substation will be routed, is located within the locally designated Gladhouse Reservoir and Moorfoot Scarp Special Landscape Area (SLA). Outside the Site, there are a number of further locally designated landscapes, as well as two National Scenic Areas (NSA) and

a Wild Land Area (WLA) within the 45km Study Area, as shown in **Figure 5.5a**. Gardens and Designated Landscapes (GDL) are considered in **Chapter 9** of this Scoping Report. Designated landscapes within 20km of the outermost turbines are listed in the table below and shown in **Figure 5.5b**.

Table 5.1: Designated Landscapes and Wild Land Areas within 20km of the outermost turbines

Name	Designation	Distance from Nearest Turbine (km)
National Landscape Designations		
Upper Tweeddale	National Scenic Area (NSA)	7.4km
Local Landscape Designations		
Gladhouse Reservoir & Moorfoot Scarp	Special Landscape Area (SLA)	0km
Tweed Valley	Special Landscape Area (SLA)	2.4km
Tweedsmuir Uplands	Special Landscape Area (SLA)	8.7km
Pentland Hills (Midlothian Council)	Special Landscape Area (SLA)	8.8km
South Esk & Carrington Farmland	Special Landscape Area (SLA)	8.8km
Tyne Valley	Special Landscape Area (SLA)	12.1km
North Esk	Special Landscape Area (SLA)	12.6km
Pentland Hills (SBC)	Special Landscape Area (SLA)	13.7km
Fala Moor	Special Landscape Area (SLA)	14km
Tweed, Ettrick and Yarrow Confluences	Special Landscape Area (SLA)	14.8km
Pentland Hills and Black Mount	Special Landscape Area (SLA)	17.2km
Pentlands (City of Edinburgh Council)	Special Landscape Area (SLA)	17.8km
Fala Rolling Farmland & Policies	Special Landscape Area (SLA)	18.6km
Braids, Liberton, Mortonhall	Special Landscape Area (SLA)	19.2km
Pentland Hills (West Lothian Council)	Special Landscape Area (SLA)	19.4km
Lammermuir Hills	Special Landscape Area (SLA)	19.7km

Visual Receptors

5.24 The LVIA will consider potential effects upon visual receptors within the Study Area, focusing on a circa. 20km radius of the Proposed Development, i.e. the people who may be affected by changes in views resulting from the Proposed Development. Visual receptors proposed to be considered include:

- Local residents within settlements, scattered communities and rural properties;
- People travelling on major roads and railways;
- People using long distance walking routes and national cycle routes across the Study Area, and Core Paths within the more immediate Site context; and
- People visiting areas of interest such as visitor attractions, scenic viewpoints and hill summits.

5.25 With reference to **Figure 5.2b**, settlements within 20km of the Proposed Development with the potential for visibility include Peebles to the south-west, Eddleston to the west, and multiple Midlothian settlements including

Penicuik, Bonnyrigg, Loanhead, Gorebridge, Newtongrange and Mayfield to the north.

5.26 The visual receptors also include recreational users of the area e.g. those travelling on the two Scotways rights of way passing through the Site, those travelling on the core paths and mountain bike trails within Glentress Forest, cyclists travelling along NCN Route 1 and walkers travelling along the Southern Upland Way (SUW). ZTV analysis will determine which recreational routes within the Study Area are to be included in the LVIA.

5.27 There is the potential for visibility from a number of promoted hills including Lee Pen, Blackhope Scar, White Meldon and Black Meldon as well as a number of scenic viewpoints identified by the SBC and Ordnance Survey promoted viewpoints such as Manor Sware overlooking Peebles. Transport receptors on the A72, A703 and B709 will also be considered, as these routes pass through the surrounding valleys.

Other Wind Farm Developments

5.28 With the exception of the Existing Development, the nearest operational wind farms are Carcant (three turbines

at 105m tip height) located approximately 9km north-east of the Site, and Falahall Farm (12 turbines at 24.9m tip height) located approximately 13km north-east the Site.

5.29 Further planned developments may change the baseline in the future. The proposed Leithenwater Wind Energy Hub is 2.8km to the south of the Proposed Development and is seeking consent for 13 turbines at 200m tip height. The proposed Cloich Forest Wind Farm is located approximately 7km west and has consent for 18 turbines of 115m tip height (with an application to vary this to 12 turbines at 149.9m tip height). Approximately 6.1km to the north-east, the proposed Torfichen Wind Farm is seeking consent for 18 turbines at 180m tip height and approximately 8.1km to the south-east the proposed Scawd Law Wind Farm is seeking consent for six turbines at 180m tip height. Further proposals may come forward in the future and will be considered within the cumulative LVIA if within the agreed cumulative cut-off date.

5.30 How the Proposed Development interacts with the more immediate cumulative context will be a key design objective. Operational, consented and proposed wind farm development across the Study Area is shown and listed in **Figure 5.6**.

Design Considerations

5.31 The design of the Proposed Development will aim to achieve a coherent and balanced turbine layout, in line with guidance provided by NatureScot³⁴. The EIAR will present the rationale behind the final design strategy and document the iterative design process in response to the technical and environmental constraints identified through the EIA process. The objective in designing the wind farm will be to develop a layout that responds to its setting in terms of landform and pattern. It should also present a simple visual image, avoiding the clustering of turbines and the isolation of outlying turbines in views from key locations. It is also recognised that the final layout will need to balance a wide range of technical and environmental considerations.

5.32 The design of the Proposed Development will also consider its interaction in both landscape and visual terms with other existing and proposed wind farms, as noted above. The design of the turbine layout will seek to achieve compatibility in scale and composition with adjacent wind energy developments as far as is reasonably practical.

5.33 All elements of the proposed wind farm infrastructure will be considered in terms of locational and design choice, and the LVIA will also set out how the design

of ancillary elements, including the cable to the substation, has evolved alongside that of the turbines.

Proposed Surveys and Assessment Methodologies

Guidance and Policy

5.34 The LVIA will be undertaken in line with current policy, guidance and good practice to produce a robust and reliable assessment. This will be achieved using the most up to date methodologies which have been developed in accordance with GLVIA3, drawing on subsequent technical clarifications published by the Landscape Institute.

5.35 The LVIA will comply with and draw from the following policy and planning guidance:

- Scottish Government (2023) National Planning Framework 4 (NPF4), specifically:
 - Policy 4: Natural places, which sets out protections to be applied to, among other things, national and local landscape designations; and
 - Policy 11: Energy, which identifies criteria against which energy infrastructure consents will be considered, including its effect on landscape character and visual amenity.
- Scottish Government (2022) Onshore Wind Policy Statement 2022;
- Scottish Borders Council (2012) Supplementary Planning Guidance, Local Landscape Designations;
- Ironside Farrar (2016) Scottish Borders Council, Wind Energy Consultancy, Update of Wind Energy Landscape Capacity and Cumulative Impact Study; and
- Midlothian Council (2017) Midlothian Local Development Plan, Special Landscape Areas Supplementary Guidance.

5.36 The following guidance will be referred to where appropriate:

- Landscape Institute and the Institute of Environmental Management and Assessment (2013)

³⁴ SNH (August 2017) Siting and Designing Wind Farms in the Landscape, Version 3a

Guidelines for Landscape and Visual Impact Assessment. Third Edition. (GLVIA3);

- Landscape Institute (2024) Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3), Technical Guidance Note 2024-01;
- Landscape Institute (2021) Assessing Landscape Value Outside National Designations, Technical Guidance Note 02-21;
- Landscape Institute (2019) Visual Representation of Development Proposals – Technical Guidance Note 06/19;
- Landscape Institute (2019) Residential Visual Amenity Assessment (RVAA), Technical Guidance Note 02/19;
- SNH (2018) A Handbook on Environmental Impact Assessment, Appendix 2: Landscape and Visual Impact Assessment, Version 5;
- SNH (2017) Siting and Designing Wind Farms in the Landscape, Version 3a;
- SNH (2017) Visual Representation of Wind Farms Guidance, Version 2.2;
- NatureScot (2025) NatureScot pre-application guidance for onshore wind farms;
- NatureScot (2025) Special Landscape Qualities, Guidance on assessing effects;
- NatureScot (2021) Assessing the Cumulative Landscape and Visual Impact of Onshore Wind Energy Developments;
- Scottish Government and NatureScot (2024) Guidance on Aviation Lighting Impact Assessment; and
- Nature Scot (2022) Landscape Sensitivity Assessment Guidance (Methodology).

Approach to Baseline Assessment

5.37 NatureScot pre-application guidance (2025) provides some high-level advice regarding landscape and visual effects of repowering proposals. This highlights an approach involving two different baseline scenarios: a ‘comparative’ baseline; and a ‘restored’ baseline. This recognises the mutual exclusivity of the Existing Development and the Proposed Development.

5.38 The EIA Regulations (2017) also require consideration of “the current state of the environment”, as well as its likely evolution in future. It is proposed that the LVIA will consider the two baselines as follows:

- Current baseline, i.e. the landscape as it appears today, including the Existing Development; and
- Future baseline, following the removal the Existing Development and restoration of the Site.

5.39 To produce a proportionate assessment, the LVIA will primarily consider the effects of the Proposed Development against the current baseline.

5.40 Where the effects against the future baseline are judged likely to be materially different, a separate assessment of effects against this baseline will be presented. Where there is unlikely to be any difference, this will also be clearly stated.

Landscape Effects

5.41 Predicted changes on both the physical landscape of the Site and landscape character within the 45km Study Area will be identified. However, it is anticipated that potential significant physical and perceptual effects will be limited to a more focused area, extending up to approximately 20km from the outermost turbines. Landscape receptors will be considered on a case-by-case basis, and those which may potentially experience significant effects will be taken forward for detailed assessment.

5.42 GLVIA3 states that the nature of landscape receptors, commonly referred to as their sensitivity, should be assessed in terms of the susceptibility of the receptor to change and the value attached to the landscape resource. The nature of the effect should be assessed in terms of the scale, geographical extent, duration and reversibility of the effect. These aspects will all be considered to inform a judgement regarding the overall significance of effect.

5.43 With regard to landscape designations, the LVIA will consider the implications of the Proposed Development on special qualities/key attributes and qualities in line with draft guidance from NatureScot and will focus on those within a 20km radius of the outermost turbines.

Visual Effects

5.44 Visual effects may be experienced by people at different locations throughout the Study Area, at static locations (for example settlements or viewpoints) and at transitional locations (such a sequential views from routes, including roads, footpaths and cycle routes). Visual

receptors are the people who will be affected by changes in views at these places and they are usually grouped by what they are doing at those places (for example residents, recreational users, motorists etc.).

5.45 GLVIA3 states that the nature of visual receptors should be assessed in terms of the susceptibility of the receptor to change in views/visual amenity, and the value attached to particular views. The nature of the effect should be assessed in terms of the scale, geographical extent, duration and reversibility of the effect. These aspects will all be considered to inform a judgement regarding the overall significance of effect.

5.46 Assessment of the visual effects of the Proposed Development will be based on analysis of the ZTVs, field studies and analysis of representative viewpoints. **Figures Table 5.2: Proposed Assessment Viewpoints**

5.2a and 5.2b shows the ZTV for the Scoping layout, with a turbine blade tip height of 230m to tip, alongside proposed assessment viewpoint locations.

5.47 Viewpoint locations have been selected to provide a representative range of viewing distances and viewing experiences, including views from settlements, points of interest and sequential views from routes. A list of proposed viewpoints for the assessment is set out in **Table 5.2** below. Please note that viewpoints will be subject to further micro-siting refinement in the field to ensure that the representative view is not screened or obscured by intervening features. Any substantial changes to the location of viewpoints, and the addition of any further viewpoints, will be agreed via consultation with NatureScot, SBC and MC.

VP No.	Name	Easting	Northing	Reason for Selection	Distance from Nearest Turbine
1	Blackhope Scar	331510	648320	Representative of from the summit at the south-western end of the Moorfoot Hills, on the edge of the Gladhouse Reservoir & Moorfoot Scarp SLA. Demonstrates potential cumulative effects with the proposed Leithenwater Wind Energy Hub located in adjacent hills to the south, from a close viewpoint.	1.8km
2	River South Esk Valley, south of Gladhouse	329772	651089	Representative of views from a Core Path along the River South Esk Valley, south of Gladhouse.	3.3km
3	Gladhouse Reservoir	330484	654360	Representative of views from Gladhouse Reservoir, a popular location for recreational activity within the Gladhouse Reservoir & Moorfoot Scarp SLA.	6.6km
4	White Meldon	321953	642840	Representative of views from the popular and accessible summit of White Meldon, a SBC Scenic Viewpoint. Demonstrates potential cumulative effects with the adjacent proposed Leithenwater Wind Farm as well as other cumulative schemes in the wider landscape including the proposed Cloich Forest and Scawd Law wind farms.	7.4km
5	Manor Sware Peebles (also proposed as a night-time VP)	323695	639707	Representative of views from Manor Sware, a promoted and elevated viewpoint with views over Peebles and the Tweed Valley, within the Tweed Valley SLA.	8.3km
6	Lee Pen (Scenic Viewpoint)	332473	638710	Representative of views from the summit of Lee Pen, a popular hill in the Tweed Valley SLA and a SBC Scenic Viewpoint.	8.4km
7	Windlestraw Law	337165	643127	Representative of views from a hilltop location within the eastern part of the Study Area.	8.4km
8	Cademuir Hill Fort	323040	637490	Representative of views from Cademuir Hill Fort, a popular and accessible summit within the Upper Tweeddale NSA, with a hill fort. Also a SBC Scenic Viewpoint. Demonstrates potential cumulative effects with the adjacent proposed Leithenwater Wind Energy Hub as well as other cumulative schemes in the wider	10.6km

VP No.	Name	Easting	Northing	Reason for Selection	Distance from Nearest Turbine
				landscape including the proposed Cloich Forest, Torfichen and Scawd Law wind farms.	
9	B7026, north of Howgate	324788	658755	Representative of views south towards the Moorfoot Scarp from the B7026, including those travelling south from Penicuik as well as nearby residents.	11.3km
10	A702 north-east of Carlops (also proposed as a night-time VP)	318063	657783	Representative of views towards the Moorfoot Scarp from the settled lowlands in the north of the study area, in the Pentland Hills SLA.	14.3km
11	Stob Law	323063	633292	Representative of views from a hilltop location within the Upper Tweeddale NSA.	14.3km
12	Southern Upland Way (SUW) at Minch Moor	335827	633561	Representative of views from an elevated location on the Southern Upland Way long distance walking route, in the Tweedsmuir Uplands SLA. SBC Scenic Viewpoint.	14.4km
13	Lady Brae, Gorebridge	335208	661569	Representative of elevated views south-west from the southern edge of the settlement of Gorebridge.	15km
14	Carnethy Hill	320390	661900	Representative of views from a hilltop location within the Pentland Hills SLA.	16.1km
15	Three Brethren	343290	631935	Representative of views from the Three Brethren, a popular summit within the Tweed, Ettrick & Yarrow Confluences SLA.	20km

Cumulative Effects

5.48 The cumulative LVIA will be carried out in accordance with the principles contained in NatureScot's Assessing the Cumulative Landscape and Visual Impact of Onshore Wind Energy Developments Guidance (March 2021).

5.49 A review of patterns of development will be provided for operational, consented and proposed wind farms which are the subject of a valid planning application, up to 45km from the outermost turbines.

5.50 The cumulative LVIA will focus on wind energy developments considered to have potential to give rise to significant cumulative effects. This is likely to primarily be those wind farms in the more immediate landscape context, within 25km.

5.51 Turbines under 50m to tip, single turbines beyond 5km from the Proposed Development and schemes at the coping stage will not be included unless specifically requested. **Figure 5.6** illustrates the locations of operational, consented and proposed wind farms within the 45km Study Area.

5.52 The 'primary' LVIA will consider the potential effects of the addition of the Proposed Development to the existing landscape against a baseline that includes existing wind farms and those under construction. The cumulative LVIA will consider the potential additional effects of the

Proposed Development against a baseline that includes wind farms that may or may not be present in the landscape in the future, i.e. including wind farms that are consented but unbuilt, or undetermined applications.

5.53 Consideration will also be given to 'total' cumulative effects (assessment which considers all current and future proposals, including the Proposed Development) where these are judged to be significant.

Residential Visual Amenity

5.54 Effects upon residential visual amenity become a matter of public rather than private interest when properties or groups of properties become widely regarded as unattractive places to live, as a result of views of wind turbines. Given the nearest residential properties are located within 2.5km of the Proposed Development, as illustrated in **Figure 5.7**, a Residential Visual Amenity Assessment (RVAA) will be carried out. This will be prepared in accordance with the Landscape Institute Residential Visual Amenity Assessment Technical Guidance Note 2/19 (2019).

5.55 A detailed assessment of potential visual effects on residential properties within a 2.5km Study Area (measured from the nearest proposed turbines) will be undertaken as follows:

- Production of a ZTV for the 2.5km Study Area including the location of all residential properties to

determine whether they have theoretical visibility of the Proposed Development;

- A detailed description of existing and proposed views from the residential property (or groups of properties) will be prepared, taking consideration of the distance and direction to the Proposed Development; the nature of the view (principle, secondary, outside curtilage or access to property); proportion of attainable view occupied; and the context/baseline situation at the residence (for example number of floors or the presence of vegetation within the curtilage) to determine the nature of the predicted change to residential visual amenity; and
- A judgement will be made as to whether the residential amenity threshold, as described in Technical Guidance Note 2/19, will be breached.

5.56 The assessment will be supported by a wireframe of the Proposed Development as seen from the property location and baseline context photography (from the nearest publicly available location) where appropriate.

Field Surveys

5.57 Field survey work will be carried out during several visits, and records will be made in the form of field notes and photographs. Field survey work will include visits to the Site, viewpoints and designated landscapes, and extensive travel around the Study Area to consider potential effects on landscape character and visual amenity.

Visualisations

5.58 Wireframes and photomontages will be used to consider and illustrate changes to views. Photomontages involve overlaying computer-generated perspectives of the Proposed Development over photographs, to illustrate how the views will change against the current baseline. The recommendations of NatureScot pre-application guidance (2025) will be followed, in relation to visualisations for repowering proposals. This involves removing the existing turbines from photomontages but showing them in wireframe views. Other existing and proposed (cumulative) wind farms visible from each of the viewpoints will be shown on the wireframes. Visualisations will be prepared in

accordance with NatureScot (2017) visualisation guidance³⁵.

5.59 Any changes to forest cover across the Site, and ancillary elements such as access tracks, substation and BESS, will be shown in photomontages for viewpoints within 5km, when visible. Beyond 5km it is considered unlikely that these changes would form more than a minor element of the Proposed Development when compared to the turbines, and so will not be shown.

Assessment of Visible Aviation Lighting

5.60 In the interests of aviation safety, structures, including wind turbines, of $\geq 150\text{m}$ require visible aviation lighting³⁶.

5.61 Potential visual effects arising from the necessity for this visible lighting (typically consisting of 200/2000 candela red lights mounted on the wind turbine nacelle and potentially intermediate 32 candela lights mounted on the wind turbine tower) will be a key consideration. Informed by current NatureScot visualisation guidance and scoping advice (2020)³⁷ the assessment of visual effects will consider the effects of aviation lighting.

5.62 The assessment will be carried out as part of the LVIA and included within a technical appendix to the EIAR. The assessment will be informed by a hub height ZTV as a starting point, as presented in **Figures 5.3a and b**, to illustrate the areas from which nacelle lighting may be visible. Visibility of turbine lighting from each LVIA assessment viewpoint will be considered, however the night-time assessment will focus on viewpoints from which significant effects may be anticipated.

5.63 Dusk or night-time photomontage visualisations will be prepared in accordance with the latest guidance from the Scottish Government and NatureScot on the approach to aviation lighting impact assessment³⁸ from a limited number of viewpoints as set out in **Table 5.2** and as agreed through consultation. This latest guidance states that where automatic dimming mitigation is adopted, photomontage visualisations are only required to illustrate the lights in the realistic 'worst-case' scenario when illuminated at 200 cd. (e.g. not less than 10% of the minimum peak intensity). Given automatic dimming mitigation is proposed, night-time photomontage visualisations will only illustrate the reduced intensity (200 cd.) scenario from night-time viewpoints.

³⁵ SNH (2017) Visual Representation of Wind Farms Guidance, Version 2.2

³⁶ Civil Aviation Authority (2016) CAA Policy and Guidelines on Wind Turbines CAP 764

³⁷ NatureScot (2020) General Pre-application and scoping advice for onshore wind farms

³⁸ Scottish Government and NatureScot (2024) Guidance on Aviation Lighting Impact Assessment

5.64 The baseline night-time context and presence of any existing artificial lighting at these locations will be described, with the related sensitivity identified and the magnitude of change arising from the proposed aviation lighting assessed. The predicted effects of aviation lighting on the visual amenity at these viewpoints will be drawn on to provide general comment on the likely effects across the wider Study Area.

Potential Significant Effects

5.65 The following will inform the iterative design of the Proposed Development and are key considerations for the LVIA and cumulative LVIA:

- Effects on the landscape fabric of the Site and effects on landscape character;
- Effects on the special qualities of designated landscapes;
- Effects on the residential visual amenity of the nearest properties;
- Visual effects on sensitive residential receptors including nearby settlements;
- Visual effects on sensitive recreational receptors in the Moorfoot Hills and Tweed Valley areas and at popular hills in the wider Study Area;
- Sequential effects on sensitive recreational receptors using local path networks and long-distance routes; and
- Sequential effects on receptors travelling along the major road network and railways.

5.66 The selection of receptors to include in the assessment is based on the requirement for EIA to consider the likely significant effects. Effects that are not likely to be significant do not require scoping under EIA regulations.

Potential Effects Scoped into Assessment

5.67 Based on baseline conditions, it is proposed that the following receptors are scoped into the assessment:

- LCTs upon which there may be potential for significant landscape effects, likely focusing on those within a 20km radius of the outermost turbines including LCTs across and surrounding the Site and sensitive LCTs around the Moorfoot Hills and Tweed Valley area.

- Designated landscapes where there may be a potential for the Proposed Development to affect the special qualities or reasons for designation, likely focusing on those within a 20km radius of the outermost turbines.
- Residential receptors at properties within 2.5km of the nearest turbine, including those to the west of the Site.
- Users of key transport routes throughout the Study Area, including the A72, A703, B709 and B6372.
- Recreational receptors e.g. those at recognised attractions; those at popular hill tops; and those on recognised walking routes including the SUW and Core Path and Scotways network. The assessment of effects on Core Paths and Scotways routes will focus on those routes that fall within or close to the boundaries of the Site.

5.68 In addition, potential cumulative landscape and visual effects arising through combined, successive and/or sequential interactions with other existing and proposed wind farms will be included in the assessment.

Potential Effects Scoped Out of Detailed Assessment

5.69 Based on the baseline conditions and distance from the Site, it is proposed that the following are scoped out:

- LCTs with limited theoretical visibility and/or beyond 20km from the outermost turbines where the potential for significant effects on landscape character is limited;
- Landscape designations with limited theoretical visibility and/or beyond 20km from the outermost turbines, where there is limited potential for the Proposed Development to affect the reasons for designation;
- Major transport routes, long distance trails and settlements with limited theoretical visibility and/or beyond 20km from the outermost turbines, where the potential for significant visual and sequential effects is limited;
- Landscape and visual receptors in the cumulative LVIA where the potential for significant cumulative landscape and visual effects is limited; and
- In the cumulative LVIA, consideration of turbines under 50m to tip, single turbines beyond 5km from

the Proposed Development and schemes at the scoping stage.

Approach to Mitigation

5.70 The primary form of mitigation for landscape and visual effects, including cumulative effects, is through iterative design of the layout of the turbines and associated infrastructure, as seen from key viewpoints. Design development will be set out in detail in the design strategy that will form part of the EIAR.

Consultation

5.71 It is proposed that the following stakeholders will be consulted in relation to the assessment:

- SBC;
- MC; and
- NatureScot.

Questions for Consultees

Q5.1 Are Consultees in agreement with the proposed approach to the LVIA baseline and associated approach to the assessment?

Q5.2 Are there any comments on the overall methodology proposed to assess effects on landscape and visual receptors, or to assess cumulative effects?

Q5.3 Are there any comments on the proposed list of assessment viewpoint locations, including viewpoints to represent views in the hours of darkness?

Q5.4 Are there any wind farms, further to those shown on **Figure 5.6**, to consider as part of the cumulative assessment?

Q5.5 Have consultees identified any further landscape or visual receptors to be considered within the assessment (where it is expected that significant effects may occur)?

Q5.6 Are there any other relevant Consultees who should be consulted with respect to the LVIA?

6: Chapter 6

Hydrology, Hydrogeology, and Peat

Introduction

6.1 This chapter sets out the proposed approach to the assessment of likely significant effects on hydrology, hydrogeology, geology and peat arising from the construction and operation of the Proposed Development.

6.2 The Hydrology, Hydrogeology, Geology and Peat Chapter of the EIAR will present the findings of the assessment of the effects of the Proposed Development on important water and soil features and will detail any proposed mitigation required to avoid, minimise, restore or offset adverse effects as well as measures prescribed to improve the water and soil environment.

6.3 This section of the Scoping Report details the approach to baseline hydrology, hydrogeology, geology and peat information gathering and to the assessment of likely significant effects on hydrological and geological receptors, in accordance with current best practice guidance. Hydrological, hydrogeological, geological and peat sensitive receptors scoped into the assessment have been informed by key legislative and policy drivers in Scotland.

6.4 This section of the Scoping Report is based on a review of desk-based information including: the Leithenwater EIAR which proposes to use part of the same access track; the findings of peat probing undertaken across the main infrastructure area (**Figure 6.1b**) in September 2024 and around proposed infrastructure in July 2026; a site walkover an assessment of potential Groundwater Dependent Terrestrial Ecosystems (GWDTE); and site mapping of the Peat Condition for the main infrastructure area informed by the ecological surveys described in **Chapter 7: Ecology**.

Existing Conditions

6.5 The Site comprises the Existing Development and surrounding upland moorland within the Moorfoot Hills, approximately 6km north-east of Peebles, as described in **Chapter 3**. The hydrological setting of the Site is shown in **Figure 6.1**.

Geology

6.6 British Geological Survey (BGS) 1:50,000 scale mapping indicates that the entirety of the Site is underlain by low permeability bedrock comprising wacke and siltstone, with small areas of mudstone. The Shinnel Formation Wacke in the main infrastructure area, Portpatrick Formation Wacke to the north along the cable route with some Moffat Shale Group mudstone, Inverclyde Mudstone group in the northern cable route and the Gala 2 Wacke formation in the south along the Site access route.

6.7 Three north-east to south-west geological faults cross the main infrastructure area with the downthrow to the north-west. These are crosscut by a north to south strike slip fault across the central areas of the main infrastructure area.

6.8 BGS mapping shows the superficial deposits across much of the main infrastructure area to be peat, with some areas devoid of superficial deposits. The existing cable route to the substation (**Figure 6.1c**) passes through an area of peat and is absent of superficial deposits in the north. The Site access track corridor (**Figure 6.1a**) in the south-east is characterised by being mainly absent of superficial geology with areas of alluvium and glacial deposits along the Leithen Water valley.

Soils and Peat

6.9 The National Soil Map of Scotland shows the main infrastructure area to be almost entirely underlain by peat and peaty podzols. Mineral soils predominate along the lower-lying Site access track corridor in the south-east of the Site, while the cable route to the north comprises a mix of peat and mineral soils.

6.10 The NatureScot (formerly SNH) Carbon and Peatland 2016 Map shows the main infrastructure area to be predominantly Class 1 peatland (nationally important carbon-rich soils, deep peat and priority peatland vegetation), which accounts for approximately 65% of the upland area. Smaller areas of Class 4 and Class 5 soils (carbon-rich soils and deep peat with degraded or absent priority peatland vegetation respectively) occur along the eastern, western and south-western boundaries. The Site access track corridor along the Leithen Water valley in the south-east of the Site is predominantly mineral soil. The existing cable route in the north comprises a mix of mostly Class 1 peatland, some Class 5, some Class 4 and mineral soils.

6.11 Peat depth probing on a 100m grid was undertaken across the main infrastructure area in September 2024, comprising 144 probes and seven cores.

6.12 Further peat depth probing was undertaken around the main infrastructure area in July 2026, comprising a total of 2,179 probing locations and 10 cores. This covered the footprint of all currently proposed infrastructure, with probing undertaken on a 10m grid, supplemented by 20m grid probing within a 50m buffer, and additional probes at 50m intervals with 10m offsets on either side of all proposed new access tracks between turbines. Probing for the cable route to the substation or for access route upgrades outwith the main infrastructure area was not completed at the time of writing.

6.13 The Peat Depth Probe Locations and the Estimated Peat Depth for the main infrastructure area are shown on **Figure 6.2** and **Figure 6.3** respectively.

6.14 The results confirmed the presence of peat within the main infrastructure area, mainly in the northern sections, particularly the north-west and north-eastern corners. Localised depths of >2.0m peat depth were recorded. The southern section of main infrastructure area was mostly absent of peat. The peat depth distribution results are being used to inform constraints mapping and layout design and will be supplemented by further probing of the cable route and infrastructure footprint following design freeze.

6.15 Observations made during a peat condition assessment site visit to the main infrastructure area in December 2024 indicated that the entirety of the peatland habitats within the main infrastructure area have been subject to a degree of modification. There was evidence of historic burning, extensive grazing and ongoing cutting, some very recent. Much of the area is affected by historic drainage associated with the construction and operation of the Existing Development and its access tracks. Areas of lightly modified peatland are limited in extent. The condition and distribution of the peatland would be confirmed through the further survey work.

Hydrogeology

6.16 The low permeability bedrock underlying the Site is anticipated to act as a low productivity aquifer, with groundwater flow controlled by secondary features such as fractures, faults and near-surface weathered zones. Shallow, perched groundwater may be present within the superficial deposits, including at the interface between the peat and the underlying substrate.

6.17 A search of the SEPA Water Environment Hub and River Basin Management Plan (RBMP) database indicates that the main infrastructure area and access track is underlain by the Peebles, Galashiels and Hawick groundwater body (ID 150697, approximately 2,452km² in

area), which comprises a Silurian to Ordovician bedrock aquifer. This groundwater body is classified by SEPA as being of Good overall status. The cable route to the north of the Site is underlain by the Gladhouse groundwater body.

Surface Hydrology and Site Drainage

6.18 The main infrastructure area drains via a series of watercourses to the Leithen Water, which flows south-east and discharges to the River Tweed approximately 6.5km south-east and downstream of the Site access track at its closest point. The northern part of the Site (the cable route) drains northward towards the River South Esk, which flows into the Gladhouse Reservoir before continuing downstream.

6.19 The Hydrological setting is shown on **Figure 6.1**.

6.20 SEPA classifies the Leithen Water as a single water body from source to its confluence with the River Tweed (water body ID 5301, 17.3km in length), with an overall status of Moderate in the most recent published classification. Fishery records indicated the presence of brown trout throughout the Leithen Water and low numbers of salmon fry in the Leithen Water SAC. Fishery habitat surveys have been undertaken for watercourse crossing locations (See **Chapter 7**). The Leithen Water is crossed approximately 20 times for the Existing Development access track.

6.21 A short section of the Glentress Water (SEPA water body ID 5302) is classified as Good status and is crossed for the access track and discharges into the Leithen Water. The Leithen Water discharges to the River Tweed (Scotsmill to Ettrick Water confluence, (water body ID 5203), which is designated as a heavily modified water body due to agricultural land drainage and is classified as having Good ecological potential.

6.22 SEPA classifies the River South Esk in the north as a single water body from source to the Gladhouse Reservoir (water body ID 3804, 6.6km in length), with an overall status of Poor in the most recent published classification. The Gladhouse Reservoir, located to the north of the Site is classified by SEPA as being of overall Poor status.

6.23 A network of artificial drains and drainage infrastructure of the Existing Development is present across the main infrastructure area and visible on aerial photography.

Flood Risk

6.24 The SEPA Flood Maps were reviewed in July 2026. No fluvial flood extents are mapped within the main

infrastructure area, where the headwater watercourses have catchments of less than 3km² and are not covered by SEPA fluvial flood mapping. There may therefore be potential for localised flooding along these small watercourses, although the extents are not mapped.

6.25 The River South Esk in the north has fluvial flood risk areas show on SEPA mapping.

6.26 Along the Site access track, the SEPA maps show fluvial flood risk along the Leithen Water valley floor, and the access track crosses the Glentress Water which has a SEPA fluvial flood risk corridor.

6.27 The SEPA surface water and small watercourses flood mapping shows corridors of high to low likelihood flooding following the watercourses and artificial drainage network within and adjacent to the Site.

6.28 The mapped fluvial flood corridor along the Leithen Water continues downstream of the Site, adjacent to the B709, extending south to Innerleithen, where more extensive flood extents are mapped through the town at the confluence of the Leithen Water with the River Tweed.

6.29 Flood risk modelling and watercourse crossing optioneering has been undertaken in 2023 for the Williamslee Burn, Glentress Water and Leithen Water options as part of the Leithenwater EIA.

Designated Sites

6.30 The following water dependent or potentially hydrologically connected designated sites are located within 5km of the Site:

- Dundreich Plateau SSSI designated for blanket bog and subalpine flushes is adjacent to the northern boundary of the main infrastructure area and the route of the proposed cable to the existing substation runs through approximately 1.6km of the SSSI following the route of the Existing Development's cable to the substation.
- Moorfoot Hills SSSI and Special Area of Conservation (SAC), approximately 68m north-east of the main infrastructure area within a separate sub-catchment, designated for blanket bog, dry heaths, breeding birds and upland assemblage.
- River Tweed SAC designated for three species of lamprey, Atlantic salmon, otter and freshwater habitats/vegetation (see **Chapter 7: Ecology**). the mapped SAC boundary extends along the Leithen Water and Glentress Water and lies within the south-

east of the Site (the Site access track). The main infrastructure area is approximately 2.4km upstream and north-west of the SAC. The Site access track includes crossings and runs immediately adjacent to approximately 9km upper-reach section of the Leithen Water and its various tributaries. Within this reach the lower 3.3km falls within the River Tweed SAC. Whilst the Site access track is predominantly in good condition for facilitating the Proposed Development, it is likely that existing crossings may need to be upgraded/replaced. Of these, two are located on a designated tributary of Leithen Water, the Glentress Water.

- Gladhouse Reservoir SSSI, Special Protection Area (SPA) and Ramsar site (designated for pink-footed goose), downstream of the cable route, approximately 0.5km north of the Site at its nearest point and approximately 4.6km north of the main infrastructure area.

6.31 Designated sites are shown on **Figure 6.1a-c**.

Public and Private Water Supplies

6.32 The northern part of the Site lies within the Gladhouse Reservoir surface water Drinking Water Protected Area (DWPA), a surface water catchment draining via the River South Esk to Gladhouse Reservoir. This is a Scottish Water public water supply. The majority of the cable route falls within the Gladhouse Reservoir catchment.

6.33 The Site also lies within the Peebles, Galashiels and Hawick groundwater DWPA, and to the north of the cable route is the Gladhouse groundwater DWPA. Note, the surface and groundwater DWPA boundaries are different and all of groundwater within Scotland is designated a DWPA.

6.34 No known public water supply is present within the main infrastructure area or the Site access track. This is based on SEPA's DWPA datasets. Public water supply asset details will be confirmed with Scottish Water to inform the EIA.

6.35 Due to the rural nature of the area surrounding of the Site, it is expected that a number of properties in the vicinity may be reliant on private water supplies (PWS).

6.36 The closest properties to the Site are presented within **Figure 5.7**.

6.37 There are known PWSs that have been assessed as part of the Leithenwater application, three of which will be within scope for the EIA for Bowbeat Repower:

- The Leithen Lodge, Woolhope Bank, Stables Flat and Gamekeepers Cottage spring source from a groundwater/surface water collection at approximately NGR 331807, 642639 is not hydrologically connected to the Proposed Development, however the existing access track crosses its pipeline.
- The Gamekeepers Cottage (alternative supply,) with a groundwater spring collection assumed to be at approximately NGR 332350, 642875 will be in close proximity to the track, with the track crossing the pipeline between the spring collection and the property.
- Hunter's Knowe Cottage has a groundwater spring/surface water source at NGR 330767 644424 above the access route. It is not hydrologically connected to the Proposed Development; however, the existing access track crosses its pipeline.
- Other known PWSs and their systems are not considered to be hydrologically connected to the proposed infrastructure, and are therefore not proposed to be assessed within the EIA.

6.38 Information requests for PWS records, registered and licensed water abstractions (including abstractions authorised under the Environmental Authorisations (Scotland) Regulations 2018 (EASR) from 1 November 2025), and details of Scottish Water assets and DWPA, within the Site and within 5km of the Site boundary, will be issued to SBC, MC, SEPA and Scottish Water respectively. PWS abstracting 10m³/day or less are subject to a General Binding Rule and are not registered with SEPA; records of such supplies are instead held by the Local Authority (SBC and MC). SEPA also advises that its public register records held prior to December 2020 may be incomplete, and the abstraction baseline would therefore be treated with appropriate caution. The responses would be used to confirm the baseline and will inform the EIA.

Groundwater Dependent Terrestrial Ecosystems

6.39 The blanket bog and subalpine flush habitats associated with the Dundreich Plateau SSSI and the wider Moorfoot Hills indicate the potential for GWDTE to be present within and adjacent to the Site. Field observations during the December 2024 site visit indicate that much of the blanket bog is in a modified and drained condition,

which would be taken into account when assessing the sensitivity of any potential GWDTE.

6.40 National Vegetation Classification (NVC) survey data collected by the project ecologists (**Chapter 7**) has been reviewed by Fluid, in accordance with the Guidance on Assessing the Impacts of Developments on Groundwater Dependent Terrestrial Ecosystems (SEPA, 2024) to identify potential GWDTEs. Potentially groundwater dependent habitats have been subjected to an ecohydrological review in the field in December 2024 to confirm groundwater dependency. Potential GWDTEs are considered where they lie within 100m of proposed access tracks, underground cabling and other shallow excavations, or within 250m of turbine foundations, borrow pits and other deeper excavations, in accordance with the relevant guidance.

6.41 None of the potential GWDTE habitats within the main infrastructure area were considered to be truly groundwater dependent. All identified potential GWDTEs were high up in the catchments and were associated with surface water flow paths, the majority of which emerged from erosional gullies where erosion is driven by the flow of surface water due to modification of peatland habitats which has led to loss of vegetative barriers to surface water movement necessary for the maintenance of peatland hydrology.

Future Baseline

6.42 The future baseline upon which the Proposed Development will be assessed is that of the Existing Development having been decommissioned and the footprint restored to a condition that is commensurate to the surrounding undeveloped habitats. These habitats will be heavily disturbed due to the Existing Development and the assessment of impacts on those reinstated habitats will be conducted on that basis.

6.43 The EIA will also be based on the anticipated future baseline whereby the existing land management practices within and surrounding the Site continue to exist, such as sheep grazing and commercial forestry cultivation. It is assumed that the existing access track and crossings will remain in situ for commercial forestry access.

Potential Sources of Impact

6.44 The construction and operation of the Proposed Development have the potential to result in the following high-level types of effects:

- Disturbance and loss of deposits of peat;

- Ground instability (including peat slide risk) and contamination;
- Impairment of surface water and groundwater quality from pollution, fuel, oil, concrete or other hazardous substances;
- Increased flood risk to areas downstream of the site during construction through increased surface water runoff;
- Existing fluvial flood risk of the access track to the main infrastructure area along the Leithen Water and Glentress Water;
- Potential change of groundwater levels and flow paths and contribution to areas of peat and Groundwater Dependent Terrestrial Ecosystems (GWDTEs);
- Potential disturbance of watercourse beds, banks and geomorphology from the construction of watercourse crossings; and
- Potential pollution impacts to private water supplies.
- Reuse of the Existing Development's infrastructure areas for the Proposed Development, reducing the proposed infrastructure footprint on undisturbed ground where possible.
- The main infrastructure layout has been (and will be further designed) to minimise disturbance of identified areas of peat (>0.5m depth) and deep peat (>1m depth) and unmodified peat so far as possible.
- Where peat cannot be avoided, floating track construction or other appropriate engineering solutions will be used where feasible and subject to suitable gradients.
- Where possible, as a conservative approach, the layout will avoid and minimise disturbance of the Dundreich Plateau SSSI; designated for blanket bog or peatland habitat where possible, noting that the proposed cable route is likely to reuse the existing cable route where possible through the already disturbed corridor of the SSSI.
- Any confirmed GWDTEs and the groundwater that supports them will be avoided where feasible.
- Infrastructure has been (and will be) sited to minimise the number of new watercourse crossings and encroachments into 30m buffer zones around all watercourses shown on 1:25,000 scale Ordnance Survey mapping where feasible as a conservative approach.
- Infrastructure will be sited to avoid areas of fluvial flood risk so far as possible.
- Any new or upgraded watercourse crossings will be designed to convey a 0.5% annual probability (1 in 200 year) flow event, with an appropriate freeboard and allowance for climate change, in accordance with SEPA guidance. Infrastructure should avoid being located within the channel or flood plain and where required to be, flood compensation is likely to be required.
- Borrow pits will be located and worked to avoid effects on the water environment; by positioning away from sensitive water and soil features and in suitable locations to minimise transportation distances and overburden removal.

Design Considerations

6.45 The findings of the further baseline studies and survey work would contribute to environmental constraints mapping and would provide input and feedback into design iteration and the subsequent environmental assessment.

6.46 As noted in **Chapter 1: Introduction** of this report, a key design principle of the Proposed Development is to seek to reuse existing infrastructure areas where possible, thereby limiting new ground disturbance, peat excavation, new watercourse crossings and works in proximity to watercourses. However, as the approach at present is to assume full decommissioning and reinstatement of the Existing prior to construction of the Proposed Development, the extent of actual re-use will be subject to final decommissioning and reinstatement plans of the Existing Development.

6.47 There are industry established good practice measures that will be employed in the design of the Proposed Development and the methodologies used for the construction and operation to minimise, or mitigate for, impacts on water, peat, and the geological environment.

6.48 Key design considerations which have been considered to date, and which will be taken forward to the final design include:

Proposed Surveys and Assessment Methodologies

6.49 The potential effects from the Proposed Development on the geology and the water environment (hydrology and hydrogeology) will be assessed by completing a desk study and consultation, further field investigation followed by an impact assessment, the process of which is detailed within this section.

Guidance and Legislation

6.50 All assessments and surveys have been and will be undertaken in line with current good practice and the latest guidance.

Study Area

6.51 The proposed Study Area will comprise the entire Site; including the main infrastructure area, the cable route to the north and Site access track to the south-east, plus a buffer zone of 2km. For hydrological receptors, effects downstream of the Site will also be considered up to 5km, as effects such as pollution events can be transmitted downstream for greater distances.

6.52 The impact assessment will consider potential cumulative or in combination effects associated with other developments in the same hydrological and hydrogeological catchments and within 5km of the Site.

Desk Study

6.53 Further desk-based studies will be undertaken to confirm the baseline characteristic by reviewing available information relating to soils, peat, geology, hydrology and hydrogeology.

6.54 The desk study will review previous assessments undertaken at nearby sites as much valuable and relevant information is likely to be contained in these reports and can be used to initially characterise the following:

- The depth and distribution of peat and carbon rich soils;
- The nature of the underlying geology;
- Groundwater resources;
- Licensed and unlicensed groundwater and surface water abstractions;
- Public and private water supplies;
- Surface water flows;

- Flood extents;
- Rainfall data; and
- Water quality data.

6.55 The following data sources have been and will be used to inform the baseline:

- Ordnance Survey 1:25,000 and 1:50,000 scale mapping and contour data;
- BGS 1:50,000 scale bedrock and superficial geology mapping and hydrogeological data;
- The National Soil Map of Scotland and SNH Carbon and Peatland Map (2016);
- SEPA Flood Maps, RBMP data and the Water Classification Hub;
- NatureScot Sitelink records for designated sites;
- The Phase 1 100m grid peat probing results (September 2024) and infrastructure layout peat probing (July 2026);
- A review of the Existing Development's ES;
- A review of the Leithenwater Wind Energy Hub planning application and studies which proposes to use the same access track and watercourses crossings; and
- Information requests from SBC, MC, SEPA and Scottish Water will be undertaken.

6.56 The desk study will be used to develop a conceptual site model to identify sensitive features or receptors which may potentially be affected by the Proposed Development, and to inform the scope of any further field surveys and investigations required to support the assessment.

Field Surveys

6.57 Geological and water environment specialists will liaise closely with the project ecologists and wider project team to ensure that appropriate baseline information is gathered to allow potentially sensitive features or receptors to be adequately assessed.

6.58 A hydrological walkover survey of the Site will be undertaken following design freeze, covering the entire infrastructure layout. This will include verification and documentation of all proposed and existing watercourse crossings, identification of springs, wetlands and other water features, where infrastructure encroaches buffers or

flood risk zones, water quality field measurements, and an overview of geomorphology and land cover of relevance to hydrology and soils. Further flood risk assessment may be required for watercourse crossings and infrastructure if located within SEPA flood risk zones.

6.59 Further detailed peat probing will be undertaken across the footprint of the proposed infrastructure (including the cable route and a micro-siting allowance) in accordance with the 2017 peatland survey guidance. The interpolated peat depth model will be used to optimise the layout to avoid peat so far as possible, with particular emphasis on avoiding peat greater than 1m deep and unmodified peat.

6.60 An outline Peat Management Plan (OPMP) will be developed and submitted in support of the application, presenting the estimated volumes of peat to be excavated, the methodologies for excavation and management, and the strategy for storage, reuse and restoration, in accordance with relevant guidance. A separate annex on peat restoration will be included with the Habitat Management Plan (HMP).

6.61 A peat landslide risk assessment will be undertaken in line with Scottish Government (2017) guidance and will provide qualitative and quantitative estimates of peat landslide likelihood, including assessment of floating track/infrastructure stability (where appropriate), assessment of side-casting and assessment of any proposals for peat reuse in restoring eroded areas. Environmental and other receptors will be identified and risks calculated. Locations with calculated risks of Medium or greater subject will have location-specific mitigation measures identified to reduce risks to tolerable levels.

6.62 A Borrow Pit Assessment will be undertaken for proposed borrow pit locations and will be appended to the EIAR.

6.63 Subject to the consultation responses, PWS verification visits will be undertaken, following contact with the supply owners, to confirm source locations, conveyance infrastructure, use and treatment.

Consultation

6.64 In addition to the consultation undertaken with statutory consultees as part of the Scoping process data requests will be issued to SBC and MC (for PWS records), SEPA (registered and licensed water abstractions and authorisations under the Controlled Activities Regulations (CAR), now the Environmental Authorisations (Scotland) Regulations 2018 (EASR)) and Scottish Water (assets and drinking water protected areas), covering the Site and the area within 5km of the Site boundary, as described above.

6.65 The responses will be reported in the EIAR and used to confirm the PWS and abstraction baseline, the scope of any PWS verification visits, and the sensitivity of downstream receptors.

6.66 SEPA will also be consulted on the peat survey results and the proposed layout when available, and NatureScot will be consulted on peat restoration areas and methodologies should peat excavation occur.

Assessment of Effects

6.67 The assessment will be undertaken using standard EIA methodology with the sensitivity of the receptor, magnitude of the potential effect, and likelihood of the effect being determined. The specified matrix would be used to determine the significance of effect on specific receptors.

6.68 Existing baseline information in relation to hydrological, hydrogeological, geological and peat features which may be affected by the Proposed Development will be further informed through desk study and field surveys.

6.69 Peat sensitivity will be determined with reference to both peat depth and condition. This reflects the predominantly modified nature of peatland across the Site. For the purposes of the assessment, peat will be defined as organic-rich soil greater than 0.5m in depth. Sensitivity will be assigned as follows:

- Medium sensitivity: Peat between 0.5m and 1.0m deep on forested, densely drained, eroded or gullied ground.
- High sensitivity: Peat between 0.5m and 1.0m deep on open, undegraded ground, or between 1.0m and 2.0m deep on modified ground.
- Very high sensitivity: Peat greater than 1.0m deep on open, undegraded ground, or greater than 2.0m deep on modified ground.

6.70 The sensitivity assigned through this approach will inform the assessment of potential effects on peat and the identification of appropriate design and mitigation measures.

6.71 As explained in **Chapter 1**, the consent for the Existing Development is scheduled to expire in 2030 and is planned to be decommissioned in accordance with that consent. Therefore, whilst water and soil conditions associated with the Site are understood to be the existing conditions, the future baseline will be taken to be that the Existing Development is decommissioned, and its footprint

restored in accordance with the current consented requirements. The Site will therefore constitute a restored wind farm site, noting that areas of restored land and habitat are expected to be of lower quality and as such the status will not be reflective of pristine/near-natural conditions that may have been present prior to the Existing Development.

6.72 The magnitude of the impact is a measure of the degree to which the potential effect could manifest on the receptor; for example, the interruption of the groundwater supply to a GWDTE would have a high magnitude of effect.

6.73 The assessment of magnitude in relation to peat disturbance is based on the absolute volume of peat calculated to be disturbed by the Proposed Development as a proportion of the total Assessment Boundary resource, this latter value is based on the full volume of peat calculated across the surveyed peat area. The threshold values (Medium 2%, High 5% and Very High 10%) reflect increasing levels of magnitude. Importantly, the assumption is that any excavated peat has an appropriate reuse specified within the OPMP, Habitat Management and Monitoring Plan (HMMP) or these documents in combination.

6.74 The significance of the effect will be determined by a combination of the levels assigned for the sensitivity and magnitude of effects and the likelihood of effects assuming standard embedded good practice measures are in place. Significant effects would require additional mitigation measures to be employed above the standard good practice methods.

6.75 The carbon balance of the Proposed Development will be calculated using the Scottish Government Carbon Calculator, informed by the peat survey results, and is addressed in **Chapter 12: Other Issues**.

Potential Significant Effects

6.76 The construction and operation of the Proposed Development could have the potential to result in:

- Changes in surface water or groundwater quality due to sediment release, or spills or leaks of oils, fuels and other chemicals stored and used onsite;
- Alteration of the network and form of drainage, and of watercourse flow rates, sediment loading and geomorphology;
- Changes to the recharge of, and flow within, shallow groundwater systems, including groundwater supporting GWDTE;
- Loss of, or disturbance to, peat and carbon-rich soils through excavation, erosion or dewatering, and associated peat stability risk;
- Effects on water users, including any PWS, fisheries and aquatic habitats; and
- Changes to flood risk at watercourse crossings, onsite and downstream of the Site.

6.77 The sensitivity of a receptor will depend on its use, status, and level of designation. The following receptors would be considered as high sensitivity:

- Unmodified peat over 1m in depth;
- The Dundreich Plateau SSSI;
- A private water supply source;
- A catchment draining to a public water supply, such as the Gladhouse Reservoir DWPA; and
- The parts of Glentress Water and Leithen Water that are hydrologically connected to the River Tweed SAC.

6.78 Other receptors such as waterbodies that do not support designated species or water supplies and are not of high value would have a lower sensitivity.

Potential Effects Scoped In

6.79 Assuming good practice mitigation measures are in place (and presented within an Appendix in the EIAR) it is proposed that the following are scoped into the assessment during the construction phase:

- Effects on the River Tweed SAC, which is hydrologically connected to the Site and is located (Leithen Water and Glentress Water) along the Site access track.
- Effects on all other watercourses that are hydrologically connected to the Site.
- Effects on peat and carbon-rich soils, including peat stability, given the presence of Class 1 peatland and Class 4 and 5 peat soils across the main infrastructure area and the Dundreich Plateau SSSI, adjacent to the northern boundary of the main infrastructure area. The proposed cable route also passes through the Dundreich Plateau SSSI designated for blanket bog and subalpine flushes.

- Effects on potential GWDTEs that are hydrologically connected to the site, pending confirmation of NVC surveys and groundwater dependency.
- Effects on PWSs, conservatively scoped in pending the responses to the data requests described above.
- Flood risk associated with new and upgraded watercourse crossings, infrastructure encroaching into a flood plain and compensation requirements and potential increases in runoff.

Potential Effects Scoped Out

6.80 The underlying bedrock is low permeability and does not support abstractions; effects on deep groundwater can therefore be scoped out during the construction and operation phases.

6.81 Moorfoot Hills SSSI and SAC is approximately 68m north-east of the main infrastructure area within a separate sub-catchment. It is not hydrologically connected to the Site, and effects can be scoped out.

6.82 Habitats identified as GWDTEs that are hydrologically disconnected to the infrastructure would be scoped out of the assessment.

Approach to Mitigation

6.83 Embedded mitigation will continue to be applied further through the iterative design process, avoiding, so far as possible, areas of deeper, unmodified peat, the 30m buffer zones around watercourses, the source zones of any water supplies, confirmed GWDTE, and areas of flood risk.

6.84 A CEMP will be prepared and implemented, incorporating SEPA Guidance for Pollution Prevention, sediment and drainage management measures based on sustainable drainage principles, pollution incident response procedures, and appropriate working buffers around watercourses.

6.85 The OPMP will set out measures to minimise peat excavation and to reuse excavated peat onsite within temporary infrastructure areas. Areas of peat restoration using a variety of methods, including reuse of excavated peat in eroded peatland, if necessary, will be included as an annex to the Habitat Management Plan (HMP). Any peat stability risks identified by the PLHRA would be mitigated through design and, where necessary, additional measures such as catch fences and a geotechnical risk register.

6.86 Water quality monitoring will be undertaken prior to and during construction where required, and any PWSs identified as potentially connected to the Site will be

subject to specific protection measures agreed with the supply owners.

Questions for Consultees

Q6.1 Do consultees agree with the proposed scope of the assessment, including the potential effects proposed to be scoped in and scoped out?

Q6.2 Do the consultees agree that at this stage the baseline assessment should be based on the worst-case scenario assuming the Existing Development will have been decommissioned and restored, noting that areas of restored land and habitat are expected to be of lower quality and as such the status will not be reflective of pristine/near-natural conditions that may have been present prior to the Existing Development?

Q6.3 Do consultees agree that the proposed desk study, consultation and field survey methodologies, including further detailed peat probing of the infrastructure footprint following design iterations and PWS verification visits, are appropriate to inform the assessment?

Q6.4 Given that the peatland across the Site is predominantly modified and, in places, drained, do consultees agree with the proposed approach to peat sensitivity?

Q6.5 The cable to substation route shown at this stage follows the existing development's cable route. Whilst alternate routes are being considered, if required, do consultees agree that the cable route could use the existing route through the SSSI and that infrastructure be located within 30m of Dundreich Plateau SSSI boundary if required, subject to demonstrating no significant effects on the SSSI interest features?

Q6.6 Do consultees agree that the full range of likely impacts to be assessed within the EIAR has been adequately identified and is proportionate to the nature of the Proposed Development?

7: Chapter 7

Ecology

Introduction

7.1 The Ecology Chapter of the EIAR will present the findings of the assessment of the likely significant effects of the Proposed Development on important ecological features and will detail any proposed mitigation and/or compensation measures required to avoid, minimise, restore or offset adverse effects as well as measures prescribed to demonstrate biodiversity enhancement.

7.2 This section of the Scoping Report details the approach to baseline ecological information gathering and to the assessment of potential effects on non-avian features of ecological interest, in accordance with current best practice guidance.

Proposed Scope of Assessment and Reporting

7.3 The assessment will follow the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK (2018, updated 2024³⁹).

7.4 The proposed assessment process will include the following stages:

- Determination and evaluation of important ecological features;
- Identification and characterisation of impacts;
- Assessment of the significance of effects important ecological features;
- Outline of mitigating measures to avoid and reduce significant effects;
- Assessment of the significance of any residual effects after such measures have been applied;
- Identification of appropriate compensation measures if required to offset any significant residual effects; and
- Identification of opportunities for ecological enhancement.

Determining Importance

7.5 The assessment within the EIA will only assess in detail impacts upon important ecological features i.e. those that are considered important and with the potential to be significantly affected by the Proposed Development. A detailed assessment of features that are sufficiently widespread, unthreatened and resilient to project impacts will not be undertaken and justification for 'scoping out' such features will be provided.

7.6 Relevant national and local legislation, policy and guidance will be referred to in order to determine the importance (or 'sensitivity') of ecological features to the most relevant geographical context, ranging from 'Local' to 'International'.

Identification and Characterisation of Impacts

7.7 The identification and characterisation of impacts on important ecological features will be undertaken in accordance with CIEEM guidelines³⁹ with reference made to magnitude (e.g. area or number of individuals to be impacted), extent, duration and reversibility as appropriate.

7.8 Impacts will be considered during the construction and operational phases of the Proposed Development and will be assessed in line with the principle of proportionate EIA.

Potential Significant Effects

7.9 Potentially significant effects will be identified in line with CIEEM guidelines³⁹ and expressed with reference to an appropriate geographic scale.

7.10 Assessment assumptions and uncertainties will be stated, including to the degree that these have informed the conclusion of significance.

Mitigation and Residual Effects

7.11 The assessment will be undertaken assuming that embedded/good practice mitigation is in place and where significant adverse effects upon important ecological features are identified, appropriate additional mitigation measures will be prescribed to avoid or minimise these impacts.

7.12 Following consideration of the application of the prescribed mitigation, a further assessment of residual ecological effects will be undertaken.

³⁹ CIEEM (2018, updated 2024) Guidelines for Ecological Impact Assessment in the UK and Ireland. Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

Cumulative Impacts

7.13 The potential for cumulative impacts with other renewable energy developments will be considered within the EIA. The Proposed Developments will be assessed in accordance with CIEEM guidelines³⁹ and include consideration of those developments located within the same hydrological catchment(s) or within the regular range of mobile species (e.g. for bats) out to a maximum of 10km from the outermost turbines.

7.14 The inclusion of additional non-windfarm developments will also be considered where required.

Existing Conditions

7.15 Existing baseline information in relation to ecological features which may be affected by the Proposed Development will be informed through desk study and ecological field surveys.

7.16 As explained in **Chapter 1**, the consent for the Existing Development is scheduled to expire in 2030 and is planned to be decommissioned in accordance with that consent. Therefore, whilst ecological conditions associated with the Site are understood to be the existing conditions, the future baseline will be taken to be that the Existing Development is decommissioned, and its footprint restored in accordance with the current consented requirements. The Site will therefore constitute a restored windfarm site, noting that areas of restored land and habitat are expected to be of lower quality than the pristine/near-natural conditions that may have been present prior to the construction and operation of the Existing Development.

Desk Study

7.17 As part of the desk study the following key sources have been reviewed and consulted for existing information on designated sites for nature conservation and ecological records within the Site and surrounding area:

- NatureScot (formerly Scottish Natural Heritage (SNH)) Sitelink;
- Scotland's Environment Web;
- Multi-Agency Geographic Information for the Countryside (MAGIC);
- The Tweed Foundation;
- The Wildlife Information Centre (TWIC); and

- The Ecology Chapter and associated technical appendices from the Existing Developments Environmental Statement (ES).

7.18 Full details of all key sources reviewed, and information obtained will be provided within the EIAR.

Designated Sites for Nature Conservation

Statutory Sites

7.19 Appendix B: Statutory and Non-statutory Designated Sites for Nature Conservation (Table 7.1) and Figure 7.1 identify statutory designated sites with non-avian ecological interests located within 10km of the Site, listed in order of their proximity to the Site. The approximate distances provided in **Appendix B (Table 7.1)** are between the designation boundary and the Site boundary at their nearest points.

7.20 The main infrastructure area does not form part of any statutory site with designated ecological interest but does lie immediately adjacent to Dundreich Plateau Site of Special Scientific Interest (SSSI) and within 1km of Moorfoot Hills SSSI and Special Area of Conservation (SAC). The main infrastructure area also sits within the catchment of the Leithen Water, part of which is designated as the River Tweed SAC in recognition of its fish and otter populations as well as its aquatic vegetation communities.

7.21 The cable to substation route runs through approximately 1.6km of Dundreich Plateau SSSI, following the route of the Existing Development's cable to substation.

7.22 The Site access track runs immediately adjacent to and includes crossings of an approximately 9km upper-reach section of the Leithen Water and its various tributaries. Within this reach the lower 3.3km falls within the River Tweed SAC. Whilst the Site access track is predominantly in good condition for facilitating the Proposed Development, it is likely that existing crossings may need to be upgraded/replaced. Of these, two are located on a designated tributary of Leithen Water, the Glentress Water.

7.23 No other parts of the Site lie within or adjacent to any non-statutory designated sites.

7.24 Sites with ornithological qualifying interests are detailed and discussed separately in **Chapter 8** of this Scoping Report.

Non-statutory Sites

7.25 Appendix B (Table 7.2) and Figure 7.1 identify non-statutory designated sites with non-avian ecological

interests located within 2km of the Site, listed in order of their proximity to the Site. The approximate distances provided in **Appendix B (Table 7.2)** are between the designation boundary and the Site boundary at their nearest points. Details of these sites will be obtained as part of the ecological desk study and included in the EIAR.

7.26 The Site access track runs through approximately 0.7km of Leithen Water Local Biodiversity Site (LBS), on an existing road. No other parts of the Site lie within or adjacent to any non-statutory designated sites.

Ancient Woodland

7.27 The nearest area of ancient woodland is Tweedale Burn Wood which lies 0.63km north of the end of the Grid Route, outwith the Site.

Habitat Data

7.28 The habitat surveys undertaken to inform the EIA for the existing Bowbeat Wind Farm identified that the main infrastructure area is dominated by blanket bog and dry dwarf shrub heath, with several acid flushes located at the head of watercourses. This habitat character was also reflected in habitat data provided by TWIC.

7.29 The data provided by TWIC also indicated that the cable route to substation also predominantly traverses blanket bog and dry dwarf shrub heath whilst the majority of the access route is through woodland (coniferous plantation).

Protected and Notable Species Records

7.30 No protected species data was presented in the ES for the existing Bowbeat Wind Farm.

Terrestrial Mammals including Bats

7.31 The data provided by TWIC from the 10-year period (2015-2024) included records of red squirrel, water vole, badger and mountain hare in the vicinity of the Site. Records were also provided for seven bat species within 10k of the site: common and soprano pipistrelle bat, brown long-eared bat, Daubenton's bat, noctule bat, Natterer's bat and whiskered bat.

7.32 Full analysis of the desk study data will be presented in a Technical Appendix of the EIAR and considered in the impact assessment where relevant.

Fisheries

7.33 Based on the intersection and close proximity of the Site access track with the River Tweed SAC and upper non-

designated sections of the Leithen Water, fisheries data was obtained from the Tweed Foundation for the relevant section of the Leithen Water plus a 2km downstream buffer. Data was provided from the period 2009 to 2024 for five fish monitoring sites, all of which are located adjacent to the middle to lower half of the Site access track, with three located on the SAC-designated section and the other two located in the forested section further upstream.

7.34 The sampling data confirms that low numbers of salmon fry (juveniles) are present in the SAC-designated section of the Leithen Water relative to the Site access track, with no evidence of presence in the upstream forested section.

7.35 Medium to high numbers of brown trout occur throughout the relevant section of the Leithen Water, at least as far upstream as the forested middle section of the access track and can be expected to be present as far upstream as conditions allow.

7.36 River, brook and sea lamprey, eel and freshwater pearl mussels are known or expected to be absent from the relevant section of the Leithen Water.

Other Protected and Notable Species

7.37 The data provided by TWIC also included from the 10-year period (2015-2024) included records of common lizard in the vicinity of the Site.

Field Surveys

7.38 The following field surveys have been completed to date and their results preliminarily reviewed to inform the existing ecological conditions associated with the Site:

- Preliminary extended Phase 1 habitat survey;
- Preliminary national vegetation classification (NVC) survey (out of season);
- Bat activity (static detector) surveys; and
- Fisheries habitat suitability assessment (HSA).

7.39 Whilst other surveys have been completed the results have not yet been sufficiently reviewed to inform this Scoping Report. Those surveys are listed and detailed in the Proposed Survey and Assessment Methodologies section below.

7.40 The following describes the results of those completed surveys for which the results have been preliminarily reviewed to inform the existing ecological conditions associated with the Site.

Habitat and Vegetation Surveys

7.41 Preliminary surveys to establish baseline terrestrial habitat conditions across the main infrastructure area and identify vegetation communities of notable importance including potential habitats listed on Annex 1 of the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (i.e. Habitats Directive) and as SBL Priority Habitats, were undertaken in September 2024 following industry standard survey guidance for Phase 1 habitat (JNCC, 2010⁴⁰). The Phase 1 habitat survey area is shown on **Figures 7.2a and c**.

7.42 Additionally, NVC surveys (Rodwell, 2006⁴¹) were completed of the main infrastructure area in October 2024 to inform initial design plans at that early stage of the Proposed Development. The NVC survey area for the main infrastructure area is shown on **Figures 7.2a and c**.

7.43 These surveys found that the most extensive habitat on the Site was blanket bog. These areas have been classed as 'f1a5 Blanket bog (H7130)' much of which corresponded to M19 priority peatland. There were also areas of degraded blanket bog while some of the steeper slopes comprised large areas of upland heathland.

7.44 Several of the habitats present are indicative of areas that may be either highly or moderately groundwater dependent (i.e. ground water dependent terrestrial ecosystems (GWDTEs)) depending on the hydrogeological setting subject to assessment by a suitably qualified hydrologist.

7.45 The Phase 1 habitat surveys and NVC surveys of the main infrastructure area will be updated in 2026 to inform the design and assessment process.

Bat Surveys

7.46 Surveys to establish the bat species assemblage utilising the main infrastructure area and the spatial and temporal distribution of activity were undertaken in 2025 in line with NatureScot guidance (NatureScot (2021)⁴²). Ten ground-level static detectors were deployed (one per turbine, in addition to a single control location) to record bat activity within the Site, for a period of at least 10 nights with suitable weather conditions, in spring, summer and

autumn. As far as possible, detectors were placed in approximate proposed wind turbine locations, as per guidance. The locations of the static detectors are shown in **Figure 7.3**.

7.47 All bat activity data will be analysed in accordance with NatureScot guidance⁴² and will include use of the Ecobat tool to help assess the likelihood for significant effects to bat species arising as a result of the Proposed Development.

7.48 The data from these surveys is still to be fully analysed, but initial review has confirmed that a minimum of five species were recorded onsite, including common pipistrelle, soprano pipistrelle, noctule, brown long-eared and Myotis bats, with common and soprano pipistrelle bats being most frequently recorded.

7.49 Full analysis of the survey data and potential effect on bats will be considered in the EIAR.

Fisheries Surveys

7.50 The fisheries HSA was conducted of 20 crossing points along the Site access track which may need to be upgraded/replaced in July 2026, and shown on **Figures 7.2a and d**. Based on the data provided by the Tweed Foundation (summarised above), the survey primarily considered the potential habitat suitability for salmonids but also considered that of other protected and notable species of conservation significance, including lamprey and eel and freshwater pearl mussel.

7.51 Habitat classification for the suitability assessments was based on the Scottish Fisheries Co-ordination Centre's Habitat Surveys Training Course Manual (SFCC, 2007⁴³) and the Environment Agency's Restoration of Riverine Salmon Habitats Guidance Manual (Hendry & Cragg-Hine, 1997⁴⁴) and a review of key habitat requirements for other

⁴⁰ JNCC (2010) Handbook for Phase 1 Habitat Survey – a technique for environmental audit. Revised Reprint 2010. JNCC, Peterborough.

⁴¹ Rodwell, J. S. (2006) National Vegetation Community Users' Handbook. JNCC, Peterborough.

⁴² NatureScot (2021) Bats and Onshore Wind Turbines – Survey, Assessment and Mitigation. Joint Publication with NatureScot, Natural England, Natural Resources Wales, RenewableUK, Scottish Power Renewables, Ecotricity Ltd, the University of Exeter and the Bat Conservation Trust (BCT).

⁴³ Scottish Fisheries Coordination Centre (2007) Electrofishing Team Leader Training Manual. Scottish Fisheries Coordination centre, Fisheries Research Services, Pitlochry, Perthshire.

⁴⁴ Hendry, K. & Cragg-Hine, D. (1997) Restoration of Riverine Salmon Habitats: A Guidance Manual. R&D Technical Report W44. Environment Agency, Bristol.

species of conservation significance (e.g. Maitland, 2003⁴⁵; Hendry & Cragg-Hine, 2003⁴⁶).

7.52 The HSA found that suitable habitat conditions for supporting fish were found throughout the relevant stretch of the Leithen Water, including at approximately half of the existing crossings which may need to be upgraded/replaced.

7.53 Full details of the fisheries survey and desk study data will be considered in the EIAR.

Consultation

7.54 Pre-application consultation was undertaken with NatureScot in January 2025⁴⁷ regarding ecological sensitivities associated with the Site, including the cable route through the Dundreich Plateau SSSI. In their response⁴⁸, NatureScot provided advice on the information and assessment requirements that would be necessary should a route through the SSSI be progressed as part of the Proposed Development.

7.55 The Applicant is applying the mitigation hierarchy in the ongoing design process to avoid impacts on sensitive ecological features including the Dundreich Plateau SSSI. Alternative options will be considered and assessed. Should the current route be progressed, detailed habitat and peat condition surveys will be undertaken to inform the EIA, as well as preparation of a Peat Landslide Hazard Risk Assessment, Peat Management Plan and Habitat Management Plan to support the application, as advised by NatureScot.

7.56 NatureScot were also consulted in August 2026 on the scope of fisheries surveys in light of the Proposed Development's connectivity to the River Tweed SAC (see further details of this designated site and the survey methodologies above)⁴⁹. The consultation also sought NatureScot's agreement on the proposed approach to qualifying the suitability of potentially affected watercourses for fish (i.e. the HSA methods detailed in the Existing Conditions section above) and, in particular, the omission of electrofishing surveys. It also sought NatureScot opinion on the intention to scope out impacts to fisheries from the EIA based on a commitment to and implementation of sensitive design and working methods,

standard pollution prevention and fish protection measures, details of which are provided in the 'Approach to Mitigation' section below.

7.57 In their response⁵⁰, NatureScot agreed with the proposed survey approach and to Scoping fisheries out of the EIA, subject to committed design and mitigation measures.

7.58 Full details of all consultations undertaken will be presented in the EIAR.

Design Considerations

7.59 Where possible, the Proposed Development will be designed with due consideration to the avoidance or minimised interaction with important ecological features, including but not limited to designated sites and habitat used by associated qualifying species, protected and priority habitats (e.g. EU Annex 1 and Scottish Biodiversity List (SBL), priority peatlands and GWDTEs), and protected species resting sites and movement corridors (e.g. watercourse crossings).

7.60 The Proposed Development will be designed to minimise the requirement for land-take and the number and extent of watercourse crossings. With regards to assumptions on the future baseline, the design will seek to reuse land that has been disturbed by the Existing Development where possible.

7.61 New and upgraded watercourse crossings will be designed in accordance with best practice and enable the free passage of fish and other wildlife.

7.62 The design will also seek to minimise the requirements for tree felling, in so far as is possible having regard to other ecological and non-ecological constraints.

7.63 A minimum 30m buffer between infrastructure and watercourses will be applied in so far as possible having regard to other ecological and non-ecological constraints.

7.64 A minimum 50m buffer (from blade tip) will also be applied bat foraging feature (i.e. watercourses and

⁴⁵ Maitland P.S. (2003) Ecology of the River, Brook and Sea Lamprey. Conserving Natura 2000 Rivers Ecology Series No. 5. English Nature, Peterborough.

⁴⁶ Hendry, K. & Cragg-Hine, D. (2003) Ecology of the Atlantic Salmon. Conserving Natura 2000 Rivers Ecology Series No. 7. English Nature, Peterborough.

⁴⁷ Pre-application consultation with NatureScot regarding ecological sensitivities (15 January 2025).

⁴⁸ NatureScot response to pre-application consultation regarding ecological sensitivities (13 February 2025).

⁴⁹ Pre-application consultation with NatureScot regarding fisheries surveys (10 August 2026).

⁵⁰ NatureScot response to pre-application consultation regarding fisheries surveys (31 August 2026).

woodland edges) in accordance with NatureScot guidance⁵¹ in order to minimise potential collision impacts.

Proposed Surveys and Assessment Methodologies

7.65 In addition to the ecological surveys which have been completed to date and which are described in the Existing Conditions section above, the following field surveys will be undertaken (or updated) within the Site and appropriate buffers where access permissions allow⁵² in late summer/early autumn 2026 to inform the baseline ecological conditions, the Proposed Development's design and the assessment of ecological impacts. These are shown as 'Survey Areas' on **Figures 7.2a-d**. These surveys aim to provide detailed information pertaining to the presence and distribution of ecological features within the Site and surrounding area, which may be affected by the Proposed Development. These are:

- Extended Phase 1 habitat survey;
- NVC survey;
- Terrestrial mammal surveys; and
- Bat preliminary roost assessment survey.

7.66 All surveys will be undertaken by suitably competent and qualified ecologists in accordance with industry standard guidance. Full details of survey methodologies will be presented within the EIAR.

7.67 Some of these surveys have already been completed but their results have not yet been sufficiently analysed to inform this Scoping Report.

7.68 Where required, field surveys will be updated prior to assessment in response to changes in the design of the Proposed Development to ensure compliance with relevant current guidance.

Habitats and Vegetation

7.69 The preliminary Phase 1 habitat survey of the main infrastructure area conducted in 2024 will be updated via an extended Phase 1 habitat validation survey. The survey will be 'extended' to record the presence of, or suitable

habitat for protected and notable species of conservation concern.

7.70 An extended Phase 1 habitat survey will also be undertaken of the Site access track.

7.71 An updated NVC survey will also be undertaken of the main infrastructure area to validate the findings of the original 2024 surveys. An NVC survey will also be undertaken along the cable route to substation.

7.72 These surveys will follow relevant NatureScot guidance and provision of sufficient information in accordance with Scottish Environment Protection Agency (SEPA) guidance (2024)⁵³, with regards the identification of potential GWDTEs.

7.73 Full details of baseline habitats and vegetation conditions will be presented within the EIAR. Survey areas relating to these surveys are shown as 'Survey Areas' on **Figures 7.2a-d**.

Terrestrial Mammals

7.74 Terrestrial mammal walkover surveys will be undertaken within the relevant Survey Areas by suitably competent ecologists, following industry standard guidance and species-specific survey methodologies applicable at the time of survey.

7.75 Based on the Site's geographic location and its associated habitat, surveys will focus on identifying the presence and distribution of otter, water vole, badger pine marten and red squirrel. The presence of mountain hare will also be considered during all field surveys on the open hill moorland of the main infrastructure area and cable route to substation and incidental sightings recorded.

7.76 The Site is not close to a priority area for Scottish wildcat⁵⁴ and therefore the potential for this species to be present onsite can be discounted.

7.77 It should be noted that since the majority of the Site access is not anticipated to be significantly upgraded or widened the associated terrestrial mammal surveys will be refined to a core buffer of 50m either side of a pre-defined working corridor. This will be expanded to a 100m buffer around new sections of track or localised sections which are

⁵¹ NatureScot (2021). *Bats and Onshore Wind Turbines: Survey, Assessment and Mitigation*. NatureScot Guidance

⁵² This includes some areas outwith the Site.

⁵³ SEPA (2024) Guidance on Assessing the Impacts of Developments on Groundwater Dependent Terrestrial Ecosystems. Scottish Environment Protection Agency

⁵⁴ NatureScot (2023) Wildcat Priority Areas. Available at: <https://opendata.nature.scot/datasets/snh::wildcat-priority-areas/explore?location=55.665406%2C-3.603003%2C9> [Accessed: 18.09.2026]

likely to require upgrades greater than standard widening, as well as watercourses within a buffer of 200m.

7.78 Full details of survey methodologies will be provided within the EIAR. Survey areas relating to these surveys are shown as 'Survey Areas' on **Figures 7.2a-d**.

Bats

7.79 In addition to the bat activity surveys which were conducted in 2025 and are described in the Existing Conditions section above, a Preliminary Roost Assessment (PRA) will be undertaken as part of the proposed new and updated extended Phase 1 habitat survey, comprising a daytime inspection of trees (and any other features, e.g. buildings) within Site for potential to support bat roosts in accordance with NatureScot's guidance⁵⁵. The likelihood for impacts to potential roost sites and the requirement for further survey work pre-construction in line with appropriate guidance⁵⁵ will be considered in the EIAR.

7.80 Full details of survey methodologies and results will be provided within the EIAR.

Future Baseline

7.81 The future baseline upon which the Proposed Development will be assessed is that of the Existing Development having been decommissioned and the footprint restored to a condition that is commensurate to the surrounding undeveloped habitats. These habitats will be disturbed due to the Existing Development and the assessment of impacts on those reinstated habitats will be conducted on that basis.

7.82 The EIA will also be based on the anticipated future baseline whereby the existing land management practices within and surrounding the Site continue to exist, such as sheep grazing and commercial forestry cultivation.

Potential Significant Effects

7.83 The assessment within the EIAR will focus on consideration of the effects upon designated sites for nature conservation and ecological features which are considered 'important' on the basis of relevant guidance and professional judgement.

7.84 Where ecological features are unlikely to be so important in the context of the Proposed Development as to warrant a detailed assessment or where they are unlikely to be significantly affected on the basis of baseline

information, it is proposed that these are 'scoped out' of the EIA process. Embedded mitigation measures for such features will, however, still be outlined as appropriate, to reduce and/or avoid any potentially adverse effects, or to ensure legislative compliance.

Relevant Impacts

7.85 Relevant impacts associated with the construction and, operation of wind farm developments and their associated works are well understood and for the Proposed Development are expected to include the following:

- Direct and indirect loss or modification of protected, sensitive and/or priority habitats (e.g. EU Annex 1, SBL and priority peatland habitats).
- Damage and/or destruction of protected, sensitive and/or priority habitats (e.g. EU Annex 1, SBL and priority peatland habitats) through pollution events.
- Damage or destruction of habitats used by protected and notable species, including in particular their resting site/places of shelter.
- Disturbance and displacement of protected and notable species.
- Accidental death and injury of protected and notable species, including bat collision and barotrauma and through pollution events. It is expected however that such impacts upon terrestrial protected species through construction activities would be minimised/avoided through embedded mitigation (e.g. CEMP) as detailed below and thus are scoped out of further assessment.

Effects Scoped In/Out

7.86 Ecological features scoped into the assessment have been informed by key legislative and policy drivers, as they relate to nature conservation in Scotland, and include:

- Sites designated for their nature conservation value via:
 - The Conservation (Natural Habitats, &c) Regulations (1994);
 - The Wildlife and Countryside Act (hereafter 'WCA') (1981);

⁵⁵ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

- National/local planning policy; and
- National/local nature conservation policy (including the Ancient Woodland Inventory (AWI)).
- o Species and habitats offered legislative or policy protection via:
 - The Conservation (Natural Habitats, &c) Regulations (1994);
 - the WCA (1981); and
 - National/local planning policy.

Designated Sites for Nature Conservation

7.87 It is proposed that the potential for indirect effects upon the ecological qualifying interests of any statutorily designated site for nature conservation located greater than 2km from the Site, or for which embedded mitigation and good practice will be sufficient to prevent any impacts, are scoped out of the assessment. This is proposed by virtue of the static nature of the sites' qualifying habitats interests, spatial separation and/or absence of hydrological pathways of connectivity.

7.88 The potential for impacts on the Dundreich Plateau SSSI, River Tweed SAC and SSSI, Moorfoot Hills SAC and SSSI and Leithen Water LBS will be assessed in the EIAR given their proximity to the Site and/or the mobile nature of their qualifying features. Impacts upon all other statutory and non-statutory designated sites are scoped out of assessment. A habitats regulations appraisal (HRA) will also be required as part of the assessment in relation to potential significant effects on the River Tweed SAC and Moorfoot Hill SAC.

7.89 The potential for impacts upon any additional statutory and non-statutory designated sites will be reviewed over the course of the EIA and in consultation with NatureScot.

Ancient Woodland

7.90 It is proposed that the potential for indirect effects upon Tweeddale Burn Wood Ancient Woodland, for which embedded mitigation and good practice will be sufficient to prevent any impacts, is scoped out of the assessment. This is proposed by virtue of the spatial separation and

absence of hydrological pathways or connectivity to the Site.

Habitats and Vegetation

7.91 It is proposed that the assessment relating to impacts of the Proposed Development to habitats is focussed on habitats which:

- o Correspond with priority peatland or habitats listed on Annex 1 of the Directive;
- o Are included on the SBL or LBAP; and/or
- o Have potential to represent GWDTEs.

7.92 Impacts to common and widespread habitats of low sensitivity and/or conservation interest, such as bracken, plantation forestry and improved grassland, are scoped out of the assessment.

Protected Species

7.93 The Site is not close to a priority area for Scottish wildcat and therefore the potential for this species to be present onsite can be discounted and the species scoped out of the assessment.

7.94 A review of OS mapping and aerial imagery has not identified any ponds which could support great crested newts within 500m of the Site and none were located on or around the main infrastructure area during the initial habitat surveys in 2024. Additionally, the Site exists outside of the known range of this species^{56,57}. Therefore, it is considered that this species is likely absent from the area such that no surveys are proposed and this species is scoped out of the assessment.

7.95 Consideration will be afforded to the provision of precautionary embedded mitigation to be included in the CEMP to ensure legislation compliance with regards the protection afforded to protected species under the Conservation (Natural Habitats, &c.) Regulations 1994 (the Habitats Regulations) (as amended in Scotland) and the Wildlife and Countryside Act 1981 (as amended in Scotland), as relevant.

7.96 In accordance with current guidance⁵⁸ there are some species groups which, providing the implementation of suitable embedded mitigation measures, are unlikely to be subject to significant effects as a result of wind farm developments. As such, they do not require surveys to

⁵⁶ Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001) Great Crested Newt Conservation Handbook. Froglife, Halesworth. Available at: https://www.froglife.org/wp-content/uploads/2013/06/GCN-Conservation-Handbook_compressed.pdf [Accessed: 18.09.2026]

⁵⁷ Baker, J., Beebee, T.J.C., Buckley, J., Gent, A., & Orchard, D. (2011) Amphibian habitat management handbook.

⁵⁸ NatureScot (2025) NatureScot pre-application guidance for onshore wind farms. NatureScot, Inverness.

inform an EIA, and it is proposed that these are 'scoped out' of the EIA process. This includes invertebrates, reptiles and amphibians (but excludes European Protected Species, where relevant).

7.97 Based on the preliminary findings from the bat activity surveys, the presence of several species has been confirmed within the main infrastructure area. The Proposed Development poses a risk of collision to bats whilst other aspects may affect roosting sites. Consequently, bats are scoped into the assessment.

7.98 Proposed surveys will seek to identify the presence and distribution of field signs confirming or indicating the potential presence of pine marten, red squirrel, otter, water vole and badger, whilst the presence of mountain hare will also be considered during all surveys of the open hill moorland. Until the findings of these surveys are fully analysed, all of these species are scoped into the EIA.

Fisheries

7.99 Based on the findings of the fisheries HSA and data received from the Tweed Foundation, most if not all of the Leithen Water is considered to provide suitable habitat to support fish. However, it is only the lower reaches of the relevant section of the watercourse which are considered to provide the necessary habitat components to support the qualifying fish species of the River Tweed SAC, including spawning substrates, particularly the stretch which falls within the River Tweed SAC itself.

7.100 Based on the minimal nature of the works involved in the upgrade or replacement of existing crossings and the implementation of standard good practice measures for construction of watercourse crossings, as set out in more detail below, it is considered that the findings of the HSA and data received from the Tweed Foundation provide sufficient information on the nature and extent of fisheries interests along the relevant section of the Leithen Water to inform any required additional mitigation. Consequently, it is expected that any adverse impacts on fisheries, and hence the relevant qualifying interests of the River Tweed SAC and the associated riverine habitat, will be avoided through embedded mitigation and standard good practice including appropriate design, sensitive working methods, pollution control and enhancement measures. Further, outline details of which are provided in the 'Approach to Mitigation' section below.

7.101 With commitment to the full application of these measures, impacts on fisheries (and hence any additional surveys to inform the assessment (i.e. electrofishing surveys)) are scoped out of the EIA. This position has been

agreed by NatureScot, as detailed in the Consultation section above.

7.102 It is expected that a HRA will be required to support the application for the Proposed Development to consider Likely Significant Effects and the potential for Adverse Effects on Site Integrity (Appropriate Assessment) on the River Tweed SAC and its qualifying interests, and any other relevant European designated sites.

Approach to Mitigation

7.103 The adoption of embedded mitigation measures to avoid or minimise adverse impacts upon ecological features will be part of the iterative design process for the Proposed Development.

7.104 Full details of embedded mitigation measures in relation to ecology will be detailed within the EIAR.

7.105 In addition to those included within the 'Design Considerations' section above (i.e. land take, watercourse crossings and buffers etc), measures to avoid or minimise potentially adverse impacts upon ecological features during scheme design will include the measures detailed below.

Construction Environmental Management Plan

7.106 A CEMP will be in place during the construction phase of the development. The CEMP will include all good practice construction measures, standard sensitive habitat and protected species protection measures (e.g. Habitat and Species Protection Plans), pollution prevention controls and monitoring to be implemented over the course of the development in line with current guidance.

Measures for Fisheries

7.107 The appropriate design, sensitive working methods, pollution control and enhancement measures to be adopted for fisheries, will be set out in the EIAR and CEMP. These are expected to include, but not be limited to:

- Removal and replacement of poorly designed existing crossings which currently restrict or prevent upstream fish migration;
- Appropriate extension of suitable existing crossings which maintain upstream fish migration;
- Replacement of closed culverts with installation of clear span or open, arched crossings or, where this is not feasible/appropriate, embedded box culverts;

- Maintenance/retention of existing stream bed material reinstated into the replaced/upgraded crossings;
- Preparation of a Fisheries Management and Monitoring Plan prior to the commencement of construction (subject to consent and to be approved by NatureScot and the Tweed Foundation) detailing an appropriate programme of pre-, during and post-construction fish monitoring surveys and fish rescue procedures prior to crossing replacement/upgrade works;
- Restriction of in-stream works outside of the salmon spawning, hatching and nursery period (October to May inclusive);
- An appropriate suite of pollution prevention measures including, but not limited to, instream works protocols covering (e.g. dewatering/over-pumping etc, silt management, fuel and chemical use/storage and spillage response procedures); and
- Appointment of a suitably qualified Ecological Clerk of Works and/or fisheries specialist to monitor and oversee construction activities associated with crossing replacement/upgrade works.

Approach to Enhancement

7.108 Suitable principles for biodiversity enhancement to be delivered as part of the Proposed Development will be outlined within the EIAR and an accompanying outline Habitat Management Plan (oHMP) which is expected to be required to deliver significant biodiversity enhancements as required in line with Policy 3 of NPF4. Based on the predominant habitat conditions associated with the Site this is expected to include bog restoration measures, but might also be expected to include broadleaved woodland/riparian planting as well as any other habitat enhancement opportunities which may be identified through the habitat surveys.

7.109 The appropriateness and feasibility of principles will be confirmed with NatureScot and relevant consultees as necessary over the course of the EIA process, with a view to prescriptive enhancement measures being detailed post-consent within a final HMP or similar.

Presentation of Sensitive Information

7.110 Ecological data considered sensitive (e.g. that pertaining to the location of protected species resting sites) will be included in a confidential appendix to the EIAR if

relevant. This will not be made publicly available but will be issued to NatureScot, MC and SBC.

7.111 It will be ensured that sufficient information is presented within the EIAR to allow an objective and robust assessment of potentially significant effects upon important ecological features to be undertaken.

Questions for Consultees

Q7.1 Do Consultees agree with the range of desk study sources and ecology surveys considered to inform the design and assessment of the Proposed Development?

Q7.2 Are there any other relevant consultees who should be contacted with respect to the ecology assessment and scope of baseline information gathering?

Q7.3 Do Consultees agree with those features that have been scoped out of assessment in respect to ecology (and the rationale for the decision)?

Q7.4 Do Consultees agree with the scope of those developments and study area to be considered in the cumulative assessment?

Q7.5 Do Consultees agree that the full range of likely impacts to be assessed within the EIAR has been adequately identified and is proportionate to the nature of the Proposed Development?

Q7.6 Do Consultees agree with the proposed assessment baseline being that of the Site following the decommissioning of the Existing Development and reinstatement of its infrastructure footprint, as required by the extant planning permission?

Q7.7 Do Consultees further agree with the expectation that the restored areas will not be in near-natural/pristine condition, and that they will be in a disturbed/modified state after restoration with condition gradually improving with time.

8: Chapter 8

Ornithology

Introduction

8.1 This chapter sets out the proposed approach to the assessment of likely significant effects on ornithology arising from the construction and operation of the Proposed Development.

8.2 Ornithological considerations include:

- Statutory designated sites – Special Protection Areas (SPA) and SSSIs with qualifying features of ornithological interest (**Figure 8.2**);
- The presence of avian species listed as qualifying features of the above sites; and
- The presence of other species deemed to be of High or Moderate Nature Conservation Importance, due to their inclusion on Annex I of the EC Birds Directive (Annex 1 species), Schedule 1 of the Wildlife and Countryside Act (1981), as amended (Schedule 1 species) and occurrence on the Red List of UK Birds of Conservation Concern (Red-list species).

8.3 Ornithology survey areas are used to guide fieldwork and are defined by the Site. For the ornithology assessment, the Site refers to the main infrastructure area and cable route only, and will be hereafter referred to as the Ornithology Assessment Site. The access track does not form part of the Site for the purposes of the definition for the ornithology assessment and is proposed to be Scoped out of further assessment as it predominantly follows an existing track and only displaces non-native conifer plantation where new infrastructure is required. Survey areas extend outwards at varying distances from the Site depending on the species being assessed. These distances follow guidelines laid out by NatureScot (2017)⁵⁹ (see **Figure 8.1**). Ornithology study areas will reflect survey areas but will be more refined and based on the final scheme design layout.

Existing Conditions

8.4 Desk and field studies on the Site's baseline ornithological condition are ongoing and are being used to inform the design of the Proposed Development.

Conditions identified to date are presented below with full details to be provided within the EIAR.

Design Considerations

8.5 No ornithological constraints requiring design modification have been identified to date. However, ongoing survey work, particularly in relation to golden eagle activity, will continue to inform the iterative design process.

Proposed Surveys and Assessment Methodologies

Desk Studies

8.6 Desk study data will continue to inform the baseline condition of the Site and will be used alongside field study data to assess likely significant effects.

8.7 To date, data has been requested from the Royal Society for the Protection of Birds (RSPB), Raptor Study Group (RSG) and Restoring Upland Nature (RUN) on their current and historic records of breeding raptors, non-breeding Schedule 1A raptors, breeding waders, black grouse and ring ouzel.

8.8 The data confirms that goshawk, peregrine, merlin, golden eagle and osprey breed within or close to the Proposed Development and will require further assessment.

8.9 Due to the high level of golden eagle activity on the Site, a second data request to RUN will be made to ensure eagle breeding and flight activity data remains current throughout the assessment process. RUN also holds satellite tag data for the eagles using the habitats within and around the Site and this will be purchased to gain high resolution data on eagle activity hotspots.

8.10 Publicly available data from ornithology assessments at the Existing Development and data submitted for the adjacent proposed Leithenwater Wind Energy Hub are also being collated to inform baseline conditions.

8.11 Finally, several NatureScot sources are being used to inform assessment and although some sources are aimed at new onshore wind farm applications, they also remain relevant for wind farm repowering assessments:

- NatureScot Sitelink webpage⁶⁰;

⁵⁹ SNH (2017) Recommended bird survey methods to inform impact assessment of onshore wind farms, Version 2

⁶⁰ NatureScot (2026) SiteLink. Available at: <https://sitelink.nature.scot/home>

- NatureScot guidance (2025) 'General pre-application/scoping advice to developers of onshore wind farms'⁶¹;
- NatureScot guidance (2025) on bird survey methods at onshore wind farms⁶²;
- NatureScot guidance (2025) assessing significance of impacts from onshore wind farms outwith designated areas⁶³; and
- NatureScot guidance note (2014) for repowering assessments⁶⁴.

Field Surveys

8.12 Field surveys followed standard methodologies for onshore windfarms detailed in the guidance documents in **paragraph 8.11**. Survey areas used to concentrate survey effort are shown on **Figure 8.1**.

8.13 Approximately 40 hours of raptor survey work was conducted between February and August 2025. These involved a series of targeted walkovers and watches over suitable breeding habitat out to 2km from the main infrastructure area to establish the presence of breeding Schedule 1 raptors.

8.14 Moorland Breeding Bird Surveys (BBS) were also conducted, covering habitat suitable for breeding waders out to 250m. Four visits were made between April and July 2025 inclusive.

8.15 Dawn black grouse surveys were conducted in late April and Early May 2025 to identify any black grouse leks within 1.5km of the main infrastructure area.

8.16 After initial raptor survey work in February 2025, it was noted that golden eagle activity on the Site was high. Targeted golden eagle focal surveys were introduced to qualitatively assess their movements in and around the Existing Development. This involved 6 hours (hrs) of static watches each month between March and August 2025 (inclusive), from two vantage point locations overlooking the main infrastructure area (**Figure 8.1**).

8.17 Additional golden eagle focal watches will be carried out from September 2026 to February 2027 inclusive. This, alongside the 2025 focal watches will effectively capture a full year's seasonal variations in golden eagle flight activity and supplement the satellite tag data procured from RUN.

Initial Field Survey Findings

8.18 Surveys undertaken to date show that the Site and surrounding habitats and airspace are used by several sensitive bird species, including Annex 1, Schedule 1 and Birds of Conservation Concern (BoCC) Red-listed species. **Table 8.1** summarises raptor, wader and other sensitive species recorded within the survey area (excluding most small passerines).

Table 8.1: Summary of target species recorded during field surveys 2025

Species	Schedule 1	Annex 1	BoCC	Breeding in Survey Area?	Flight Activity at Existing Development
GJ - Greylag goose	-	-	A	Yes	
OC - Oystercatcher	-	-	A	Yes	-
CK - Cuckoo	-	-	R	Yes	Present
SN - Snipe	-	-	A	Yes	
WK - Woodcock	-	-	R	Unknown	-
GP - Golden plover	-	Y	G	Yes	
CS - Common sandpiper	-	-	A	Yes	-
L - Lapwing	-	-	R	Yes	-

⁶¹ NatureScot (2025) NatureScot pre-application guidance for onshore wind farms. Available at: <https://www.nature.scot/general-pre-application-and-scoping-advice-onshore-wind-farms>

⁶² NatureScot (2025) Recommended bird survey methods to inform impact assessment of onshore windfarms. Available at: <https://www.nature.scot/doc/recommended-bird-survey-methods-inform-impact-assessment-onshore-windfarms> [Accessed: 24.09.2026]

⁶³ NatureScot (2025) Guidance note – Assessing the significance of impacts on bird populations from onshore wind farms that do not affect protected areas. Available at: <https://www.nature.scot/doc/guidance-note-assessing-significance-impacts-bird-populations-onshore-wind-farms-do-not-affect> [Accessed: 24.09.2026]

⁶⁴ NatureScot (2014) Repowering onshore wind farms: bird survey requirements. Available at: <https://www.nature.scot/sites/default/files/2017-09/Guidance%20note%20-%20Repowering%20onshore%20wind%20farms%20-%20bird%20survey%20requirements.pdf> [Accessed: 24.09.2026]

Species	Schedule 1	Annex 1	BoCC	Breeding in Survey Area?	Flight Activity at Existing Development
RK - Redshank	-	-	A	Yes	-
CU - Curlew	-	-	R	Yes	-
HG - Herring gull	-	-	R	No	Present
BH - Black-headed gull	-	-	A	No	-
LB - Lesser Black-backed gull	-	-	A	No	Present
BO - Barn owl	Y-1	-	G	Unknown	-
SE - Short-eared owl	-	Y	A	No	-
OP - Osprey	Y-1	Y	A	Yes	Present
EA - Golden eagle	Y-1	Y	G	Yes	Present
GI - Goshawk	Y-1	-	G	Yes	Present
HH - Hen harrier	Y-1	Y	R	No	Present
KT - Red kite	Y-1	Y	G	No	Present
WE - White-tailed eagle	Y-1	Y	A	No	Present
BZ - Buzzard	-	-	G	Yes	Present
SH - Sparrowhawk	-	-	A	Yes	Present
ML - Merlin	Y-1	Y	R	Yes	Present
PE - Peregrine	Y-1	Y	G	Yes	Present
K. - Kestrel	-	-	A	Yes	Present
RN - Raven	-	-	G	Yes	Present
CR - Common crossbill	Y-1	-	G	Yes	-
RZ - Ring ouzel	-	-	R	Yes	-

8.19 Two breeding pairs of golden eagle are breeding within 6km of the main infrastructure area and make regular use of habitats in the vicinity of the Proposed Development.

8.20 An individual white-tailed eagle was recorded on several occasions within the main infrastructure area from April until the completion of surveys in August 2025 but showed no signs of breeding.

8.21 Ospreys are breeding within 2km of the cable route and were seen to fly over the Existing Development on occasion. Similarly, merlins are also breeding within 2km with some flight activity around the Existing Development.

8.22 Goshawk have historically bred within 2km of the main infrastructure area and although no active nest was found during 2025 field surveys, a pair of goshawk showed breeding behaviour consistent with a nesting attempt within 2km of the Site.

8.23 Barn owls are present within 2km of the cable route, but no breeding was confirmed. A short-eared owl was recorded on one occasion in late April but with no subsequent sightings it is likely that the bird had moved on and was not attempting to breed.

8.24 Peregrines have historically bred within 2km of the Site, but flight activity was limited and no evidence of breeding was recorded.

8.25 Dispersing juvenile hen harriers were recorded flying within 2km of the Site in August but there was no evidence of breeding in or near the Proposed Development.

8.26 Red kites were active flying and hunting around the main infrastructure area throughout the season but showed no signs of breeding within 2km of the Site.

8.27 No black grouse were recorded during the dedicated black grouse surveys, which aligns with the declining trend of this species across the Scottish Borders and Midlothian.

8.28 There was one golden plover territory within 200m of the cable route on the Dundriech Plateau. A further two were over 1km east of the Site around Blackhope Scar.

8.29 Three breeding curlew pairs are estimated to be present within 800m of the proposed cable route, with activity concentrated to the north of Cotly Hill. Oystercatchers, redshanks, common sandpipers and lapwings were all breeding around Moorfoot Farm, but

none were recorded within 500m of the proposed cable route.

8.30 No gulls were recorded breeding within the survey area; however, some herrings and lesser black-backed gulls were noted to fly in and around the Existing Development.

8.31 Other species recorded such as ring ouzel, wheatear, skylark, whinchat, stonechat are typical of moorland and upland habitats.

Assessment Methodology

8.32 The EIAR will provide a detailed description of the existing baseline ornithological features at the Site, along with an assessment of the potential effects of the Proposed Development on the important ornithological features present, taking account of mitigating measures to avoid and reduce significant effects where appropriate. In line with wider baseline assumptions, the ornithology assessment will assume the Existing Development is decommissioned and the Site restored prior to construction of the Proposed Development.

8.33 Baseline surveys are being undertaken with the Existing Development in place. It is expected that there will be level of habituation and displacement of ornithology receptors to the Existing Development. Following guidance from NatureScot⁶¹ and information on the known effects of operational wind farms on birds, it is assumed that current impacts on some ornithology receptors arising from the Existing Development are similar to anticipated impacts arising from the Proposed Development, although the magnitude of such impacts may vary due to the increased scale of the turbine infrastructure.

8.34 In addition, it is assumed that the timing, duration and activities associated with decommissioning and restoration of the Existing Development prior to construction of the Proposed Development (as described in **Chapter 3**) will not materially change the current ornithology baseline used for assessment within the EIA.

8.35 Impact assessments presented within the EIAR will be undertaken in accordance with NatureScot guidance⁶¹ and based on CIEEM guidance⁶⁵. The approach to assessment will take account of existing guidance and published scientific literature in relation to avian ecology and bird-wind farm interactions, alongside professional judgement and experience of wind farm EIA.

8.36 Effects will be considered during the construction and operational phases and will be assessed on the basis that a clearly defined range of appropriate avoidance buffers and standard good practice measures are implemented. Effects could arise because of habitat modification, habitat loss, disturbance, displacement and collision mortality.

8.37 Relevant international and national legislation, policy and guidance will be referenced to determine the Nature Conservation Importance (NCI) of ornithological features. In addition, species' sensitivity to potential wind farm effects will be taken into account by considering aspects like their behaviour and capacity for habituating to the presence of wind farm infrastructure.

8.38 The identification and characterisation of effects on important ornithological features will be undertaken in accordance with the CIEEM guidelines with reference to effect magnitude (e.g. proportion of a population effected), extent, duration and reversibility as appropriate. Effect magnitude will be considered alongside the likelihood of its occurrence to help make a judgement on the significance of effects. Where appropriate and where supporting information is available, this approach may be supported by population models which will explore a range of scenarios to help understand the likely response of populations to potential effects arising from the Proposed Development.

8.39 Professional judgement will be used to consider effect significance on each ornithological feature, with effects on species' populations evaluated with reference to an appropriate regional or national spatial unit. Some regional populations may be spatially defined and effects evaluated with reference to the NatureScot Natural Heritage Zone (NHZ) containing the Proposed Development⁶¹, in this case NHZ 20 – Border Hills. However, the assessment may define an alternative spatial unit where population data to support the NHZ approach is lacking or where evidence demonstrates that the most biologically appropriate regional population unit does not accord with the scale provided by this NHZ boundary.

8.40 Cumulative effects will be assessed with reference to NatureScot guidance⁶⁶. Cumulative assessment will consider ornithological features that were subject to a detailed assessment, or where a measurable adverse effect is predicted in isolation. The potential for significant cumulative effects due to habitat loss, disturbance/displacement and collision mortality will be assessed. The assessment will be based on the

⁶⁵ CIEEM (2024) Guidelines For Ecological Impact Assessment in the UK and Ireland Terrestrial, Freshwater, Coastal and Marine, Version 1.3. Available at: <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/> [Accessed: 24.09.2026]

consideration of residual effects, i.e. assuming that proposed mitigation and compensation measures (where relevant) are implemented. The cumulative assessment will include consideration of:

- Existing wind farm developments, either operational or under construction;
- Approved wind farm developments, awaiting implementation; and
- Wind farm applications awaiting determination with design information in the public domain.

8.41 With regard to the spatial extent of the cumulative assessment, NatureScot guidance⁶⁶ recommends that cumulative effects should be assessed at the scale of the relevant NHZ, unless there is a reasonable alternative. This approach will be adopted where the availability of relevant information is sufficient to allow a meaningful cumulative assessment at the NHZ 20 scale.

8.42 Where insufficient data exists or where a regional species population is best defined at an alternative spatial scale, this alternative will be used to define the extent of the cumulative effect assessment, in line with the assessment of effects in isolation.

Potential Significant Effects

Effects to be Scoped In

8.43 The evaluation of effects will consider how the conservation status of each species may be affected by the predicted magnitude and direction of effects arising from the Proposed Development when considered against the existing ornithological baseline. The maintenance of existing favourable conservation status for affected species, at the appropriate geographic scale, will be a key judgement for evaluating effect significance.

8.44 The construction and operation of the Proposed Development have the potential to cause significant effects. These may arise due to:

- Direct loss of habitat arising from temporary land take during construction and permanent habitat losses to accommodate the infrastructure of the Proposed Development;
- Indirect habitat loss arising from disturbance if birds are displaced from nesting, foraging or roosting

habitats during the construction and operational phases of the Proposed Development;

- Mortality from collision with rotating turbine blades; and
- Cumulative effects arising from any of the above combined with effects from other proposed or existing developments in the same geographic area which act on the same regional bird populations.

8.45 The potential for each effect varies between species and species-groups and, therefore, a species-specific assessment will take place using information from baseline studies and knowledge of how different species may be affected.

8.46 The assessment within the EIA will only assess in detail effects upon important ornithological features, where these features, principally species, are known to be susceptible to the effects likely to arise from the construction and operation of the Proposed Development. This will include species defined as having high or moderate nature conservation interest, where individuals of these species make substantial use of the Site and surrounding habitats for breeding, roosting, or foraging.

8.47 The risk of collision to Schedule 1 raptors, particularly golden eagle, will be assessed qualitatively taking into account the different turbine layout and larger rotor swept area compared to the Existing Development. The assessment will be done without a collision mortality prediction from a collision risk model (CRM), since field data will not be valid due to the presence of turbines during the baseline survey period as per Nature Scot guidance⁶⁴. Rather, an assessment of collision risk will be undertaken using professional judgement, drawing on collated field and desk data including nest locations and flight behaviours of Schedule 1 raptors recorded during baseline surveys.

8.48 Construction activities will likely result in disturbance effects, particularly along the proposed cable route where works overlap with breeding curlew and golden plover territories and will require further assessment with regards to sensitive and Schedule 1 breeding birds.

8.49 Golden plover, a qualifying feature of the Moorfoot SSSI, can range over large areas with home ranges exceeding the 100m distance between the Site and this protected area. It can be assumed that there is connectivity between the Site and the Moorfoot SSSI, thus disturbance

⁶⁶ NatureScot (2025) Guidance – Assessing the cumulative impacts of onshore wind farms on birds. Available at: <https://www.nature.scot/doc/guidance-assessing-cumulative-impacts-onshore-wind-farms-birds> [Accessed: 24.09.2026]

effects on the Site could impact breeding golden plover and the condition of the SSSI⁶⁷.

8.50 A detailed assessment of features that are sufficiently widespread, unthreatened and resilient to the potential effects arising from the Proposed Development will not be undertaken and justification for 'Scoping out' these features are provided below.

Effects to be Scoped Out

8.51 The following are not predicted to result in significant effects and are proposed to be scoped out of further assessment:

- Gladhouse reservoir SPA, SSSI & Ramsar is less than 2km from the Site, however its qualifying feature of non-breeding pink-footed goose is unlikely to be affected as there is no suitable foraging habitat for wintering geese within the turbine development area nor are wintering geese known to commute over the Existing Development to foraging grounds. Additionally, repowering of an existing wind farm within the same footprint, despite an increase in turbine height of up to 150m, is unlikely to pose new barrier or collision risk effects for migrating or commuting geese as birds will be habituated to avoid the Existing Development and have high levels of avoidance away from roosting and foraging grounds. For these reasons the more distant Fala flow and West Water designated sites are also proposed to be scoped out from further assessment.
- Direct habitat loss and habitat modification is not predicted to result in significant effects as land take from turbine and track infrastructure will be small compared to the home range habitat requirements of sensitive species.

Approach to Mitigation

8.52 The adoption of embedded mitigation measures to avoid or minimise adverse effects upon ornithological features resulting from the Proposed Development will continue to be part of the iterative design process.

8.53 Full details of the scheme design evolution and embedded mitigation measures in relation to ornithology

will be detailed within the EIA Report. This will include the specification of any species-specific buffers as necessary.

8.54 Targeted mitigation will be presented if significant effects are predicted to arise.

8.55 A Bird Protection Plan (BPP) will be prepared if baseline data indicates it is required and will introduce measures such as pre-construction checks to mitigate the disturbance effects on sensitive breeding species induced by construction, maintenance and decommissioning works.

8.56 In addition to mitigation, habitat enhancement measures will be outlined in a Biodiversity Enhancement Plan.

Questions for Consultees

Q8.1 Do consultees agree that the proposed baseline studies will provide sufficient information to inform an assessment of effects on ornithology?

Q8.2 Do consultees agree with the assessment approach proposed, including a qualitative collision risk assessment?

Q8.3 Do consultees agree with the receptors and potential effects that are proposed to be scoped out of the detailed assessment?

⁶⁷ No HRA is required for the Moorfoot Hills SSSI itself, as SSSIs are not subject to the Habitats Regulations. Any potential effects on qualifying interests of European sites (including SACs, SPAs and Ramsar sites where relevant) will be considered separately through the Ecology chapter and associated HRA.

9: Chapter 9

Cultural Heritage

Introduction

9.1 This chapter of the Scoping Report is intended to identify the likely significant effects of the Proposed Development upon cultural heritage within the Site and wider landscape and will identify where detailed consideration through EIA is required. Effects upon cultural significance may arise through physical impacts on the fabric of a heritage asset or through changes within its setting, where setting contributes to cultural significance.

9.2 The cultural heritage of an area comprises archaeological sites, historic buildings, gardens and designed landscapes, historic battlefields and other sites, features or places in the landscape that have the capacity to provide information about past human activity, or which have cultural relevance due to associations with folklore or historic events. Sites of cultural heritage interest may derive some, or all, of that interest from their setting within the wider landscape.

9.3 The cultural heritage chapter of the EIAR will characterise the historic environment within the Site and in the wider study area. Consultation, desk-based research including field visits, a zone of theoretical visibility (ZTV) and setting visits will be used to assemble a baseline of designated and non-designated heritage assets that may be affected, to assess the potential direct, indirect, and setting effects of the Proposed Development. Where likely significant effects are identified, mitigation measures will be proposed.

Consultation

9.4 The following stakeholders will be consulted in relation to cultural heritage with regards to proposals in this Scoping Report:

- Historic Environment Scotland (HES);
- SBC; and
- MC.

9.5 The Applicant has previously undertaken pre-application consultation with HES (Case ID: 300077363). The layout has since evolved; however, HES's comments on the assessment approach and advice regarding assets to be considered have been taken into account in this Scoping Report.

Existing Conditions

9.6 The baseline information used for this Scoping Report has been compiled using existing data on the historic environment:

- HES designations data available as Geographical Information Systems (GIS) datasets;
- SBC Historic Environment Record (HER) data provided digitally in November 2024 in support of previous feasibility assessment;
- MC HER data (which is maintained and provided by East Lothian Council Archaeology Service) digitally in November 2024 in support of previous feasibility assessment;
- National Record of the Historic Environment (NRHE) data comprising the Canmore database;
- Results of archaeological mitigation carried out during construction of the Existing Development; and
- Ordnance Survey (OS) historic mapping sequence.

9.7 The latest HER data will be obtained to support the EIAR Cultural Heritage chapter.

Site Boundary

9.8 The Site (see **Figure 9.1**) comprises:

- The main infrastructure area being the part of the Site the turbines are situated within;
- Site access track route; and
- Cable to substation route.

Main Infrastructure Area

9.9 There are no designated heritage assets within the main infrastructure area. There are two non-designated heritage assets recorded on the SBC HER:

9.10 HER asset 255362 relates to archaeological mitigation carried out during construction of the Existing Development Archaeological fieldwork comprising a watching brief and a palaeoenvironmental assessment were carried out at the site of the Existing Development. Walkover survey of the Site confirmed that there are no significant archaeological sites or monuments visible on Bowbeat Hill other than a shepherd's cairn of negligible importance. In addition, a series of test pits were dug during geotechnical site investigations which were

LUC | 51

monitored; no archaeological remains were found during this phase of the work. Finally, peat probing was carried out at a number of turbine locations, but no archaeological remains were encountered.

9.11 353616 relates to a Blenheim bomber crash site which was excavated on 8/3/2009 and the remains removed from the Site.

Site Access Track Route Study Area

9.12 The 8.7km access track route generally follows existing tracks through Leithen Water Forest, running in a general north-west direction from the B709 to the main infrastructure area.

9.13 There are no designated heritage assets within the access track route study area, although it does pass through the non-inventory garden and designed landscape (NIGDL) for Category A listed building Leithen Lodge (LB13475).

9.14 There are three non-designated heritage assets recorded within the access track route study area on SBC HER/NRHE:

- NRHE 181859 Craighope. Enclosure depicted with pecked lines on the 1st edition of the OS 6-inch map (Peeblesshire 1859, sheet ix). One circular enclosure, which may be a sheepfold, is shown on the 1:10000 OS map (1992).
- NRHE 181858 Hunters Knowe. Enclosures.
- NRHE 98092 Williamslee. Farmstead.

9.15 In addition, there are five sheepfolds, five footbridges, and two farmsteads (Huthope and Craighope) also showing within the access track route on the historic OS mapping sequence that are not recorded on the NRHE/HER.

Cable to Substation Route Study Area

9.16 The 4.5km cable to the substation follows the existing cable for the Existing Development, running north from the main infrastructure area to Tweeddaleburn.

9.17 One scheduled monument lies partially within the cable to substation study area: SM3527 Jeffries Corse, cairn (see location of CHVP15 on **Figure 9.1**).

9.18 There are eight non-designated heritage assets recorded within the cable to substation study area on MC HER:

- MEL13125, MEL13126, MEL13127 Hog Hill, Moorfoot. Peat cuttings.

- MEL13124 Hog Hill, Moorfoot. Possible stone alignment.
- MEL13123 Hog Hill, Moorfoot. Rubbing stone.
- MEL13134 Hog Hill, Moorfoot. Stock enclosure.
- MEL13138 Hog Hill, Moorfoot. Plantation bank.
- MEL13135 Hog Hill, Moorfoot. Field boundary.

9.19 In addition, the historic OS mapping sequence depicts two sand pits shown within the cable to substation route that are not recorded on the NRHE/HER.

Outer Study Area

9.20 Within 2km of the proposed turbine locations there are two scheduled monuments, and 14 non-designated heritage assets.

9.21 Within 2km to 5km of the proposed turbine locations there is one inventory garden and designed landscape, nine scheduled monuments, one conservation area, two Category A, and 22 Category B listed buildings.

9.22 Within 5km to 10km of the proposed turbine locations there is one inventory garden and designed landscape, 55 scheduled monuments (including one Property in Care), and 13 Category A listed buildings.

9.23 Within 10km to 20km of the proposed turbine locations there are 14 inventory gardens and designed landscapes, 204 scheduled monuments (including one Property in Care), and 126 Category A listed buildings.

Design Considerations

9.24 Embedded environmental mitigation measures include commitments to avoid or minimise adverse effects upon cultural heritage features through design (such as micro-siting), monitoring, and the implementation of a CEMP and an Archaeological Written Scheme of Investigation (WSI) for evaluation and mitigation during construction, if deemed necessary by the EIA process.

Proposed Surveys and Assessment Methodologies

9.25 Direct and indirect physical effects involve alteration or destruction of the fabric of heritage assets and could result from the construction of turbine and crane bases, new or upgraded access tracks, substation, transformers, cables etc.

9.26 Effects on the setting of heritage assets can arise due to the relative scale of turbines, their potential to detract from understanding of key views from/towards an asset, or a change resulting in the experience of a heritage asset being adversely affected such that the ability to understand and appreciate the asset is diminished.

9.27 As part of this Scoping Report a cultural heritage Stage 1 Setting Assessment has been carried out and is presented in full at **Appendix C: Cultural Heritage Stage 1 Setting Assessment**. The Stage 1 assessment considers all heritage assets within defined study areas (see below), with reference to a ZTV for the Proposed Development, to identify whether it is likely that their cultural significance could be significantly impacted through change within their setting.

9.28 Where the Existing Development is intervisible with a heritage asset, this is identified in the Stage 1 assessment for information purposes only. The Stage 1 assessment has considered the potential impact of the Proposed Development on its own merits; identification of current intervisibility with the Existing Development is not taken as an assumption that a heritage asset is any less sensitive to further change within its setting.

9.29 The purpose of inclusion of the Stage 1 Setting Assessment is to propose and agree with consultees the heritage assets whose cultural significance may be significantly affected by the Proposed Development within their setting and thus will require further detailed assessment in the EIA.

9.30 Cultural significance is a quality that applies to all heritage assets and as defined by HES⁶⁸, relates to the ways in which a heritage asset is valued both by specialists and the general public; it may derive from factors including the asset's fabric, setting, context and associations. Following NPF4 'Policy Principles', the analysis of a heritage asset's cultural significance aims to identify its 'special characteristics' which should be protected, conserved or enhanced. Such characteristics may include elements of the asset's setting, which is defined in HES's guidance as "the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated" (HES, 2020, Section 1).

9.31 To assess the significance of the effect of the Proposed Development upon cultural heritage, the importance of each heritage asset is assessed against the potential magnitude of change upon its cultural significance using a reasoned matrix-style approach. This

use of the word cultural 'significance', referring to the range of cultural values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the 'significance of an effect' reflects the weight that should be attached to it in a planning decision.

9.32 Historic landscape is not treated as a heritage asset for the purposes of this assessment except where a defined area of landscape has been designated for its cultural heritage interest (including Conservation Areas and areas included in the Inventory of Gardens and Designed Landscapes). It is recognised that all landscapes have a historic dimension, and this will be considered as part of the assessment of Landscape Character, to be covered in the LVIA chapter of the EIAR, the approach to which is described in **Chapter 5** above.

9.33 Further, although any effects on the cultural significance of heritage assets due to change in their setting are likely to be visual in nature, the assessment of these visual effects is distinct from the assessment of visual change in the LVIA. The assessment of effects on setting may be informed by visualisations prepared as part of the LVIA, but the conclusions reached regarding visual change in the setting of a heritage asset are distinct.

Study Areas

9.34 The following study areas are proposed for the identification of heritage assets that may be affected by the Proposed Development in the EIA:

- The Site, including access track and cable to substation study areas, to identify potential direct and indirect physical impacts; and
- The Outer Study Area (OSA) based on a bare earth ZTV to identify assets within and beyond the Site that may be affected through development within their setting.

9.35 Within the OSA, assets will be included in the assessment based on the level of importance assigned to the asset to ensure that all likely significant effects are identified. The overlapping OSAs presented below reflects that the more important the asset, the more likely that significant effects could be generated over further distances:

- Up to 20km from proposed turbines: World Heritage Sites, Category A Listed Buildings, Inventory

⁶⁸ NatureScot and Historic Environment Scotland (2018) Environmental Impact Assessment Handbook: Guidance for Competent Authorities, Consultation Bodies and Others Involved in the Environmental Impact Assessment Process in Scotland, Version 5, Appendix 1, p.175

Gardens and Designed Landscapes, Scheduled Monuments and Inventory Historic Battlefields.

- Up to 5km from proposed turbines: Conservation Areas and Category B Listed Buildings.
- Up to 2km from proposed turbines: Category C Listed Buildings and non-designated heritage assets.

9.36 In addition, beyond the OSA as defined above, any other designated asset which is within the ZTV will be included in the assessment where:

- The asset is exceptionally important and/or sensitive to visual change within its setting; and/or
- The asset has long-distance views from or towards it which are thought to contribute to cultural significance in the opinion of the assessor or consultees.

9.37 The identification of assets that may be affected by the Proposed Development will be based on the approach set out in MCHE: Setting (HES, 2020) that sets out a range of factors of setting which might form part of the asset's cultural significance.

Desk-Based Assessment

9.38 A baseline Desk-Based Assessment (DBA) will be conducted to establish the baseline condition of the Site. The principal sources of information will be the SBC and MC HERs, supplemented by relevant published documentary and cartographic material as appropriate, including sources of aerial photography. Various sources will be consulted for the collation of data, including but not limited to:

- Designation data downloaded from HES;
- HER data, up-to-date digital extracts from SBC and MC;
- The NRHE, including the Canmore database and associated photographs, prints/drawings and manuscripts held by HES;
- Conservation Area Character Appraisals;
- Historic Landscape Assessment data;
- The National Collection of Aerial Photography (NCAP);
- Geological data available online from the British Geological Survey;

- Historic maps held by the National Library of Scotland, the Highland Council Archives in Inverness, and/or landowners;
- Unpublished maps and plans held by the National Records of Scotland;
- LiDAR data freely available from the Scottish Remote Sensing Portal;
- Relevant internet resources, including Google Maps, Google Earth, Bing satellite imagery and PastMap;
- Readily available published sources and unpublished archaeological reports;
- The Existing Development's EIAR, and any baseline data contained within any other relevant planning application documentation (such as Leithenwater Wind Energy Hub EIAR);
- ZTV / cumulative ZTV; and
- Findings of other environmental topics where relevant (such as reference to LVIA visualisations where these are informative for cultural heritage assessment, or the results of peat depth, ground conditions, and/or noise and vibration studies).

Surveys

9.39 A field visit will be undertaken to record the Site's characteristics, any visible archaeology and geographical/geological features which may have a bearing on previous land use and archaeological survival, as well as those which may constrain subsequent archaeological investigation. Known heritage assets identified through DBA will be visited to record their location, extent and significance. Areas of proposed infrastructure where a potential direct impact could occur will be inspected for hitherto unknown heritage assets. The location and extent of all assets will be checked or recorded with handheld (i.e. navigation grade) GPS.

9.40 During the EIA process, where the Stage 1 Setting Assessment and Scoping responses identify the potential for a significant effect, the relevant affected heritage assets will be visited to define baseline conditions and identify key viewpoints.

Potential Significant Effects

9.41 To assess the effect of the Proposed Development upon cultural heritage, the significance of any effect is identified through comparison of the importance of each

heritage asset against the potential magnitude of change upon it.

9.42 Effects on cultural heritage can arise through direct physical effects, indirect physical effects, or effects on setting including cumulative effects, defined below.

Construction

9.43 Direct physical impacts describe those development activities that directly cause damage to the fabric of a heritage asset. Typically, these activities are related to construction works and will only occur within the Site.

9.44 The design of wind farms typically has scope for micro-siting to avoid direct physical impacts to archaeological remains during construction, and significant physical impacts upon heritage assets within the Site are therefore not anticipated.

9.45 The Existing Development is currently operating within the Site environment; however, it is expected to be decommissioned and restored prior to the construction of the Proposed Development. Therefore, for the purposes of the assessments of direct physical effects within the main infrastructure area, the baseline will be assumed to be a restored site. Given the absence of any known heritage assets within the main infrastructure area, the restored archaeological baseline will not be materially different from the current site conditions in terms of its limited archaeological potential.

9.46 The assessment of impacts upon currently unknown heritage assets ('archaeological potential') will be discussed in terms of the risk that a significant effect could occur. The level of risk depends on an assessed degree of archaeological potential combined with the nature and scale of disturbance associated with construction activities and may vary between high and none for different elements or activities associated with a development, or for the proposal as a whole.

9.47 Indirect physical impacts describe secondary processes, triggered by the proposal, that lead to the degradation or preservation of heritage assets. For example, changes to hydrology may affect archaeological preservation; or changes to the setting of a building may affect the viability of its current use and thus lead to dereliction.

Operation

9.48 An effect on the setting of a heritage asset occurs when the presence of a development changes its surroundings in such a way that it affects (positively or

negatively) the cultural significance of that asset. Visual effects are most commonly encountered but other environmental factors such as noise, light or air quality can be relevant in some cases. Effects may be encountered at all stages in the life cycle of a development from construction to decommissioning, but they are only likely to lead to significant effects during the operational phase of the proposal.

9.49 NatureScot pre-application guidance (2025) provides some high-level advice highlighting an approach to EIA involving alternative baseline scenarios: a 'comparative' baseline; and a 'restored' baseline. This recognises the mutual exclusivity of the Existing Development and the Proposed Development. The EIA Regulations also require consideration of "the current state of the environment", as well as its likely evolution in future.

9.50 Therefore, where cultural heritage effects assessed against the future baseline (i.e. assuming a decommissioned and restored Existing Development) are judged likely to be materially different to effects assessed against the current baseline (which includes the Existing Development), separate conclusions will be presented. Where there is unlikely to be any difference, this will be clearly stated.

9.51 Existing modern developments in the wider area, for example, buildings and any other operational wind energy developments, will be considered as part of the baseline environment.

Stage 1 Setting Assessment

9.52 As part of this Scoping Report, a Stage 1 Setting Assessment has been carried out and presented in full in **Appendix C**, with reference to a ZTV for the Proposed Development comprising nine turbines up to 230m tip height. This includes identification in relation to visibility of the Proposed Development in comparison with the Existing Development for information purposes, however the assessment assesses the potential impact of the Proposed Development on its own merits and is not a comparative assessment.

9.53 The purpose of this part of the Scoping Report is to propose and agree with consultees the heritage assets whose setting may be affected by the Proposed Development during the operational stage and will require further detailed assessment in the EIAR chapter.

9.54 Potential significant effects on the settings of heritage assets have been identified from an initial desk-based appraisal of data and the pre-application consultation with HES. The methodology adopted for the identification and assessment of potential effects on setting

followed the approach set out in MCHE: Setting (Historic Environment Scotland, 2020)⁶⁹ and the Environmental Impact Assessment Handbook (Ver 5, NatureScot & HES, 2018, Appendix 1)⁶⁸. The MCHE: Setting guidance sets out three stages in assessing the impact of development on the setting of a heritage asset or place as follows:

- *“Stage 1: Identify the historic assets that might be affected by a development;*
- *Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced; and*
- *Stage 3: evaluate the likely significant effect of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.”*

9.55 The Stage 1 Setting Assessment methodology has considered each heritage asset in the OSA in turn to identify heritage assets in the ZTV that have a wider landscape setting that contributes to their cultural significance and whether it is likely that cultural significance would be harmed by the Proposed Development.

9.56 Following Stage 1 Setting Assessment the seven designated heritage assets presented in **Table 9.1** are proposed for detailed assessment in the EIAR as it is considered there is a potential for their cultural significance to be affected by the Proposed Development (see **Figure 9.1**). At the request of HES through pre-application consultation, inventory gardens and designed landscapes will be assessed separately to listed buildings.

9.57 The remaining heritage assets in the Site and OSA are proposed to be scoped out of further detailed assessment at EIA stage as significant adverse effects are not anticipated. Proportionate assessment, reasoning and justification is provided in **Appendix C**.

9.58 Wireframes and photomontages will be used to consider and illustrate changes to views from key viewpoints as agreed with consultees. Photomontages involve overlaying computer-generated perspectives of the Proposed Development over photographs of the Site to illustrate how the views will change. These will be prepared in accordance with NatureScot (2017) guidance to provide a suite of visualisations for each viewpoint which includes a baseline photo of the existing environment (including the Existing Development). Both the Existing Development and Proposed Development will be shown for comparison in the wireframe views as part of the suite of visualisations. Other visible existing and proposed (cumulative) wind farms will also be shown on the wireframes. The recommendations of NatureScot pre-application guidance (2025) will also be followed in relation to visualisations for repowering proposals; this involves removing the existing turbines from photomontages and showing the Proposed Development only.

9.59 **Table 9.1** details the specific positions and nature of visualisations (photomontages/wireframes) proposed to support the detailed assessments in the EIA cultural heritage chapter.

Table 9.1: Heritage Assets proposed for detailed operational setting assessment in EIA and proposed supporting visualisations (see Figure 9.1)

Ref	Asset	Proposed EIA Supporting Visualisation(s)
LB 2037	Portmore House, Cat A Listed Building, 3.4km NW of nearest proposed turbine	CHVP1 Photomontage: View from 1st floor bedroom window of eastern elevation, overlooking Victorian sunken terraced gardens and towards easterly visibility splay through policy woodlands (325050, 648822). CHVP2 Photomontage: Revealed view of house entrance façade on driveway approach (325008, 648816). CHVP3 Photomontage: View from lawn to west of entrance façade (324980, 648869).
GDL 00318	Portmore Inventory Garden and Designed Landscape, 2.5km NW of nearest proposed turbine	CHVP4 Photomontage: View from greenhouse aligned with main axis through walled garden (325068, 648983). CHVP5 Photomontage: Southerly view across Victorian sunken terraced gardens (325075, 648849). CHVP6 Photomontage: Southerly view aligned with parterre long axis (325058, 648834).

⁶⁹ Historic Environment Scotland (2020) Managing Change in the Historic Environment: Setting. Historic Environment Scotland, Edinburgh.

Ref	Asset	Proposed EIA Supporting Visualisation(s)
		CHVP7 Photomontage: View from southern façade of house (325044, 648808). CHVP8 Photomontage: Raised platform at SW corner of house overlooking garden to south (325031, 648813). CHVP9 Photomontage: Ground-level view overlooking Victorian sunken terraced gardens and towards easterly visibility splay through policy woodlands (325062, 648824). CHVP10 Photomontage: Driveway approach, first view of house (324947, 648594).
LB 808	Arniston House, Cat A Listed Building, 12.1km NNE of nearest proposed turbine	CHVP11 Photomontage (if access is possible) or Wireframe: View of house on approach along main drive from north (332602, 659562). CHVP12 Photomontage (if access is possible) or Wireframe: Representative view from The Oak Room (332589, 659467) (Oak Room opens to porch leading to garden).
GDL 00029	Arniston Inventory Garden and Designed Landscape, 11.0km NNE of nearest proposed turbine	CHVP13 Photomontage (if access is possible) or Wireframe: View from the Wilderness (332573, 659261).
SM 2777	Dundreich, cairn Scheduled Monument, 1.5km NW of nearest proposed turbine	CHVP14 Wireframe: View from cairn (327464, 649091).
SM 3527	Jeffries Corse, cairn Scheduled Monument, 1.5km N of nearest proposed turbine	CHVP15 Wireframe: View from cairn (328127, 649539).
SM 731	Northshield Rings, fort, The Camps Scheduled Monument, 2.9km NW of nearest proposed turbine	CHVP16 Wireframe: View from fort (325724, 649329). CHVP17 Photomontage: View towards fort from Eddleston Water valley (324382, 650529).

Cumulative Impacts

9.60 Cumulative effects can relate to the physical fabric or setting of heritage assets and may arise as a result of impact interactions, either of different impacts of the proposal itself, or additive impacts resulting from incremental changes caused by the proposal together with other projects.

9.61 Direct physical cumulative impacts would usually be 'intra-project' related only, where different elements of the proposal infrastructure may physically impact upon different parts of the same heritage asset. Other cumulative schemes would be unlikely to physically impact upon heritage assets as these schemes do not share a red line boundary with the Proposed Development.

9.62 Cumulative schemes that are not yet built (i.e. consented, or at application stage, where sufficient information is known) are included in the cumulative assessment to fully consider potential impacts from schemes that are in the planning system/sites that are allocated in a Local Development Plan, but are not yet visible. Visualisations will be used to assess whether the impact magnitude assessed for the Proposed Development in isolation would increase when considered

in combination with these cumulative schemes, should they all be constructed.

9.63 The cumulative impact assessment assesses cases where an effect of minor significance or greater would occur upon a heritage asset, as identified through the EIA, as a result of the Proposed Development in isolation and where wind energy developments (consented or at application stage) also feature prominently within views of, or towards, heritage assets identified as affected by the Proposed Development, thus also have a potential to impact upon their cultural significance in combination with the Proposed Development. Cumulative developments will be included on visualisations from key viewpoints as agreed with consultees (proposed in **Table 9.1**, above) to inform the cumulative impact assessment.

Effects Scoped Out

9.64 Other than the seven designated heritage assets identified in **Table 9.1**, all other heritage assets in the OSA are proposed to be scoped out of further detailed setting assessment at EIA stage. Proportionate assessment reasoning and justification is provided in **Appendix C**.

9.65 Construction phase setting effects will be temporary and are not considered to be significant in EIA terms due

to their short duration, with no loss of cultural significance. Construction phase setting effects are therefore proposed to be scoped out of the assessment.

Approach to Mitigation

Construction

9.66 Any infrastructure associated with the Proposed Development will be designed to avoid identified heritage assets. Should any previously unknown heritage assets be noted during the desk-based assessment or field visit, any infrastructure associated with the Proposed Development (such as internal turbine access tracks) will take the presence of these heritage assets into account and aim to avoid them through design.

9.67 Precautionary measures to avoid accidental impacts may be employed such as fencing off heritage assets during construction works. Cultural heritage constraint areas will, where appropriate, be defined to include an appropriate buffer around known heritage assets. Proposed ground works in constraint areas may lead to physical impacts upon cultural heritage remains.

9.68 Whilst it is not possible to avoid unknown archaeological remains that may be within the Site at the design stage (i.e. 'archaeological potential'), the EIAR will identify mitigation measures to address any potential effects arising from impacts on below ground remains.

9.69 Adverse effects may be mitigated by an appropriate level of survey, excavation, recording, analysis and publication of the results, in accordance with a written scheme of investigation (NPF4 Policy 7(o) and PAN2/2011 sections 25-27).

Operation

9.70 Design will take into account any identified likely significant effects of the Proposed Development on the settings and cultural significance of any heritage assets identified through EIA.

9.71 For example, design will seek to ensure that the Proposed Development will not dominate heritage assets that were intentionally constructed historically to be prominent landscape features, and will seek to maintain key intentional sightlines between, to, from or across associated and contemporary monuments, or designed vistas. It is acknowledged that there are other factors which might form part of the setting of a heritage asset as outlined in MCHE: Setting (HES, 2020).

Questions for Consultees

Q9.1 Do consultees agree with the proposals for 'Effects Scoped Out' in this Scoping Report?

Q9.2 Are consultees content with the proposed Outer Study Area buffers presented in this Scoping Report?

Q9.3 Are there any other relevant consultees other than HES and the Councils who should be contacted with respect to the Cultural Heritage and Archaeology assessment?

Q9.4 The Zone of Theoretical Visibility (ZTV) for the Scoping layout used for the Stage 1 Setting Assessment in this Scoping Chapter has been provided as a digital shapefile as part of this submission. Do consultees wish to request any further digital datasets to be provided to aid their Scoping opinion?

Q9.5 Do consultees agree with the seven designated heritage assets proposed for operational stage detailed setting assessment in the EIAR following the Stage 1 Setting Assessment included in this Scoping report (**Table 9.1**), or would they wish to request any further specific heritage assets to be assessed?

Q9.6 Do consultees agree with the approach that where cultural heritage effects assessed against the future baseline (i.e. assuming a decommissioned and restored Existing Development) are judged likely to be materially different to effects assessed against the current baseline (which includes the Existing Development), that separate conclusions will be presented, or where there is unlikely to be any difference, this is clearly stated?

10: Chapter 10

Noise and Vibration

Introduction

10.1 This Section sets out the proposed approach to the assessment of likely significant effects of noise and vibration on nearby noise-sensitive receptors.

10.2 During construction, noise and vibration could arise from both onsite activities, such as construction of onsite access tracks, turbine foundations, the control building, substation and BESS infrastructure, and from the movement of construction related traffic along the access route, both onsite access tracks and travelling on public roads to and from the Proposed Development.

10.3 During their operation, windfarms have the potential to create noise effects through both aerodynamic noise and mechanical noise. Aerodynamic noise would be caused by the interaction of the turbine blades with the air. Mechanically generated noise would be caused by the operation of internal components, such as the gearbox and generator, which are housed within the nacelle of the turbine. However, modern wind turbine models are generally engineered to minimise the level of noise from these sources. Other infrastructure, such as electrical or mechanical plant associated with the BESS and substation would also represent a potential source of operational noise.

Existing Conditions

10.4 The Proposed Development is located in an area of generally low population density, however there are some isolated noise-sensitive dwellings located to the west and the south of the proposed turbines. No nearby dwellings were identified within 3km to the north and east of the proposed turbine area. The nearest identified property to the proposed substation compound is Tweeddaleburn Cottage, located approximately 500m north of the potential location of the proposed compound. The nearest settlements with a higher density of noise-sensitive receptors are Eddleston situated more than 3km from the Site and Peebles situated more than 6km from the Site.

10.5 For noise-sensitive receptors located closest to the Proposed Development, the ambient noise environment will be influenced by natural noise sources such as wind-disturbed vegetation, watercourses and birdsong, localised activities such as forestry or farming operations,

with a varying influence from operating wind turbines, such as those already operating (the Existing Development) within the Site of the Proposed Development. The noise environment in the higher density settlements will also be influenced by road traffic noise, particularly those to the west of the Proposed Development closer to the A703 and to the south nearer to the A72.

10.6 There are currently no other nearby operational wind farms that will also have an influence on the existing ambient noise environment. However, there is an application for the Leithenwater Wind Energy Hub currently in planning to the south of the Proposed Development which will be considered in the cumulative assessment.

Design Considerations

10.7 The wind turbine layout will be designed such that operational noise levels, including cumulative contributions from neighbouring sites, comply with the relevant noise limits at neighbouring noise-sensitive locations based on a representative turbine model.

10.8 Ancillary infrastructure, including the BESS, will also be reviewed in relation to the risk of significant effects associated with either construction noise or vibration.

Proposed Surveys and Assessment Methodologies

Guidance

10.9 Planning Advice Note (PAN1/2011)⁷⁰ provides general advice on the role of the planning system in preventing and limiting the adverse effects of noise without prejudicing investment in enterprise, development and transport. PAN1/2011 provides general advice on a range of noise-related planning matters, including references to noise associated with both construction activities and operational wind farms. In relation to operational noise from wind farms, paragraph 29 states that:

"There are two sources of noise from wind turbines - the mechanical noise from the turbines and the aerodynamic noise from the blades. Mechanical noise is related to engineering design. Aerodynamic noise varies with rotor design and wind speed, and is generally greatest at low speeds. Good acoustical design and siting of turbines is essential to minimise the potential to generate noise. Web based planning advice on renewable technologies for Onshore wind turbines provides advice on 'The Assessment and

⁷⁰ Scottish Government (2011) Planning Advice Note 1/2011: Planning & Noise

Rating of Noise from Wind Farms' (ETSU-R-97) published by the former Department of Trade and Industry [DTI] and the findings of the Salford University report into Aerodynamic Modulation of Wind Turbine Noise."

10.10 The Scottish Government's Onshore Wind Policy Statement 2022⁷¹ confirms that the recommendations of 'The Assessment and Rating of Noise from Wind Farms' (ETSU-R-97) (1997)⁷² "provides the framework for the measurement of wind turbine noise, and that all applicants are required to follow the framework and use it to assess and rate noise from wind energy developments". The UK Government Department for Energy Security and Net Zero published a replacement for ETSU-R-97 on 19th June 2026⁷³; the 'Assessment and Rating of Wind Turbine Noise' (ARWTN). The statement accompanying the release clarifies how this document is to be used and the guidance which it provides:

"It should be used by developers of onshore wind planning applications and planning authorities across the UK when making and considering wind turbine noise assessments. It provides technical guidance for assessing and controlling operational noise from wind turbines in the planning context. It provides guidelines for the control of wind turbine noise, such that wind farm neighbours receive a reasonable degree of protection without placing unreasonable restrictions on wind farm development."

10.11 The recommendations contained in ARWTN provide a robust basis for assessing the noise implications of a wind farm. Guidance on good practice on the application of ETSU-R-97 has been provided by the Institute of Acoustics (IOA Good Practice Guide or GPG)⁷⁴ which remains applicable to ARWTN as well. The IOA GPG was subsequently endorsed by the Scottish Government⁷⁵, as confirmed in the Onshore Wind Policy Statement 2022. ARWTN also references good practice guidance published by the IOA when completing an assessment, accordingly the IOA GPG will be referenced in the present assessment. The methodology of ARWTN and the IOA GPG has

therefore been adopted for the present assessment and is described in greater detail below.

10.12 PAN1/2011 and the Technical Advice Note accompanying PAN1/2011 provide further advice on construction noise and make reference in particular to British Standard BS 5228. Furthermore, the Control of Pollution Act 1974 provides different means for local authorities of controlling construction noise and vibration.

10.13 Operational noise from fixed plant other than wind turbines, such as that associated with the BESS and substation, will be assessed using BS 4142⁷⁶.

Proposed Study Area

10.14 The assessment will consider noise sensitive residential locations in the vicinity of the Proposed Development. Specifically, ARWTN states that noise levels would be considered acceptable, even in the absence of measured baseline data, if predicted noise levels (including cumulative contributions from all wind farms) do not exceed 35dB LA90.

10.15 Therefore, the Study Area for operational turbine noise will encompass dwellings where predicted cumulative levels approach or are likely to approach this 35dB LA90 threshold and also include properties located closer to the Site, provided the specific contribution of the Proposed Development turbines are not negligible relative to that of the other schemes considered.

10.16 The Study Area for operational noise associated with substation compound will also encompass dwellings located within 500m of the compound, likely including in particular Tweeddaleburn Cottage.

10.17 The Study Area for operational noise associated with the BESS compound will encompass dwellings located within 1km of the compound. Any associated noise effects will be assessed once sufficient detail is available and if the BESS location is relevant for noise.

10.18 The Study Area for the Proposed Development will therefore comprise some nearby properties located in the SBC and the MC local authority areas.

⁷¹ Scottish Government (2022) Onshore wind – policy statement 2022

⁷² The Working Group on Noise from Wind Turbines (1997) ETSU-R-97, the Assessment and Rating of Noise from Wind Farms, Final ETSU-R-97 Report for the Department of Trade & Industry

⁷³ Department for Energy Security and Net Zero (2026) Assessment and Rating of Wind Turbine Noise. Available at: <https://www.gov.uk/government/publications/assessment-and-rating-of-noise-from-wind-turbines-guidance> [Accessed: 18.09.2026]

⁷⁴ Cand, M., Davis, R., Jordan, C., Hayes, M. & Perkins, R. (2013) A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise. Institute of Acoustics.

⁷⁵ Scottish Government (2013) Letter from John Swinney MSP

⁷⁶ BSI (2019) BS 4142: 2014 + A1:2019: Methods for rating and assessing industrial and commercial sound

10.19 These dwellings will also be potentially affected by noise or vibration effects from the construction of the Proposed Development infrastructure. In addition, dwellings located along the Site access track and access roads will also be considered in relation to construction traffic.

Desk and Field Survey Method

10.20 For operational turbine noise, ARWTN requires the baseline environment within the Study Area to be characterised by measuring background noise levels as a function of site wind speed at the nearest neighbours (or, at a representative sample of the nearest neighbours). ARWTN also requires that any such measurements are not significantly influenced by existing operational turbines, to prevent unreasonable cumulative increases.

10.21 An initial review of the baseline data measured for the nearby Leithenwater Wind Energy Hub scheme currently in planning (and which are publicly available⁷⁷ in the EIA Report for this scheme), suggests that existing baseline levels will be sufficiently defined for the purposes of an assessment of operational wind turbine noise from the Proposed Development in accordance with ARWTN and best practice.

10.22 Specifically, baseline noise surveys for the Leithenwater Wind Energy Hub application were completed at two locations. The closest of the two properties surveyed (Burnhead Farmhouse) is 2km west of the Proposed Development. As part of the application for Leithenwater Wind Energy Hub, the measured levels were analysed in different wind directions, and this suggested that the Existing Development's turbines did not have any meaningful influence on the measured baseline levels. These locations are likely to be sufficiently representative of the nearest properties around the Proposed Development without the influence of existing turbine noise in line with the IOA GPG. Therefore, undertaking additional noise monitoring to assess the operational noise from the wind turbines is not considered to be necessary. Additionally, the noise environment at the relevant properties is unlikely to have substantially changed since the previous survey (in May to June 2023) was undertaken.

10.23 Two isolated residential properties, Longcote and Boreland Farm Cottage, are located approximately 2.4km and 2.7km west of the Proposed Development turbine area respectively. They are the two residential receptors in this direction, with the exception of the Burnhead Farmhouse (2km), Burnhead Cottage (2.3km) and Netherby (2.4km) property group. No other properties within this distance

from the Site turbine area were identified to the north-east. At these separation distances, cumulative noise levels are expected to be below 35dB LA90. The four properties, with the exception of Burnhead Farmhouse, are therefore likely to be outside the noise assessment study area.

10.24 The potential implication of wind shear effects due to the heights of the turbines to be considered for the Proposed Development will be taken into account in line with best practice. The relevant wind speed references used for the historical baseline surveys will be reviewed, with the application of correction factors where necessary, based on available meteorological data if relevant.

10.25 Existing baseline data from the Leithenwater Wind Energy Hub scheme is also considered sufficiently representative of the nearest properties such as Tweeddaleburn Cottage to the north of the Proposed Development, located closer to the proposed substation compound and grid route. Undertaking additional noise monitoring at Tweeddaleburn Cottage is therefore not considered to be necessary, accounting for the similarities between this isolated property and the existing baseline survey locations.

10.26 The approach to the derivation of baseline background noise levels, relevant noise limits and criteria will be discussed in consultation with the Environmental Health Departments of SBC and MC. The assessment methodology, in particular with regards to cumulative effects, will also be discussed.

Assessment Method

10.27 The methodology for the assessment of operational noise from windfarms in Scotland recommended in planning guidance is that documented in ARWTN. In summary, the assessment shall:

- Identify the nearest noise sensitive receptors;
- Determine the quiet day-time and night-time noise limits derived from background noise levels at the nearest neighbours (see above);
- Specify the type and noise emission characteristics of the wind turbines proposed for the Site;
- Calculate noise immission levels which will be due to the operation of the wind turbines as a function of Site wind speed at the nearest neighbours, including the cumulative effect of all acoustically relevant wind

⁷⁷ Leithenwater Wind Energy Hub EIA, SBC application ref. 24/00512/S36, 2024

turbines and consideration of the phased approach to the Proposed Development; and

- Compare the calculated windfarm noise immission levels with the derived noise limits.

10.28 The good practice guidance referenced above (IOA GPG) will be taken into account, including advice on baseline survey data, wind shear and noise prediction methodology.

10.29 The calculated windfarm noise immission levels will be compared with the noise limits derived in accordance with ARWTN. These limits, for each noise-sensitive receptor, apply to the total noise produced by all windfarms. Therefore, potential cumulative operational noise levels, including existing, consented and application wind turbines in the area, will be assessed relative to these limits, excluding the Existing Development which will be assumed to be decommissioned. Based on previous experience, windfarm proposals located more than 5km from the Proposed Development are unlikely to represent an acoustically relevant contribution to cumulative noise levels. It is proposed to discount the cumulative effects of smaller single turbine schemes in the area, with a capacity of less than 50kW, as their effect tends to be localised and unlikely to result in significant cumulative noise effects.

10.30 When considering neighbouring cumulative windfarm noise, the potential noise emissions from adjacent windfarms will be considered by examining the level of noise immission allowed under the respective consent for each of the windfarms, in line with current best practice (see guidance referenced above).

10.31 The applicable noise limits for the Proposed Development wind turbines will be considered in detail based on a review of potential cumulative noise, in consultation with the Environmental Health Departments of SBC and MC as required.

10.32 If the proposed ancillary infrastructure is located at a substantial distance from noise-sensitive receptors, e.g. one kilometre or more, it may be possible to conclude that the associated operational noise effects are likely to be negligible based on experience of similar developments. If not, a more detailed study in line with BS 4142 will be undertaken at the nearest receptors, likely to be Tweeddaleburn Cottage for the substation, based on representative noise data for the electrical/mechanical plant units which may be installed, on a worst-case basis. The predicted levels at neighbouring receptors will be assessed relative to the representative existing baseline noise levels at the relevant receptor(s), accounting for the potential character of the noise, in accordance with

BS 4142. The greater the difference between predicted operational noise levels and background noise levels, the greater the effect, subject to also accounting for several contextual factors. As part of the contextual analysis, it is relevant to consider the absolute noise levels which, if sufficiently low, may be considered acceptable regardless of background noise levels.

10.33 In assessing the effect of noise and vibration from the construction activities, it is usual to accept that the associated works are of a temporary nature. The Existing Development site will be fully decommissioned prior to commencing construction of the Proposed Development.

10.34 The assessment of potential effects due to noise emissions during construction will be undertaken in accordance with the BS 5228 British Standard guidance 'Code of practice for noise and vibration control on construction and open sites'. Predictions of construction noise will be made referencing typical activity emission levels and likely variations in noise levels at surrounding receiver locations, using the methodology set out in BS 5228 Part 1. This standard is referenced in Technical Advice Note to PAN 1/2011: Planning and Noise and can be used to predict noise levels associated with the different construction activities used throughout the construction programme. Part 2 of the BS5228 standard considers construction vibration, and this will also be referenced.

10.35 Any blasting if used for rock extraction at borrow pits may also create vibration and air overpressure which may require assessment. This will be appropriately considered once borrow pit locations have been confirmed and the requirement or otherwise for blasting is better understood.

10.36 Consideration will also be given to the potential effects of construction traffic on sensitive receptors in the area. Depending upon the outcome of the assessment of traffic (see **Chapter 11: Traffic and Transport**), the effects of traffic along the access route will be assessed on the basis of the methodology within BS 5228-1, and the 'Calculation of Road Traffic Noise', where appropriate.

10.37 The assessment of the temporary effects of construction noise is primarily aimed at understanding the need for dedicated management measures and, if so, the types of measures that are required. In this respect, relevant working practices, traffic routes, and proposed working hours will be considered in the assessment.

10.38 The assessment of construction noise and vibration will identify if and when predicted noise levels may be above standard guideline limits, taking into account the rural character of the area. For construction traffic, the criteria set out in the Design Manual for Roads and Bridges

(DMRB) (2011)⁷⁸ and assessment methodology in the Calculation of Road Traffic Noise (CRTN) (1988)⁷⁹ will also be referenced. Construction noise management procedures will also be determined.

10.39 All residential properties will be considered to be of high sensitivity to noise. Other receptors such as commercial, industrial, or agriculture properties are of low sensitivity and will not have significant effects even with high impact magnitude, as such these are not considered in the assessment.

Potential Significant Effects

Potential Significant Effects during Construction

10.40 Noise and vibration associated with the construction activities and associated traffic and blasting activities.

Potential Significant Effects during Operation

10.41 Noise during operation of the Proposed Development from wind turbines, the substation and the BESS equipment.

10.42 Cumulative wind turbine noise during operation with other nearby windfarms.

Effects Scoped Out

10.43 ARWTN explains that infrasound, vibration or low frequency noise from modern wind turbines do not require specific consideration. These aspects are therefore scoped out and not considered further in this assessment.

10.44 Maintenance activities during operation will be associated with sporadic works and limited traffic of light vehicles, and the associated noise and vibration effects will be negligible and do not require further consideration.

10.45 It is recognised that vibration resulting from the operation of wind farms is imperceptible even at short distances of 25m or more from a turbine, and separation distances from all receptors to the proposed turbines are well in excess of this. It is therefore proposed to scope out the assessment of vibration produced during the operation of the proposed Development.

10.46 Future decommissioning of the Proposed Development is expected to involve activities broadly similar to those undertaken during its construction. The

potential noise and vibration effects would therefore be comparable to, and no greater than, those assessed for the construction phase. A separate assessment of future decommissioning is therefore proposed to be scoped out of the EIA.

10.47 The Design Manual for Roads and Bridges (DMRB)⁸⁰ advises that significant vibration impacts from traffic using the road network is unlikely and references BS 5228-2 (British Standards Institute, 2014) which does not consider vibration from vehicle movements as a notable source. Whilst occasional momentary vibration can arise when heavy vehicles pass dwellings at very short separation distances (i.e. 10m or less), this is not sufficient to constitute a risk of significant effects and therefore vibration impacts associated with road traffic during all phases of the Proposed Development are proposed to be scoped out.

Approach to Mitigation

10.48 Mitigation of operational noise will be achieved through the design and operation (i.e. use of turbine reduced noise modes in certain conditions) of the Proposed Development, such that the relevant ARWTN noise limits can be achieved at the surrounding properties with commercially available wind turbines, taking into account the noise emissions from other wind farms in the area.

10.49 If there is a potential for significant noise from non-turbine infrastructure associated with the Proposed Development, engineering and design control measures will be outlined.

10.50 Regarding construction noise, relevant working practices, traffic routes, management procedures and proposed working hours will be set out within a CEMP.

Questions for Consultees

Q10.1 Are the consultees happy with the suggested approach for the noise assessment, including elements scoped in and out?

Q10.2 Do the consultees have any concerns regarding the use of historical background noise data as the basis for the operational noise assessment?

⁷⁸ The Highways Agency and Transport Scotland (2011) Design Manual for Roads and Bridges (DMRB), Vol. 11 Section 3, Part 7, Rev. 1

⁷⁹ Department of Transport (1988) Calculation of Road Traffic Noise (CRTN)

⁸⁰ The Highways Agency, Transport Scotland, Welsh Government and the Department for Infrastructure (Northern Ireland) (2020) Design Manual for Roads and Bridges (DMRB). Available at: <https://www.standardsforhighways.co.uk/dmrbs>

11: Chapter 11

Traffic and Transport

Introduction

11.1 This chapter sets out the proposed approach to the assessment of likely significant effects of transport and access impacts that may arise from the construction of the Proposed Development, the significance of these effects and what suitable mitigation can be put in place to avoid, minimise or offset any adverse impacts.

11.2 The Traffic and Transport EIAR Chapter will be supported by a Transport Assessment (TA) report, Abnormal Route Survey and technical figures.

11.3 The key issues for the assessment will be:

- The temporary change in traffic flows and the resultant, temporary effects on the study area public road network and core paths during the construction phase;
- The physical mitigation associated with the delivery of abnormal indivisible loads (AILs);
- The design of new and improved access infrastructure; and
- The consideration of appropriate and practical mitigation measures to avoid, minimise or offset any significant temporary effects.

11.4 The effects of these will be examined in detail within the EIA.

Study Area

11.5 The proposed Study Area will comprise the public road network that will be used for import of raw materials, construction staff commuting and the proposed AIL route to the Site. The Study Area is therefore proposed to include:

- A7 between the A720 and Stow;
- B7007 between the A7 and its junction with the B709;
- B709 from its junction with the B7007 and the A72; and
- A72 between Peebles and Clovenfords.

11.6 Locally sourced material or materials won onsite will be used wherever feasible and traffic will avoid impacting on local communities as far as possible.

11.7 Access to the Site will be taken from the B709 in the vicinity of Leithen Lodge via one of two access options: the junction used to access the Existing Development, or via a new junction approximately 500m north along the B709. The existing junction would be upgraded as necessary to accommodate the proposed AILs and general construction traffic. AIL and the majority of bulk material deliveries will be made via the B709, B7007 and A7.

11.8 A detailed Route Survey Report (RSR) will accompany the application and will set out the mitigation measures required on the route for AIL access and the proposed access junction arrangement.

Existing Conditions

11.9 A review of the road network within the proposed Study Area is detailed below.

11.10 Within the Study Area, the A7 is a single carriageway road which varies in width and is mainly subject to the national speed limit (60 miles per hour (mph)) outwith settlements. The speed limit is reduced and signposted when travelling through more built-up areas such as Newtongrange and Gorebridge. The A7 runs between Edinburgh, Scotland and Carlisle, England. In Scotland, to the south of Melrose, the A7 forms part of the trunk road network and is maintained by Transport Scotland while within the Study Area the A7 forms part of the local road network and is maintained by MC and SBC.

11.11 The B7007 comprises a single carriageway road, approximately 5.8m in width, which is subject to the national speed limit (60mph). The B7007 is maintained by MC and SBC.

11.12 The B709 comprises a single carriageway road, of varying widths, ranging from approximately 5.8m in width from its junction with the B7007 for a distance of 4 kilometres (km), before narrowing to approximately 5m through to the junction with Leithen Lodge. The road runs between the A72 at Innerleithen in the south to the A7 in the north. The road is subject to the national speed limit (60mph) for the most part, however when passing through settlements such as Heriot or on approach to Innerleithen, this reduces to 20 or 30mph. The B709 is maintained by SBC within the Study Area.

11.13 Within the Study Area, the A72 is a single carriageway road which varies in width and is mainly subject to the national speed limit (60mph) outwith settlements. The speed limit is reduced and signposted

LUC | 64

when travelling through more built-up areas such as Peebles, Innerleithen, Walkerburn and Clovenfords where it reduces to 20mph. The A72 runs between Hamilton in the west and Galashiels in the east and is maintained by the SBC within the Study Area.

11.14 There are no Core Paths within the main infrastructure area, where turbines will be located. One Public Right of Way (PRoW) (BT55) and one Scottish Hill Track (Route number 40: Peebles to Innerleithen by Leithen Water (HT727) are present within the wider Site. In addition, the Tweed Cycleway follows sections of the B709 and B7007 but does not form part of the National Cycle Network (NCN) map.

11.15 The Existing Development will be decommissioned and reinstated as part of the existing planning approvals. It is assumed that no construction works for the Proposed Development will commence until the existing Site has been reinstated. As such, the decommissioning phase of the Existing Development will not coincide with construction works for the Proposed Development and no consideration of the traffic associated with the Existing Development is required.

11.16 A site visit will be undertaken as part of the AIL route survey. This will also review general road infrastructure and other relevant points on both the local and trunk road networks, to assess the existing conditions and to inform the assessment.

Policy and Guidance

11.17 The following policy and guidance documents will be used to inform the EIA:

- The Institute of Sustainability and Environmental Professionals (ISEP) (formerly Institution of Environmental Management and Assessment (IEMA)) 'Guidelines for Environmental Impact Assessment' (2005);
- Institute of Environmental Assessment, Guidelines for the Environmental Assessment of Road Traffic (1993);
- ISEP, Environmental Assessment of Traffic and Movement (2023);
- Highways England, Transport Scotland, Welsh Government & Department for Infrastructure, LA104, Environmental assessment and monitoring, the Design Manual for Roads and Bridges (DMRB) (2020);
- Table 2.2 of Volume 11, Section 2, Part 5 of the DMRB (2008);
- DMRB, Volume 15, Part 5 "The NES Manual" (2013);
- National Planning Framework 4 (NPF4) (2023);
- Ministry of Housing, Communities and Local Government (MHCLG), Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2018 to 2021), Travel Plans, Transport Assessments and Statements (2014);
- Transport Scotland (TS), Transport Assessment Guidance (2012);
- Scottish Borders Renewable Energy Supplementary Planning Guidance (2018);
- SEStran Regional Transport Strategy (Southeast of Scotland Partnership, 2023);
- SBC Local Development Plan 2 (2024); and
- MC Local Development Plan (2017).

Design Considerations

11.18 An appropriate access junction will be provided to cater for general construction traffic, AIL deliveries and ongoing operational access to the Proposed Development. The junction will be described in the EIAR, and an indicative layout plan of the junction will be provided, showing appropriate visibility splays.

11.19 AILs associated with the turbine will be examined in the RSR. Swept path assessments and traffic management requirements necessary for the safe and efficient delivery of the loads will also be detailed in the RSR.

Proposed Surveys and Assessment Methodologies

11.20 New automatic traffic count surveys will be undertaken for one week to record classified traffic data for a neutral month at the following locations to inform the baseline review:

- B709 at the proposed Site access junction location;
- B7007 between the A7 and B709; and
- A72 in Innerleithen.

11.21 Department for Transport (DfT) database and Traffic Scotland traffic counts will also be used to provide further wider area data.

11.22 Three years of traffic accident data will be collected using the online resource crashmap.co.uk for the B7007 and B709 to inform the baseline review.

11.23 Online sources such as the NCN Route map and Ordnance Survey maps will be used to obtain details of the sustainable travel network.

11.24 The Environmental Assessment of Traffic and Movement (ISEP 2023) sets out a methodology for assessing potentially significant environmental effects associated with traffic and transport. In accordance with this guidance, the scope of assessment will focus on:

- Potential impacts (of changes in traffic flows) on local roads and the users of those roads; and
- Potential impacts (of changes in traffic flows) on land uses and environmental resources fronting these roads, including the relevant occupiers and users.

11.25 The following rules taken from the guidance will be used as a screening process to define the scale and extent of the assessment:

- Rule 1 – Include highway links where traffic flows will increase by more than 30% (or where the number of heavy goods vehicles (HGVs) is predicted to increase by more than 30%).
- Rule 2 – Include any other specifically sensitive areas where total traffic flows are predicted to increase by 10% or more.

11.26 Increases below these thresholds are generally considered to be insignificant given that daily variations in background traffic flow may fluctuate by this amount. Changes in traffic flow below this level predicted as a consequence of the Proposed Development will therefore be assumed to result in no discernible environmental impact, and as such no further consideration will be given to the associated environment effects.

11.27 The estimated traffic generation of the Proposed Development will be compared with future baseline traffic flows for each road link in the Study Area in order to determine the percentage increase in traffic. The future baseline traffic flows will take into account National Road Traffic Forecasts (NRTF) Low Growth factors, which will be applied to the anticipated construction year.

11.28 Potentially significant environmental effects will then be assessed in detail for identified sensitive receptors within the Study Area where the thresholds defined above are exceeded. The significance of effects will be determined via a combination of a defined set of sensitivity and magnitude criteria in accordance with The Environmental Assessment of Traffic and Movement guidance. Suitable mitigation measures will be proposed, where appropriate.

11.29 Committed development traffic, i.e. those developments with planning consent, will be included in baseline traffic flows, where traffic data for these schemes is considered significant (i.e. schemes that have a 30% traffic increase on the network) and is publicly available.

11.30 Developments that are proposed or at Scoping will not be included, as the MHCLG 2014 guidance from the UK Government advises that only those projects with extant planning permission or local development plan allocations within an adopted or approved plan require to be included in any assessment. Those projects in Scoping or at the application stage should not be included in cumulative assessments as they have yet to be determined, and when considering traffic impacts specifically in relation to the construction phase of a project, the potential traffic impact is highly speculative and as such, cannot be included in the assessment.

11.31 It is not anticipated that a formal TA will be required as these are not generally considered necessary for temporary construction works. A reduced scope TA is therefore proposed.

11.32 Each turbine is likely to require between 11 and 14 AILs to deliver the components to the Site (depending on the final turbine selection). The components will be delivered on extendable trailers which will then be retracted to the size of a standard HGV for the return journey.

11.33 Detailed swept path analyses will be undertaken for the main constraint points on the route from the Port of Entry (PoE) through to the Site access junction to demonstrate that the turbine components can be delivered to Site, and to identify any temporary road works which may be necessary. The findings will be set out in the RSR.

Potential Significant Effects

11.34 The key issues for consideration as part of the assessment will be:

- The temporary change in traffic flows and the resultant, temporary effects on the Study Area road

network (including Core paths) during the construction phase;

- The physical mitigation associated with the delivery of AILs;
- The design of new access infrastructure; and
- The consideration of appropriate and practical mitigation measures to avoid, minimise or offset any temporary effects.

Potential Effects Scoped into the Assessment

11.35 Potential effects that may arise from increased traffic for users of the roads within the study area and those residents along the delivery routes include:

- Severance;
- Driver delay;
- Pedestrian delay;
- Non-motorised user amenity;
- Fear and intimidation; and
- Road safety.

11.36 The effects on identified sensitive receptors within the Study Area will be reviewed during the construction phase, with a peak construction period assessment undertaken. This will review the maximum impact and present a robust assessment of the effects of construction traffic on the local and trunk road networks.

Potential Effects Scoped Out of the Assessment

11.37 Once operational, it is envisaged that the level of traffic associated with the Proposed Development will be minimal. Regular monthly or weekly visits will be made to the Site for maintenance checks. The vehicles used for these visits are likely to be 4x4 vehicles and there may also be the occasional need for an HGV to access the Site for specific maintenance and/or repairs. It is considered that the effects of operational traffic will be negligible and; therefore, no detailed assessment of the operational phase of the Proposed Development is proposed.

11.38 The traffic generation levels associated with the decommissioning phase of the Proposed Development will be less than those associated with the construction phase as some elements such as access tracks may be left in place on the Site. As such, the construction phase is considered the worst-case assessment to review the impact on the Study Area. An assessment of the decommissioning phase

of the Proposed Development will therefore not be undertaken, although a commitment to reviewing the impact of this phase will be made immediately prior to decommissioning works proceeding.

Approach to Mitigation

11.39 Standard mitigation measures that are likely to be included in the assessment are:

- Production of an outline Construction Traffic Management Plan (CTMP);
- The design of suitable access arrangements with full consideration given to the road safety of all road users;
- A Staff Travel Plan; and
- A Framework AIL Transport Management Plan.

11.40 Additional mitigation will be included should the assessment identify significant effects following the application of the above standard mitigation measures.

11.41 Project specific physical improvements, identified through experience of other schemes in the surrounding area, are expected to include:

- Section 96 Agreement of the Roads (Scotland) Act to protect the public road against abnormal wear and tear; and
- Enhanced temporary construction warning and direction signage.

11.42 Details of these measures will be detailed in the TA and Chapter.

Consultee List

11.43 It is proposed that the following stakeholders will be consulted in relation the assessment:

- SBC as local roads authority;
- MC as neighbouring local roads authority;
- Transport Scotland as trunk roads agency; and
- Structures owners/operators along the Site access route via the Electronic Service Delivery for Abnormal Loads (ESDAL) consultation undertaken as part of the AIL assessment.

Questions for Consultees

Q11.1 That the proposed methodology is acceptable?

Q11.2 That the methods proposed for obtaining traffic flow data are acceptable?

Q11.3 That the use of Low National Road Traffic Forecasts (NRTF) is acceptable for the whole of the study?

Q11.4 What committed development schemes should be included in the cumulative assessment?

12: Chapter 12

Other Issues

Introduction

12.1 It is proposed that a single EIAR chapter will be prepared to draw together the assessments of the Proposed Development on other topics that are not covered within the other technical chapters of the EIAR, or alternatively, to explain why these topics have been scoped out.

12.2 It is anticipated that this chapter will include discussion of the following issues:

- Aviation and defence;
- Telecommunications;
- Shadow Flicker;
- Population and Human Health;
- Major Accidents and Disasters; and
- Climate Change including Carbon Balance.

12.3 Predicted effects for these topics will be determined through a standard method of assessment based on professional judgement. Where a 'significant effect' is identified, this will be considered as significant in the context of the EIA regulations.

Aviation and Defence

Overview

12.4 Wind turbines have the potential to affect civil and military aviation and meteorological forecasting. This section of the Scoping Report covers the methodology that will be used to undertake the aviation and radar assessment, lists the references and describes the baseline condition, consultation requirements and mitigation to be applied if required.

Legislation, Policy and Guidance

12.5 There are a number of aviation publications relevant to the interaction of turbines and aviation containing guidance and legislation, which cover the complete spectrum of aviation activity in the UK including:

- Civil Aviation Authority (2025) Policy and Guidelines on Wind Turbines Edition 7 CAP764 CAA;

- Civil Aviation Authority (2022) Licensing of Aerodromes, Version 12 CAP 168 CAA;
- Civil Aviation Authority (2021) ATS Safety Requirements Version CAP 670 CAA;
- Civil Aviation Authority (2021) UK Flight Information Services, Ed 4 CAP 774 CAA;
- Civil Aviation Authority (2020) Safeguarding of Aerodromes Version 3 CAP738 CAA;
- Civil Aviation Authority (2010) Safe Operating Practices at Unlicensed Aerodromes Ed 1 CAP 793 CAA;
- Civil Aviation Authority (2025) Manual of Air Traffic Services Part 1 Ed 12.0 CAP 493 CAA;
- Civil Aviation Authority (2020) Parachuting Ed 5 CAP660 CAA;
- Ministry of Defence (2022) Military Aviation Authority Regulatory Article 2330 (Low Flying) MOD; and
- Civil Aviation Authority (2017) CAA Policy Statement: Lighting of Onshore Wind Turbine Generators in the United Kingdom with a maximum blade tip height at or in excess of 150m Above Ground Level CAA.

Study Area

12.6 The assessment of effects of the proposed turbines will be based upon the guidance contained in CAP 764 CAA. Consultation criteria for aviation stakeholders are defined in Chapter 4 of the guidance. These distances inform the size of the study area and include:

- Airfield with a surveillance radar – 30km.
- Non radar licensed aerodrome with a runway of more than 1.1km – 17km.
- Non radar licensed aerodrome with a runway of less than 1.1km – 5km.
- Licensed aerodromes where the turbines would lie within airspace coincidental with any published Instrument Flight Procedure (IFP).
- Unlicensed aerodromes with runways of more than 800m – 4km.
- Unlicensed aerodromes with runways of less than 800m – 3km.
- Gliding sites – 10km.

- Other aviation activity such as parachute sites and microlight sites within 3km – in such instances developers are referred to appropriate organisations.

12.7 CAP 764 further states that these distances are for guidance purposes only and do not represent ranges beyond which all wind turbine developments will be approved or within which they will always be objected to. These distances are intended as a prompt for further discussion between developers and aviation stakeholders and will be reported upon in the EIAR. For example, Glasgow and Edinburgh Airports have stated a requirement to be consulted in relation to wind farms out to 40km or more if there is the potential to affect their operations or Instrument Flight Procedures.

12.8 It is necessary to take into account the aviation and air defence activities of the Ministry of Defence (MOD) as safeguarded by the Defence Infrastructure Organisation (DIO). The types of issues that are routinely addressed in the EIAR include:

- MOD Airfields, both radar and non-radar equipped;
- MOD Air Defence Radars;
- UK Met Office Meteorological Radars; and
- Military Low Flying.

12.9 It is necessary to take into account the possible effects of turbines upon the National Air Traffic Services En Route Ltd (NERL) communications, navigation and surveillance (CNS) systems – a network of primary and secondary radars and navigation facilities around the country.

12.10 As well as examining the technical impact of turbines on Air Traffic Control (ATC) facilities, it is also necessary to consider the physical safeguarding of ATC operations using the criteria laid down in CAP 168 Licensing of Aerodromes to determine whether the Proposed Development will breach obstacle clearance criteria. This will also be reported on in the EIAR, but initial surveys show there are no physical safeguarding issues associated with the Proposed Development.

Data Sources

12.11 Data sources include CAA 1:250K and 1:500K aviation charts, the NATS Aeronautical Information Publication database and WPAC databases.

Methodology

12.12 The radar calculation results referred to in this section of the Scoping Report were produced using specialist propagation prediction software (RView Version 5). Developed over a number of years, it has been designed and refined specifically for the task. RView will be used to identify potential aviation effects of the Proposed Development as its design evolves. The results will then be used as a basis for consultation and liaison with relevant aviation bodies, as detailed below.

Baseline Characterisation

12.13 The Proposed Development is located 30km to the south-east of Edinburgh Airport and over 80km to the south-east of Glasgow Airport. The Site is under the Edinburgh Control Area (CTA), Class D Regulated Airspace controlled by the airport, which extends upwards from 3500ft AMSL (Above Mean Sea Level) to 6000ft AMSL. There is additional controlled airspace above the CTA known as the Scottish Terminal Area (TMA), also Class D regulated airspace controlled by NATS En Route Ltd (NERL) from the Scottish Area Control Centre at Prestwick. In military terms, the Proposed Development is to the north of and outwith the RAF Spadeadam danger and exercise areas.

Baseline Conditions

Radar Equipped Licensed Aerodromes

12.14 Edinburgh Airport – the Proposed Development is approximately 30km to the south-east of Edinburgh Airport. Initial radar modelling shows that the turbines will all be screened by terrain from both the main primary surveillance radar (PSR) and the Terma Scanter 4002 wind farm mitigation radar. The location is in the area within which the airport may require an assessment of the impact on the published instrument flight procedures. The Applicant will consult with Edinburgh Airport and provide radar modelling results as required when the Site layout is finalised and report the outcome in the aviation chapter of the EIAR. The Applicant will also liaise with the airport to arrange any instrument flight procedure assessments as required. The Proposed Development is beyond the distance within which any physical safeguarding assessment is required.

12.15 Glasgow Airport – the Proposed Development is approximately 80km to the south-east of the airport; and located within the Edinburgh Control Area and outside the Glasgow Control Zone and Area. Initial radar modelling indicates that all the turbines will be visible to the main PSR at Glasgow and to the Terma Scanter 4002 wind farm

mitigation radar located on the airport. However, the Proposed Development is beyond the published consultation distance and mitigation is not required.

Non-radar Equipped Licensed Aerodromes

12.16 There are no non-radar licensed aerodromes within consultation distance, and this issue can be scoped out of the EIA.

Unlicensed Aerodromes

12.17 There are no unlicensed aerodromes within consultation distance or marked on aviation charts and this issue can be scoped out of the EIA.

MOD Air Traffic Control (ATC) Radar

12.18 The closest MOD ATC radar is at RAF Spadeadam, Dead Water Fell, over 60km to the south of the Site. Initial radar modelling has confirmed that all of the turbines will be in view of the radar, however, in common with other wind farm developments in the area, it is considered that as the Proposed Development is well to the north of the Spadeadam main operating area the Proposed Development is therefore unlikely to have any significant impact on military operations and training. It is also the case that the existing operational wind farm is visible to the Dead Water Fell Radar. Following this Scoping process, the MOD will be re-consulted once the Site layout is finalised and reported in the EIAR.

MOD Air Defence (AD) Radar

12.19 The closest AD radar is at Brizlee Wood near Alnwick. Radar modelling has been undertaken which shows there is no radar line of sight below 500m above ground level (AGL) over the Site. This will be confirmed by additional radar modelling of the finalised turbine layout and reported in the EIAR.

MOD Low Flying

12.20 The Proposed Development is located in an area designated 'Blue' on the MOD wind farm consultation charts. It is therefore unlikely that there will be significant effects on MOD low flying; this will be confirmed by the MOD and reported in the EIAR. It is likely the MOD will require the turbines to have infra-red lighting installed, this will be reported on in the aviation lighting and mitigation technical appendix to the EIAR.

UK Met Office Weather/Rainfall Radars

12.21 The Met Office safeguards its network of radars using a European methodology known as OPERA (Operational Programme for the Exchange of Weather Radar Information). In general, they will object to any

proposed turbine within 5km in line of sight and will examine the impact of any turbines within 20km. Where a site is within 20km, the Met Office will undertake an operational assessment based on three main criteria, having determined if there is a technical effect on the radar. The factors they will consider include:

- Proximity to airports;
- River catchment response times; and
- Population density.

12.22 The closest Met Office radar is at Holehead, north of Glasgow and over 75km to the north-west of the Proposed Development and beyond safeguarding distance. There will be no effect on Met Office radars, and this issue is proposed to be scoped out of the EIA.

NATS En Route Radars (NERL)

12.23 An initial assessment has been conducted to determine any effect of the Proposed Development on NERL communications, navigation and surveillance (CNS) infrastructure. The closest long-range radar in the system is at Lowther Hill. Initial radar modelling shows that all of the proposed turbines will be visible to the radar and mitigation is likely to be required. The next closest radar is at Great Dun Fell. Initial radar modelling shows that Turbines 1 to 6 will be visible to the radar. Mitigation will be available through the use of another radar used in this area as part of the network of coverage and included within the NATS multi radar tracking system (MRT), which includes the unaffected Terma radar at Edinburgh. The Applicant will consult with NERL once the turbine layout has been finalised and the outcome reported in the EIAR.

Eskdalemuir Seismic Array

12.24 The Proposed Development is approximately 40km from the Eskdalemuir Seismic Array and therefore within the 50km safeguarding distance for wind turbines. The MOD will be consulted in relation to the array and this issue will be reported in the EIAR.

Approach to Mitigation

Aviation Obstruction Lighting

12.25 A wind farm with tip heights in excess of 150m needs to be illuminated at the hub of selected turbines with medium intensity red aviation obstruction lighting. The Applicant will design a lighting layout which minimises the number of lit turbines whilst fulfilling flight safety requirements and gain approval for the lighting layout from the CAA. This will be reported in the EIAR within a technical appendix to describe the effect of aviation lighting on the

environment and to inform the LVIA in accordance with the latest NatureScot Guidelines issued in November 2024⁸¹. It will also present the mitigation techniques available taking into account the extant legislation and guidance contained within CAA CAP 764. This issue will be reported in the EIAR.

12.26 An infra-red lighting layout to fulfil MOD requirements will also be designed and approval obtained from the MOD and reported in the EIAR.

Radar Mitigation

12.27 Once NERL have undertaken their assessment, the Applicant will engage with NERL to agree a mitigation methodology.

Potential Effects Scoped In

12.28 Based on the baseline information presented above and initial modelling, the effects to be scoped into the EIA include:

- Edinburgh Airport ATC radars and safeguarding;
- NERL CNS impacts;
- MOD ATC and AD radars; and
- Military Low Flying.

Potential Effects Scoped Out

12.29 Based on the baseline information presented above and initial modelling, the effects to be scoped out of further assessment include:

- Effects on CAA non-radar equipped airfield;
- Effects on unlicensed aerodromes; and
- Effects on Met Office radars.

Telecommunications

12.30 Wind turbines can cause electromagnetic interference through physical and electrical interference. Physical interference can cut across electromagnetic signals resulting in a 'ghosting' effect which largely affects television signals and radar. Electrical interference arises as a result of the operation of the generator within the nacelle of the turbine and can also affect communication equipment in proximity to the turbines. Where possible, any potential effects on radio-communication links and

television will be mitigated at the turbine layout design stage through the use of exclusion zones around the link paths.

12.31 The Office of Communications (Ofcom) is responsible for the licensing of two-way radio transmitters and holds a register of most microwave links. As not all microwave links are publicly recorded, relevant telecommunications operators have been consulted regarding the potential for the Proposed Development to cause electromagnetic interference. The outcomes of this consultation, including any mitigation measures identified, are summarised in **Table 12.1**. Subject to the turbine layout avoiding identified microwave link paths and with no objections or outstanding concerns raised through consultation, it is proposed that telecommunications effects are scoped out of detailed assessment.

Table 12.1: Summary of consultation responses

Operator	Consultation Response
BT	No Impacts
Arqiva	No Impacts
Atkins	No Impacts
JRC	No Impacts
Vodafone	No Impacts
ASL (Airwaves & Motorola)	No Impacts
MBNL	No Impacts
Virgin/02	No Impacts

Shadow Flicker

12.32 Under certain combinations of geographical position and time of day, the sun may pass behind rotors of a wind turbine and cast a shadow over neighbouring properties. Shadow flicker is an effect that can occur when the shadow of a blade passes over a small opening (such as a window), briefly reducing the intensity of light within the room, and causing a flickering to be perceived. Shadow flicker effects only occur inside buildings where the blade casts a shadow across an entire window opening.

12.33 The following guidance has been considered in regard to shadow flicker:

- Scottish Government onshore wind turbines: planning advice (2014)⁸²; and

⁸¹ Scottish Government and NatureScot (2024) Guidance on Aviation Lighting Impact Assessment. Available at: <https://www.nature.scot/doc/guidance-aviation-lighting-impact-assessment> [Accessed: 16.09.2026]

⁸² Scottish Government (2014) Onshore wind turbines: planning advice. Available at: <https://www.gov.scot/publications/onshore-wind-turbines-planning-advice/> [Accessed: 16.09.2026]

- Review of Light and Shadow Effects from Wind Turbines in Scotland (2017)⁸³.

12.34 A shadow flicker assessment is generally required if any properties lie within 10x rotor diameter of the wind farm. This is in line with Scottish Government online renewables planning advice on 'onshore wind turbines' which states that "where separation is provided between wind turbines and nearby dwellings (as a general rule 10 rotor diameters), 'shadow flicker' should not be a problem".

12.35 Given that the nearest residential property is located more than 1.75km from the proposed turbine locations (10x rotor diameter), no properties fall within the shadow flicker study area (see **Figure 5.7**). Shadow flicker is therefore considered unlikely to result in significant effects and is proposed to be scoped out of the EIA.

Climate Change, including Carbon Balance

12.36 By its very nature, the Proposed Development will provide renewable electricity generation and support the electrification of heating and transport (which use fossil fuel), therefore contributing to the Scottish Government's carbon reduction targets.

12.37 A carbon balance assessment will be undertaken using the latest version of the Scottish Government guidance to produce a carbon calculator assessment report. This will detail input parameters and methodology, sensitivity analysis and presentation of results (carbon payback period and emissions intensity of the units generated) using SEPA approved metrics.

12.38 The main aims of the calculation are:

- To quantify sources of carbon emissions associated with the Proposed Development (i.e. from felling, construction, operation and transportation of materials, as well as loss of peat/forestry as relevant);
- To quantify the carbon emissions which will be saved by operating the Proposed Development; and
- To calculate the length of time for the project to become a 'net avoider', rather than a 'net emitter' of carbon dioxide emissions.

12.39 With respect to climate adaptation, consideration will be given to the resilience of the Proposed Development to projected climate change and to the likely consequences of climate change for the baseline conditions/assessment findings reported elsewhere in the EIAR, and the resilience of proposed mitigation measures to any projected changes. The latest climate change projections (UKCP) will be used, which allow climate change to be projected at the regional level. ISEP Assessing Greenhouse Gas Emissions and Evaluating their Significance Supplementary Guidance 2026⁸⁴ and IEMA (2020) The Environmental Impact Assessment Guide to Climate Change Resilience and Adaptation guidance⁸⁵ will be used to inform the climate change assessment.

Population and Human Health, including Dust

12.40 The assessment of potential health effects will be undertaken in the context of noise and shadow flicker where scoped into the EIA.

12.41 Dust emissions will arise from construction activities and could be experienced by nearby receptors. The Design Manual for Roads and Bridges (DMRB) (2007), Volume 11 Environmental Assessment Techniques, Part 1, Air Quality states that dust generated during construction should be mitigated, and that the locations of 'sensitive receptors' within 200m of construction activities should be identified and mitigation measures to reduce dust effects be applied. Particular attention will be paid to any vulnerable populations or individuals who could be susceptible to potential health effects.

12.42 It is likely, however, that standard dust suppression measures, such as ensuring construction vehicles are sufficiently covered when transporting transferrable materials and wheel washing facilities are in place (which will be secured by the CEMP) will be sufficient to address dust emissions such that no significant effects are likely, and dust effects will be scoped out of the EIA.

Major Accidents and Disasters

12.43 The Proposed Development is not located in an area with a history of natural disasters such as extreme

⁸³ ClimateXChange and LUC (2017) Review of Light and Shadow Effects from Wind Turbines in Scotland. Available at:

https://www.climateexchange.org.uk/wp-content/uploads/2023/09/light_and_shadow_effects_from_wind_turbines_in_scotland_stages_1_and_2.pdf [Accessed: 16.09.2026]

⁸⁴ ISEP (2026) Assessing Greenhouse Gas Emissions and Evaluating Their Significance Edition 2.1. Available at:

<https://www.isepglobal.org/resources/blogs/2026/april/defining-significance-in-a-net-zero-era-the-next-step-for-greenhouse-gas-emissions-assessment-in-environmental-impact-assessment/> [Accessed: 16.09.2026]

⁸⁵ IEMA (2020) Environmental Impact Assessment Guide to: Climate Change and Resilience & Adaptation. Available at:

<https://www.isepglobal.org/media/mabhqino/iema-eia-climate-change-resilience-june-2020.pdf> [Accessed: 16.09.2026]

weather events. Peat slide risk will be covered in the Hydrology, Hydrogeology and Peat chapter, and the risk of traffic accidents will be assessed in the Access, Traffic and Transport chapter. The construction and operation of the Proposed Development will also be managed within the requirements of health and safety related legislation, including the Construction (Design and Management) Regulations 2015 and the Health and Safety at Work etc. Act 1974.

12.44 As the Proposed Development is not considered vulnerable to any major accidents or disasters that could result in likely significant environmental effects, it is proposed that this topic is scoped out from further assessment within the EIAR.

Consultation Proposals

12.45 It is proposed that the following stakeholders will be consulted with during the EIA process:

- Scottish Forestry;
- Ofcom and individual system operators for telecommunications;
- DIO;
- NERL;
- Edinburgh Airport;
- MOD; and
- Civil Aviation Authority (including for lighting).

Questions for Consultees

Q12.1 Are there any other consultees who should be considered when carrying out assessments?

Q12.2 Is the approach to the assessment of the above specialist topics considered appropriate including those topics proposed to be scoped out?

Appendix A

Consultee List

A.1 The consultees listed below are proposed to be consulted as part of the EIA process.

A.2 Statutory consultees:

- Scottish Borders Council (SBC);
- Midlothian Council (MC);
- NatureScot;
- SEPA; and
- Historic Environment Scotland.

A.3 Non-statutory consultees:

- Joint Radio Company;
- BT;
- Other individual Telecommunications system providers including Ofcom and Vodaphone;
- British Horse Society;
- Civil Aviation Authority (CAA);
- Edinburgh Airport;
- Crown Estate Scotland;
- Defence Infrastructure Organisation (DIO);
- Ministry of Defence (MOD);
- NERL;
- The John Muir Trust;
- Health and Safety Executive;
- Scottish Fire and Rescue Service;
- Mountaineering Scotland;
- RSPB;
- South of Scotland Golden Eagle Project (Restoring Upland Nature (RUN);
- Lothian and Borders Raptor Study Group;
- Scottish Water;
- Scottish Forestry;

- Fisheries Management Scotland;
- District Salmon Fishery Board (River Tweed Commission);
- Rivers/Fisheries Trusts (Tweed Foundation);
- Scottish Wildlife Trust;
- The Scottish Rights of Way and Access Society (Scotways);
- Scottish Wild Land Group;
- Scottish Wildlife Trust;
- Transport Scotland; and
- Visit Scotland.

A.4 Structures owners/operators along the Site access route via the Electronic Service Delivery for Abnormal Loads (ESDAL) consultation undertaken as part of the Abnormal Indivisible Loads assessment. Relevant community councils:

- Peebles and District Community Council;
- Eddleston and District Community Council;
- Walkerburn and District Community Council;
- Moorfoot Community Council; and
- Innerleithen and District Community Council.

Appendix B

Statutory and Non-statutory Designated Sites for Nature Conservation

Table 7.1: Statutory designated sites for nature conservation with ecological interests located within 10km of the Site

Site Name	Designation	Approximate Distance and Direction from the Site	Designated Ecological Features
Dundreich Plateau	SSSI	0km (adjacent to the Wind Farm Repowering Site to the north and within the footprint of the Grid Route)	- Upland blanket bog - Rich diversity of mosses and lichens - Presence of cloudberry - Small valleys (cleuchs) supporting various flowering plants, mosses, and liverworts, including rare species in southeastern Scotland
River Tweed	SAC	0km (overlapped by and immediately adjacent to the Proposed Access Route)	- Water courses with Ranunculus fluitantis and Callitriche-Batrachion vegetation - Atlantic salmon - Otter - Sea lamprey - Brook lamprey - River lamprey
Moorfoot Hills	SSSI, SAC	0.07km north-east	SSSI: - Extensive upland habitats, including heather moorland and blanket bog - Presence of rare plant species and diverse invertebrate fauna SAC: - European dry heaths - Blanket bogs
Peeswit Moss	SSSI, SAC	2.59km north	SSSI: - Raised bog SAC: - Active raised bogs - Degraded raised bogs still capable of natural regeneration
River Tweed	SSSI	3.61km south	- Freshwater habitats - Vascular plant assemblage - Atlantic salmon - Otter - Sea lamprey - Brook lamprey - River lamprey - Beetle assemblage

Site Name	Designation	Approximate Distance and Direction from the Site	Designated Ecological Features
			○ Fly assemblage
Nut Wood	SSSI	4.03km south	○ Upland mixed ash woodland
Flora Wood	SSSI	5.81km south	○ Upland oak woodland
Whim Bog	SSSI	6.63km north-west	○ Raised bog
Black Burn	SSSI	7.23km north-west	○ Lowland acid grassland ○ Fen meadow
Auchencorth Moss	SSSI	7.24km north-west	○ Raised bog

Table 7.2: Non-statutory designated sites for nature conservation with ecological interests located within 2km of the Site

Site Name	Designation	Approximate Distance and Direction from the Site	Designated Ecological Features
Leithen Water	pLBS	0km (Proposed Access Route runs through the Site on an existing road)	No citation available
Moss Cleuch and Dunsclair Hope	LBS	0.57km south-west	○ Hairy stonecrop ○ Marsh stitchwort ○ Wood tiger beetle ○ Red bog-moss ○ A bog-moss ○ Lustrous bog-moss (Also various ornithological species)
Toxside Moss (south)	LBS	0.63km north-west	○ Semi-natural broadleaved woodland ○ Semi-natural coniferous woodland ○ Standing water ○ Large-flowered hemp-nettle ○ Common milkwort ○ Creeping willow ○ Small pearl-bordered fritillary ○ Small heath ○ Large heath (Also ornithological species: black grouse)
River South Esk – Dundreich Plateau to Little Gladhouse	LBS	0.82km north-east	○ Broadleaved semi-natural woodland ○ Juniper ○ Mountain male-fern ○ Oak fern ○ Beech fern ○ Pale sedge

Site Name	Designation	Approximate Distance and Direction from the Site	Designated Ecological Features
			○ Few-flowered spike-rush ○ Fir clubmoss ○ Grass-of-Parnassus ○ Common milkwort ○ Creeping willow ○ Starry saxifrage ○ Hairy stonecrop ○ Mountain pansy ○ Shady horsetail ○ Small heath ○ Small argent & sable ○ Muslin footman ○ Scarce purple & gold ○ <i>Polydesmus inconstans</i> ○ Intermediate hook-moss ○ Purple-stalked pocket-moss ○ European otter
Rough Cleuch	LBS	0.85km south	○ Red bog-moss ○ A bog-moss ○ Lustrous bog-moss (Also various ornithological species)
Flesh Cleuch	LWS, pLBS, SWT Wildlife Site	0.92km north-east	No citation available

Appendix C

Cultural Heritage Stage 1 Setting Assessment

Table 9.1: Inner Study Area

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
255362	BOWBEAT HILL	WIND FARM (MODERN) – event	329166	646834	NDA	Within ZTV	Within ZTV	N/A – event	N/A	https://canmore.org.uk/site/255362/
353616	EMLY BANK	AIRCRAFT (SECOND WORLD WAR)	329593	647093	NDA	Within ZTV	Within ZTV	N/A – Aircraft has been excavated and removed from site	N/A	https://canmore.org.uk/site/353616/

Table 9.2: Heritage Assets within 2km

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2777	Dundreich,cairn	Prehistoric ritual and funerary: cairn (type uncertain)	327464	649091	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Important views are considered to be those looking towards these cairns from the lower habitable ground to north and west, which would have been fertile, warmer and sheltered, with thicker soils, and with ready access to a water source where those who raised the cairns likely occupied. The cairns were intended to overlook and potentially claim ownership of these resources. Wirelines indicate the Proposed Development would be visible from the cairn, as the operational Bowbeat Wind Farm is currently visible. Detailed assessment in EIA required, as confirmed by HES at pre-application consultation stage.	https://portal.historicenvironment.scot/designation/SM2777
SM3527	Jeffries Corse,cairn	Prehistoric ritual and funerary: cairn (type uncertain)	328127	649539	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Important views are considered to be those looking towards these cairns from the lower habitable ground to north and west, which would have been fertile, warmer and sheltered, with thicker soils, and with ready access to a water source where those who raised the cairns likely occupied. The cairns were intended to overlook and potentially claim ownership of these resources. Wirelines indicate the Proposed Development would be visible from the cairn, as the operational Bowbeat Wind Farm is currently visible. Detailed assessment in EIA required, as confirmed by HES at pre-application consultation stage.	https://portal.historicenvironment.scot/designation/SM3527
51395	DUNDREICH	ENCLOSURE (PERIOD UNASSIGNED)	327480	649120	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/51395/
51398	BROWN DOD	CAIRN (PERIOD UNASSIGNED)	327240	648330	NDA	Within ZTV	Within ZTV	Wider landscape contributes to significance	Important views towards cairn from lower ground to north and west outwith ZTV. No impact.	https://canmore.org.uk/site/51398/
86119	BROWN DOD	FARMSTEAD (PERIOD UNASSIGNED) (POSSIBLE), SHIELING HUT (POST MEDIEVAL) (POSSIBLE)	326600	648500	NDA	X	X	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/86119/
181859	CRAIGHOPE	ENCLOSURE (PERIOD UNASSIGNED), SHEEPFOLD (PERIOD UNASSIGNED) (POSSIBLE)	330140	644740	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/181859/

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
181860	CRAIGHOPE	BUILDING(S) (PERIOD UNASSIGNED) (POSSIBLE)	330000	645690	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/181860/
314899	GREENFIELD KNOWE	TURF BANK (PERIOD UNASSIGNED)	326224	646787	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/314899/
314914	WEARY BURN	CIRCULAR ENCLOSURE (PERIOD UNASSIGNED)	326950	646976	NDA	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/314914/
314916	WEARY BURN	CLEARANCE CAIRN (PERIOD UNASSIGNED)	327019	646935	NDA	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/314916/
358475	GREENFIELD KNOWE	UNENCLOSED SETTLEMENT (PREHISTORIC) (POSSIBLE)	326303	646617	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/358475/
358479	GREENFIELD KNOWE	MOUND (PERIOD UNKNOWN) (POSSIBLE)	326390	646610	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	https://canmore.org.uk/site/358479/
MEL9804	EMLY BANK/ BOWBEAT HILL	AIRCRAFT CRASH SITE	329611	647552	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	http://www.johngraycentre.org/collections/getrecord/MLHER_ME_L9804
MEL12445	BOWBEAT	SHEEP FOLD	329647	648560	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	http://www.johngraycentre.org/collections/getrecord/MLHER_ME_L12445
MEL12444	BOWBEAT	BUILDING	329644	648690	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	http://www.johngraycentre.org/collections/getrecord/MLHER_ME_L12444
MEL13240	FAIRHOPE BURN	ENCLOSURE	329347	648615	NDA	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from views of Proposed Development area.	http://www.johngraycentre.org/collections/getrecord/MLHER_ME_L13240

Table 9.3: Heritage Assets within 2-5km

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
GDL00318	Portmore		325183	649693	GDL	Within ZTV	Within ZTV	Wider landscape contributes to significance	A polite landscape. The house occupies a higher spur of land while the surrounding parks and perimeter woodlands give way to larger expanses of forestry above. Views from here extend along the Eddleston corridor and towards the more distant Meldon Hills to the south-west, and the Pentlands, to the north-west. Distinctive features of the higher ground include the scheduled late prehistoric fort and settlement of Northshield Rings; this is assessed seperately. A field visit has determined there are a number of designed sightlines and vistas within the GDL boundary. Wireline indicates the Category A Listed Building and up to five turbines of the Proposed Development (three to hub height, with the blade tips of two turbines also visible) would be visible together within the GDL boundary. Detailed assessment in EIA proposed.	https://portal.historicenvironment.scot/designation/GDL00318

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2416	Milkieston Rings,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	324771	645971	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Important views from Milkieston Rings, fort towards the valley of the Eddleston Water, over which the fort was intended to dominate and control, are in the opposite direction to the Proposed Development, and in views back uphill towards the fort from the valley there would be no visibility due to intervening hills. Wirelines indicate that the hubs of 12 turbines of the operational scheme are visible from the fort, with the blade tips of a further three turbines; and that the hubs of eight turbines of the Proposed Development would be visible from the fort, with the blade tips of a further turbine also visible. The Proposed Development would clearly be located in a differentiated and distinct upland landscape from the parts of the settlement's setting that contribute to its significance, with no contextual relationship. The presence of the operational scheme does not preclude an understanding, appreciation or experience of the monuments' cultural significance. In this context the Proposed Development would fall within the existing baseline. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/SM2416
SM2774	Cavarra Hill, settlement	Prehistoric domestic and defensive: settlement	325810	645522	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Views from the monument over the area it likely exploited for agriculture are in the opposite direction to the Proposed Development. In terms of views from lower ground back towards the settlement site, the remains of the monument are of such low profile that they cannot be experienced, and as such these views are not considered important. Wirelines indicate that the Proposed Development would continue to be visible from the settlement, as the Existing Development is currently visible. The Proposed Development would clearly be located in a differentiated and distinct upland landscape from the parts of the settlement's setting that contribute to its significance, with no contextual relationship. The presence of the operational scheme does not preclude an understanding, appreciation or experience of the monuments' cultural significance. In this context the Proposed Development would fall within the existing baseline. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/SM2774
SM3040	Glenbield, fort 800m ENE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	327503	642056	SM	X	Within ZTV	Wider landscape contributes to significance	The settlement is situated at 350m AOD on a west-facing spur, situated to access and control the resources of Soonhope Burn and its tributaries. The fort currently lies within a small clearing in the Glentress Forest, and a forestry road passes immediately to the west. The settlement is not currently intervisible with the Existing Development. Wirelines indicate that the blade tips only of three turbines would be visible from the fort. The Proposed Development would be located outwith the monument's sphere of influence, overlooking and controlling access to the resources and travel corridor of Soonhope Burn. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/SM3040
SM3131	Green Hill, settlement	Prehistoric domestic and defensive: settlement	329741	641770	SM	X	Within ZTV	Wider landscape contributes to significance	Blade tips only visible. No important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM3131
SM3148	Woolandslee Tower	Secular: tower	331789	644830	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM3148

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM5608	Hirendean Castle	Secular: castle	329808	651217	SM	Within ZTV	Within ZTV	No impact on asset significance	Low-lying remains of keep survive only. Not a prominent asset. No key sightlines identified. Wider landscape does not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM5608
SM5976	Moorfoot Chapel,monastic grange and chapel	Ecclesiastical: monastic settlement	329879	652220	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM5976
SM731	Northshield Rings,fort,The Camps	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	325724	649329	SM	X	Within ZTV	Wider landscape contributes to significance	Important views from Northshield Rings, fort are most likely those over the valley of the Eddleston Water and its resources, an area over which the inhabitants of the fort would have exerted ownership and control. This area likely also extended to include the valley of the watercourse now dammed for Portmore Reservoir, and this setting relationship is lost. Wireline indicates that the hub of one turbine and the blade tips of three further turbines would be visible from the fort. The Proposed Development would clearly be located in a differentiated and distinct upland landscape, unsuitable for settlement or exploitation, in comparison with the parts of the settlement’s setting that contribute to its significance, with no contextual relationship. Further consideration is proposed to investigate potential views from the valley towards the fort in which its prominence may be challenged by the Proposed Development. Detailed assessment in EIA proposed.	https://portal.historicenvironment.scot/designation/SM731
SM8674	Shieldgreen Tower	Secular: tower	327381	643267	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM8674
CA603	EDDLESTON		324240	647124	CA	Partial	Partial	Wider landscape contributes to significance	Eddleston is an inwardly focussed CA with character drawn from vernacular architecture. Views outward to surrounding hills are few and generally screened by vegetation or buildings within the village. The only potential view of the Proposed Development is represented by a wireline which shows that the hubs of six turbines would be visible. This is in comparison with one hub and six blade tips of the operational wind farm. It is considered that this view does not contribute to the character of the CA and would likely be partially screened. The presence of the Existing Development does not preclude an appreciation of the conservation area character. In this context the Proposed Development would fall within the existing baseline. No impact anticipated upon conservation area character.	https://www.scotborders.gov.uk/directory/69/conservation_areas
LB2037	PORTMORE		325044	648832	Cat A LB	X	Within ZTV	Wider landscape contributes to significance	See GDL00318. Detailed assessment proposed.	https://portal.historicenvironment.scot/designation/LB2037
LB13475	LEITHEN LODGE WITH LOCHEND ARCH, OUTBUILDINGS AND SUNDIAL		332086	642789	Cat A LB	Within ZTV	Within ZTV	Wider landscape contributes to significance	The blade tips of two of the Existing Development’s turbines are currently theoretically visible from the house and its grounds, however they are screened from view by policy woodlands. Wireline indicates that the Proposed Development would introduce two further turbines to hub height in these views, however the policy woodlands would maintain screening. No change is therefore anticipated to the current baseline. The presence of the operational scheme does not preclude an understanding, appreciation or experience of the monuments’ cultural significance. In this context the Proposed Development would fall within the existing baseline. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/LB13475

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB2020	EDDLESTON PARISH CHURCH AND GRAVEYARD		324396	647201	Cat B LB	X	Within ZTV	No impact on asset significance	No tower or spire. Not prominent. Proposed Development would not challenge prominence.	https://portal.historicenvironment.scot/designation/LB2020
LB2020	EDDLESTON PARISH CHURCH AND GRAVEYARD		324393	647214	Cat B LB	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2020
LB2021	MOREDUN, AND ADJOINING 2 COTTAGES (GLEN NEVIS AND OLD SCHOOL HOUSE)		324330	647212	Cat B LB	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2021
LB2021	MOREDUN, AND ADJOINING 2 COTTAGES (GLEN NEVIS AND OLD SCHOOL HOUSE)		324332	647205	Cat B LB	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2021
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324170	647080	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324162	647117	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324164	647107	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324166	647097	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324172	647066	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324173	647055	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324182	647119	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324184	647106	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324186	647095	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324190	647083	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324190	647078	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324189	647070	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2022	EDDLESTON VILLAGE NOS. 1-23 AND 2-22. STATION ROAD		324191	647058	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2022
LB2035	CRINGLETIE HOUSE, INCLUDING LODGES, WALLED GARDEN, SUNDIAL AND DOVECOT		323880	644529	Cat B LB	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2035

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB2040	BLACK BARONY HOTEL		323639	647269	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2040
LB2041	ICE HOUSE, BLACK BARONY		323670	647351	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2041
LB2042	SUMMERHOUSE, BLACK BARONY		323490	647289	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB2042
LB51957	BARONY CASTLE HOTEL, THE GREAT POLISH MAP OF SCOTLAND		323653	647177	Cat B LB	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB51957

Table 9.4: Heritage Assets within 5-10km

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
GDL00229	Kailzie		328478	638596	GDL	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/GDL00229
SM10861	Lee Tower	Secular: peel house, peel tower	332848	639692	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM10861
SM114	Cairn and hill fort, White Meldon	Prehistoric domestic and defensive: fort (includes hill and promontory fort); Prehistoric ritual and funerary: cairn (type uncertain)	321926	642836	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	The river valleys of the Eddleston Water and the River Tweed which contribute to the significance of SM114 are located between the monument and the Proposed Development area. It would remain possible to understand how the fort functioned in relation to these valleys, and the agricultural resources they would have supported which required monitoring or defending. No intentional sightlines in the direction of the Proposed Development from White Meldon have been identified. Wirelines indicate the Proposed Development would continue to be visible beyond the fort's sphere of influence, as the Existing Development is currently. The Proposed Development would clearly be located in a differentiated and distinct upland landscape from the parts of its setting that contribute to its significance, with no contextual relationship with the fort. The presence of the Existing Development does not preclude an understanding, appreciation or experience of the monuments' cultural significance. In this context the Proposed Development would fall within the existing baseline. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/SM114
SM1166	Corsehope Rings,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	339259	651901	SM	X	Within ZTV	Wider landscape contributes to significance	Fort positioned to dominate and control the valleys of Heriot Water and Gala Water. Proposed Development lies beyond sphere of influence of fort, 10km away. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM1166
SM1494	Lyne, Roman temporary camp	Roman: camp	320070	640961	SM	X	Within ZTV	Wider landscape contributes to significance	Earthwork remains of temporary camp are not in a prominent position. Strategically established to access and control travel corridor of River Tweed (and potentially also Lyne Water). The Proposed Development lies 10km away in a distinct upland landscape zone with no contextual relationship with the camp. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM1494
SM2135	Scooped settlement, 780m ESE of the summit of Carcant Hill	Prehistoric domestic and defensive: scooped settlement	337799	652289	SM	X	X	No impact on asset significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM2135

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2677	Harehope Rings,fort,Harehope Hill	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	319632	644574	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Fort positioned to dominate and control the valleys of Lyne and Millhope Burns. Proposed Development lies beyond sphere of influence of fort, 8.7km away. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2677
SM2681	Horsburgh Castle Farm, settlement 930m NNW of, Castle Hill	Prehistoric domestic and defensive: settlement	329158	640068	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM2681
SM2684	Peebles,St Andrew’s Church	Ecclesiastical: church	324614	640592	SM	X	Within ZTV	Wider landscape contributes to significance	Prominent tower remains within Peebles Conservation Area. SM2684 is considered in this assessment as the scheduled monument, within Peebles Conservation Area, is not currently intervisible with the Existing Development. Wireline indicates that the blade tips only of four turbines would be visible from the scheduled church remains. With the Proposed Development located over 7km away, the prominence of the church tower would remain unaffected. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/SM2684
SM2685	Peebles,town wall	Secular: town wall	325355	640610	SM	X	X	No impact on asset significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM2685
SM2703	Black Meldon,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	320632	642529	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	This scheduled monument comprises a prehistoric fort on Black Meldon. The monument overlooks the confluence of Meldon Burn and Lyne Burn, as well as the confluence of Lyne Water and the River Tweed. There is intervisibility with the possibly contemporary SM114 hillfort on White Meldon. The proximity of these two forts indicates the relatively confined intended sphere of influence for each fort, positioned to monitor and exert control over the surrounding river valleys. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. Intervisibility with SM114 would be preserved. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2703
SM2711	White Meldon,platform settlement 640m NW of	Prehistoric domestic and defensive: platform settlement	321625	643372	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2711
SM2712	White Meldon,platform settlement 730m NNW of	Prehistoric domestic and defensive: platform settlement	321821	643569	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2712
SM2713	South Hill Head,homestead	Prehistoric domestic and defensive: homestead	322043	641619	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2713
SM2731	Hillside Knowe,settlement,Glentress	Prehistoric domestic and defensive: settlement	334118	643376	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2731
SM2732	Drum Maw,settlement 780m SE of	Prehistoric domestic and defensive: settlement	318188	646496	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2732
SM2733	Romanno Hope,barrow & enclosures S of	Prehistoric ritual and funerary: barrow	318539	646701	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM2733
SM2734	Green Knowe,two ring enclosures & barrow 550m SSE of	Prehistoric ritual and funerary: barrow	319192	646349	SM	X	Within ZTV	Wider landscape contributes to significance	Barrow lies outwith ZTV, with prominence unaffected. No important views within the ZTV identified from enclosures. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM2734
SM2736	Hamildean,homestead 1140m NE of	Prehistoric domestic and defensive: homestead	319422	642387	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2736

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2737	Black Meldon,settlement and scooped homestead 550m E of	Prehistoric domestic and defensive: scooped homestead	321195	642553	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2737
SM2738	Wether Law,cairn	Prehistoric ritual and funerary: cairn (type uncertain)	319465	648376	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Hilltop prominence of cairn unaffected over 8.6 km. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2738
SM2755	Whaup Law, cairn	Prehistoric ritual and funerary: cairn (type uncertain)	320840	648009	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Hilltop prominence of cairn unaffected over 7.2 km. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2755
SM2756	Ring enclosures 550m and 595m WNW of Kilrubie Hill	Prehistoric ritual and funerary: enclosed cremation cemetery	320751	646922	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2756
SM2759	Harehope,palisaded settlement 730m NNE of	Prehistoric domestic and defensive: palisaded settlement	320337	644850	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2759
SM2760	Green Knowe,platform settlement	Prehistoric domestic and defensive: platform settlement	321198	643312	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2760
SM2761	Cardrona Mains,standing stone 180m W of	Prehistoric ritual and funerary: standing stone	329993	638994	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM2761
SM2784	Cardrona Tower	Secular: pele house, peel tower	330095	637870	SM	X	Within ZTV	Wider landscape contributes to significance	Tower remains not prominent, therefore unchallenged by Proposed Development 8.7km away.	https://portal.historicenvironment.scot/designation/SM2784
SM2861	The Common, settlement 400m SE of	Prehistoric domestic and defensive: settlement	333789	639275	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM2861
SM2912	Harehope,cairn 1510m ESE of	Prehistoric ritual and funerary: cairn (type uncertain)	321382	643508	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Not a hilltop cairn. Local prominence of cairn unaffected over 7.4km. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2912
SM2940	Wormiston,cairn 360m NNW of	Prehistoric ritual and funerary: cairn (type uncertain)	323221	646002	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Not a hilltop cairn. Local prominence of cairn unaffected over 5km. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2940
SM2942	Charge Law Plantation,fort & settlement	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	328613	637206	SM	X	Within ZTV	Wider landscape contributes to significance	Fort overlooks the River Tweed, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2942
SM2953	Whitehaugh,fort 1010m SE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	326918	638213	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Fort overlooks the River Tweed, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2953
SM2954	Castle Knowe, fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	330211	637268	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Fort overlooks the River Tweed, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2954

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2963	Haystoun,fort 1190m S of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	325957	637206	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Fort overlooks the Crookstone Burn, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM2963
SM3028	Janet's Brae, fort 750m E of Peebles Hydropathic	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	326791	640438	SM	X	Within ZTV	Wider landscape contributes to significance	Fort overlooks the River Tweed, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM3028
SM3029	Janet's Brae, fort 550m E of Peebles Hydropathic	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	326581	640400	SM	X	Within ZTV	Wider landscape contributes to significance	Fort overlooks the River Tweed, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM3029
SM3034	Nether Horsburgh,enclosure 620m SE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	330914	639223	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3034
SM3039	Venlaw Castle Hotel,settlement 780m NE of	Prehistoric domestic and defensive: settlement	325940	641654	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3039
SM3061	Tor Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	327353	638774	SM	X	Within ZTV	Wider landscape contributes to significance	Fort overlooks the River Tweed, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM3061
SM3075	Upper Kidston,fort & settlement NNW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	322381	643246	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Fort overlooks the Eddleston Water, positioned to monitor and exert control over the resources and travel corridor of the river valley. The prominence of the fort's earthworks would be preserved, and the intentionally prominent landscape position would be maintained to be discerned. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM3075
SM3112	Glentress Tower,ENE of Glentress	Secular: tower	334862	643250	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM3112
SM3118	Nether Horsburgh,castle	Secular: castle	330437	639693	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM3118
SM3126	Glentress,St Leonard's Hospital	Secular: hospital, hospice	328367	639429	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3126
SM3158	Green Knowe,cairn NE of	Prehistoric ritual and funerary: cairn (type uncertain)	321677	644040	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Not a hilltop cairn. Local prominence of cairn unaffected over 7km. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM3158
SM3165	White Meldon,enclosures W of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	321421	642900	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3165
SM3166	Bellanrig,settlement SE of	Prehistoric domestic and defensive: settlement	323395	638227	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3166

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM3212	South Hill Head,settlement WNW of	Prehistoric domestic and defensive: settlement	321471	641955	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3212
SM3237	Harehope,earthwork SW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	319876	643945	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3237
SM3269	Meldon Bridge,pit alignment 250m W of	Prehistoric domestic and defensive: pit alignment	320514	640454	SM	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3269
SM3667	Eshiels, Roman camps 90m SSW of No 4 Eshiels	Roman: camp	328129	639514	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM3667
SM3790	Harehope,earthwork 550m NNE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	320173	644696	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3790
SM3998	Nether Stewarton, settlement 850m W of	Prehistoric domestic and defensive: settlement	321081	645566	SM	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM3998
SM6284	Horsburgh Castle	Prehistoric domestic and defensive: fort (includes hill and promontory fort); Secular: tower	328514	639162	SM	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM6284
SM6333	St Mary's Chapel,chapel 250m ENE of Mount Lothian	Ecclesiastical: chapel	327487	657017	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Chapel remains are not prominent such that this could be challenged by the Proposed Development, 9km away. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM6333
SM855	Hogbridge,palisaded enclosure 55m E of	Prehistoric domestic and defensive: palisaded enclosure	326006	639024	SM	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/SM855
SM90237	Crosskirk, church and friary, Peebles	Ecclesiastical: church	325054	640735	SM/PiC	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/SM90237
LB13857	NEIDPATH CASTLE INCLUDING COURTYARD BUILDINGS, GATEWAY, FORMER WALLED GARDEN AND BOUNDARY WALL		323646	640499	Cat A L B	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/LB13857
LB13857	NEIDPATH CASTLE INCLUDING COURTYARD BUILDINGS, GATEWAY, FORMER WALLED GARDEN AND BOUNDARY WALL		323646	640512	Cat A L B	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/LB13857
LB13857	NEIDPATH CASTLE INCLUDING COURTYARD BUILDINGS, GATEWAY, FORMER WALLED GARDEN AND BOUNDARY WALL		323641	640484	Cat A L B	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/LB13857

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB13857	NEIDPATH CASTLE INCLUDING COURTYARD BUILDINGS, GATEWAY, FORMER WALLED GARDEN AND BOUNDARY WALL		323618	640487	Cat A L B	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/LB13857
LB13857	NEIDPATH CASTLE INCLUDING COURTYARD BUILDINGS, GATEWAY, FORMER WALLED GARDEN AND BOUNDARY WALL		323722	640558	Cat A L B	X	X	Wider landscape contributes to significance	Outwith ZTV, with no important views within the ZTV identified. No impact on asset significance.	https://portal.historicenvironment.scot/designation/LB13857
LB14630	ROSEBERY HOUSE POLICIES, HOME FARM		330258	657458	Cat A L B	Within ZTV	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB14630
LB15177	SUNDIAL, LAMANCHA		319954	652238	Cat A L B	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB15177
LB15206	NEIDPATH RAILWAY VIADUCT (NEAR NEIDPATH CASTLE)		323283	640195	Cat A L B	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB15206
LB15439	KAILZIE, DOVECOTE		328187	638633	Cat A L B	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB15439
LB19724	COURT OF OFFICES, WHIM HOUSE		321402	653578	Cat A L B	X	Within ZTV	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB19724
LB39180	HIGH STREET, CHAMBERS INSTITUTION		325259	640443	Cat A L B	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB39180
LB39188	HIGH STREET, TOWN HOUSE		325226	640419	Cat A L B	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB39188
LB39278	TWEED BRIDGE		325043	640305	Cat A L B	X	X	No impact on asset significance	Asset does not gain cultural significance from long distance views towards the Proposed Development area.	https://portal.historicenvironment.scot/designation/LB39278

Table 9.5: Heritage Assets within 10-20km

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
GDL00029	Arniston		333007	660421	GDL	Partial	Partial	Wider landscape contributes to significance	GDL main axis is orientated in the general direction of the PDA. To the south the land rises gently to the Moorfoot Hills. A pond formed the central feature of the Wilderness and the vista down the alley was closed on the hill beyond the Middleton Burn by a Cascade which reputedly was 'let off' when dinner was served. Wireline indicates the Proposed Development would be visible on the horizon at a distance of 12km. Detailed assessment in EIA required, as confirmed by HES at pre-application consultation stage.	https://portal.historicenvironment.scot/designation/GDL00029
GDL00066	Bowland		344696	639914	GDL	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/GDL00066

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
GDL00134	Dawyck		316580	634832	GDL	Partial	Partial	Wider landscape contributes to significance	Cat B Dawyck House is orientated NW, with the Site located 15km to the NE. House is in a wooded position and long-distance views do not appear to contribute to significance. The GDL is a botanic garden, designated primarily for its planting rather than design benefitting from views outwith the GDL boundary. The GDL is well wooded, including protection from cold weather offered by the large coniferous plantations that delimit most of the boundary of the designed landscape. ZTV indicates visibility, but over 14km turbines would be so low on the horizon that the vegetation within and surrounding the GDL is likely to provide screening. No impact.	https://portal.historicenvironment.scot/designation/GDL00134
GDL00275	Mavisbank		329083	665419	GDL	Partial	Partial	Wider landscape contributes to significance	Focussed on river valley, long-distance views do not contribute to significance. No impact.	https://portal.historicenvironment.scot/designation/GDL00275
GDL00282	Melville Castle		331161	666835	GDL	Partial	Partial	Wider landscape contributes to significance	Focussed on river valley, long-distance views do not contribute to significance. No impact.	https://portal.historicenvironment.scot/designation/GDL00282
GDL00295	Newbattle Abbey		333371	665848	GDL	Partial	Partial	Wider landscape contributes to significance	Focussed on river valley, long-distance views do not contribute to significance. No impact.	https://portal.historicenvironment.scot/designation/GDL00295
GDL00297	Newhall		317699	656529	GDL	Partial	Partial	Wider landscape contributes to significance	The character of the GDL is generally enclosed, as created by its situation focussed on an incised river valley, and added to by the dense permanent vegetation and policy woodland blocks of the designed landscape. Whilst there are views outwith the designed landscape, there is no evidence that the layout was designed to take advantage of any particular long-distance views. No impact.	https://portal.historicenvironment.scot/designation/GDL00297
GDL00307	Oxenfoord Castle		338773	665702	GDL	Partial	Partial	Wider landscape contributes to significance	Castle itself is outwith ZTV and walled garden in enclosed. No impact.	https://portal.historicenvironment.scot/designation/GDL00307
GDL00311	Penicuik		321716	658975	GDL	X	Partial	Wider landscape contributes to significance	The generally enclosed character of the GDL, focussed on the Esk, would remain fully preserved. Whilst there are views outwith the designed landscape, there is no evidence that the layout was designed to take advantage of any particular long-distance views in the direction of the Proposed Development. No impact.	https://portal.historicenvironment.scot/designation/GDL00311
GDL00320	Prestonhall		339689	666183	GDL	Partial	Partial	Wider landscape contributes to significance	Views to the wider landscape are only available from high points to the north of the house. As per the Existing Development, wirelines indicate the Proposed Development would be visible beyond the consented Leithenwater Wind Farm. Although there may be distant visibility of the Proposed Development from within the GDL boundary, there is no evidence that the GDL setting to the house was laid out in order to enjoy views in the direction of the Proposed Development area. Further, at a distance of 20km, the Proposed Development would appear a very small part of the overall distant landscape component in these views, which are not considered as contributing to the significance of the GDL, or the group value of its listed buildings. The presence of the operational scheme does not preclude an understanding, appreciation or experience of the monuments' cultural significance. In this context the Proposed Development would fall within the existing baseline. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/GDL00320

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
GDL00327	Roslin Glen And Hawthornden Castle		327532	662836	GDL	X	Partial	Wider landscape contributes to significance	Focussed on river valley, long-distance views do not contribute to significance. No impact.	https://portal.historicenvironment.scot/designation/GDL00327
GDL00349	Stobo Castle		316760	636777	GDL	Partial	Partial	Wider landscape contributes to significance	Category A Stobo Castle principal elevation is orientated NW, but castle is located on localised high point with views over towards Penicuik and the hills beyond to the south. The wider landscape is characterised by the meandering river, prominent hillside woodlands and forestry blocks and the strong relief of the narrow, steep-sided valley and flanking, round-topped hills. While the forestry plantations of Dramore and Dreva Wood on Quarry Hill in the south-west of the designed landscape are typical of the wider valley landscape scenery, the central parkland around Stobo Castle is of more notable scenic significance. Although there may be distant visibility of the Proposed Development from within the GDL boundary, there is no evidence that the GDL setting to the house was laid out in order to enjoy views in the direction of the Site. Further, at a distance of 15km, the Proposed Development would appear a very small part of the overall distant landscape component in these views, which are not considered as contributing to the significance of the GDL, or the group value of the listed buildings within it. No impact.	https://portal.historicenvironment.scot/designation/GDL00349
GDL00359	The Glen		329212	632432	GDL	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/GDL00359
GDL00378	Traquair House		332992	635357	GDL	X	Partial	Wider landscape contributes to significance	Designated landscape is not currently intervisible with the Existing Development. Category A Building Traquair House itself (LB15429) lies outwith the ZTV for the Proposed Development. The only part of the GDL within the ZTV for the Proposed Development is the Category A Listed Bear Gates and Lodges at the GDL western boundary (LB15430). The long driveway approach is orientated north-east, with the Proposed Development area located nearly 12km to the north, therefore peripheral. No important views would be impacted. Wireline indicates that the hubs of two turbines and the blade tips of five further turbines of the Proposed Development would theoretically be visible beyond the consented Leithenwater Wind Farm. Intervening woodland blocks are likely to provide ground-level screening and, in reality, neither development is likely to be visible. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/GDL00378
SM1152	Carnethy Hill,cairn,Silverburn	Prehistoric ritual and funerary: cairn (type uncertain)	320377	661912	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM1152
SM1157	The Gowk Stane,730m ENE of Auchencorth	Prehistoric ritual and funerary: standing stone	320400	657642	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1157
SM1159	Mountmarle,cairn 260m SW of	Prehistoric ritual and funerary: cairn (type uncertain)	327895	663708	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM1159
SM1162	Bow Castle,broch 1000m E of Bow	Prehistoric domestic and defensive: broch	346175	641719	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1162

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM1163	Camp Hill, fort 300m N of Braidwood Bridge	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	319275	659623	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM1163
SM1164	Camp Wood,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	335933	663805	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM1164
SM1167	Cortleferry, scooped settlement 400m NW of	Prehistoric domestic and defensive: scooped settlement	343073	650358	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1167
SM1168	Craigend,fort 360m W of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	345410	645673	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1168
SM1169	Crichton Mains,souterrain 1280m E of	Prehistoric domestic and defensive: souterrain, earth-house	340010	661908	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM1169
SM1170	Halltree Rings, settlement, Chapel Hill	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	340060	651889	SM	X	Within ZTV	No impact on asset significance	SM1170 is considered in this assessment as the scheduled monument is not currently intervisible with the operational scheme. Wireline indicates that the hub of three turbines would be visible from the fort, with the blade tips of a further turbine also visible. Over 10 km away, the Proposed Development would be located outwith the monument’s sphere of influence, overlooking and controlling access to the resources and travel corridor of the Heriot Water and Corsehope Burn. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/SM1170
SM1171	Hodge Cairn,fort,Shank Wood	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	341914	651411	SM	X	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM1171
SM1173	Lawhead Hill,fort 630m NNW of Lawhead	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	321636	662178	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM1173
SM1174	Longfauth Fort,Crichton	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	340378	661760	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1174
SM1176	Middlehill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	344379	651895	SM	X	Within ZTV	Wider landscape contributes to significance	Within operational wind farm. Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM1176
SM1177	Nether Brotherstone,fort,Heriot	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	343094	654714	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1177
SM1178	Nether Shiels, enclosure 350m NW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	341154	646864	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1178
SM1179	Symington Hillhead,fort 350m S of,Fountainhall	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	342871	648200	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1179

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM1180	Watherston,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	343319	646026	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1180
SM1186	Cockpen,old parish church	Ecclesiastical: church	332679	663331	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM1186
SM1190	Newbattle Abbey, abbey church, cloisters and associated buildings	Ecclesiastical: abbey	333326	666031	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM1190
SM1191	Temple, Old Parish Church	Ecclesiastical: church	331523	658720	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM1191
SM1192	Brunston Castle	Secular: castle	320154	658224	SM	X	Within ZTV	Wider landscape contributes to significance	Remains of castle. No key views towards Proposed Development identified.	https://portal.historicenvironment.scot/designation/SM1192
SM1208	Rosslyn Castle, Roslin	Secular: garden	327440	662699	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1208
SM13585	Crichton Castle	Secular: castle	338033	661136	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Remains of castle. No key views towards Proposed Development identified.	https://portal.historicenvironment.scot/designation/SM13585
SM13691	Windydoors Farm, Bastle	Secular: bastle	343187	639843	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM13691
SM13722	Old Redhead, deserted settlement 15m NE of and 25m ESE of	Secular: settlement, including deserted, depopulated and townships	343909	637143	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM13722
SM13723	Whytbank Tower, ancillary buildings and garden	Secular: garden	344204	637638	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM13723
SM1491	Pirn Wood,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	333571	637260	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1491
SM1492	Lyne,Roman fort,annexes and fortlet	Roman: annexe	318792	640586	SM	X	Within ZTV	Wider landscape contributes to significance	Earthwork remains of temporary camp are not in a prominent position. Strategically established to access and control travel corridor of Lyne Water. Proposed Development lies 10km away in a distinct upland landscape zone with no contextual relationship with the camp. No impact anticipated on cultural significance.	https://portal.historicenvironment.scot/designation/SM1492
SM1493	Roman fort and annexe, 270m NNE of 3 Easter Happprew Cottages	Roman: fort	319465	640093	SM	X	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM1493
SM1495	Drochil Castle	Secular: castle	316195	643489	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM1495
SM1727	Yarrow Stone,inscribed stone 250m E of Whitefield	Crosses and carved stones: inscribed stone	334803	627449	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM1727

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2103	Craig Hill,enclosure	Prehistoric domestic and defensive: enclosure (domestic or defensive)	343963	633297	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2103
SM2104	Ewes Hill,settlement	Prehistoric domestic and defensive: settlement	342067	645957	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2104
SM2145	Penicuik,St Kentigern's Church & Clerk Mausoleum	Ecclesiastical: church; Secular: mausoleum	323723	659987	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2145
SM2147	Rullion Green,stone circle	Prehistoric ritual and funerary: stone circle or ring	322652	662122	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2147
SM2155	Overhowden,henge	Prehistoric ritual and funerary: henge	348693	652272	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2155
SM2212	Warrior's Rest,standing stone	Prehistoric ritual and funerary: standing stone	335445	627753	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2212
SM2226	Hangingshaw,earthwork	Prehistoric domestic and defensive: enclosure (domestic or defensive)	340295	630050	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2226
SM2248	Wallace's Trench,linear earthwork	Prehistoric domestic and defensive: linear earthwork	338685	632532	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2248
SM2268	Glebe Stone,standing stone	Prehistoric ritual and funerary: standing stone	335264	627604	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2268
SM2391	Purvishill Tower, cultivation terraces, enclosure and tower	Secular: tower	335439	637432	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2391
SM2393	Terrace Wood,cultivation terraces	Prehistoric domestic and defensive: cultivation terraces	316249	647012	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2393
SM2441	Cademuir Hill,fort 1200m W of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	323009	637472	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2441
SM2444	Cauld Face,cultivation terraces	Prehistoric domestic and defensive: cultivation terraces	341775	636923	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2444
SM2448	Torwoodlee, broch, fort & linear earthworks	Prehistoric domestic and defensive: broch	346486	638450	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2448
SM2497	Caddonlee,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	343992	635489	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2497
SM2678	Old Deepsykehead,enclosed cremation cemetery 270m SSE of	Prehistoric ritual and funerary: enclosed cremation cemetery	317520	653639	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2678

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2680	Orchard Rig, settlements, enclosures, cairn and field system	Prehistoric domestic and defensive: settlement; Prehistoric ritual and funerary: cairn (type uncertain)	330663	634311	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2680
SM2694	Drumelzier Haugh, standing stone 640m WNW of	Prehistoric ritual and funerary: standing stone	313927	635437	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2694
SM2697	Old Harestanes, stone circle 180m NE of	Prehistoric ritual and funerary: stone circle or ring	312409	644324	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2697
SM2708	North Muir, Nether Cairn	Prehistoric ritual and funerary: cairn (type uncertain)	310531	650367	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2708
SM2709	North Muir, Upper Cairn	Prehistoric ritual and funerary: cairn (type uncertain)	311002	650921	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2709
SM2715	Cademuir Hill, fort 1800m WSW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	322448	637084	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2715
SM2718	Sheriff Muir Cottages, standing stones 520m W of	Prehistoric ritual and funerary: standing stone	320095	640058	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2718
SM2727	Upper Newby, fort 910m SSE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	326846	636165	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2727
SM2728	Romanno Mains, two barrows 550m SE of	Prehistoric ritual and funerary: barrow	317539	647989	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2728
SM2730	Romanno Mains, barrow 910m SE of	Prehistoric ritual and funerary: barrow	317854	647822	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2730
SM2735	Whiteside Hill, ring enclosures 820m SE of	Prehistoric ritual and funerary: enclosure (ritual or funerary)	317546	645793	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2735
SM2758	Cairn Hill, cairn, Walkerburn	Prehistoric ritual and funerary: cairn (type uncertain)	336502	638662	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2758
SM2762	Birk's Cairn, cairn, Birkscairn Hill	Prehistoric ritual and funerary: cairn (type uncertain)	327468	633167	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2762
SM2763	Walkerburn, cairn 500m S of summit of Cairn Hill	Prehistoric ritual and funerary: cairn (type uncertain)	336497	638174	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2763

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2778	Huskie Rig,mounds	Prehistoric ritual and funerary: mound (ritual or funerary)	315896	639257	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2778
SM2779	Broughton Church	Ecclesiastical: church	311054	636814	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2779
SM2783	Glenrath,settlement 550m ENE of	Prehistoric domestic and defensive: settlement	321422	633895	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2783
SM2785	Caerlee Hill, fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	332473	636774	SM	X	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2785
SM2787	Castlehill,tower	Secular: tower	321425	635455	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2787
SM2789	Old Deepsykehead,long cairn 910m NE of	Prehistoric ritual and funerary: long cairn	317977	654648	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Orientated NE-SW, with Proposed Development to SE.	https://portal.historicenvironment.scot/designation/SM2789
SM2821	Flemington,ring enclosures 840m NE of	Prehistoric ritual and funerary: enclosure (ritual or funerary)	317326	645704	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2821
SM2828	Ratchill,platform settlement and ring enclosure 460m NE of	Prehistoric domestic and defensive: platform settlement; Prehistoric ritual and funerary: enclosure (ritual or funerary)	312165	636608	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2828
SM2840	Henderland Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	314958	645977	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2840
SM2855	Stow,old bridge	Secular: bridge	345836	644396	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2855
SM2880	Lour,fort & settlement	Prehistoric domestic and defensive: fort (includes hill and promontory fort); Secular: settlement, including deserted, depopulated and townships	317937	635594	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2880
SM2895	Dreva Craig, fort, settlements & field system	Prehistoric domestic and defensive: field or field system	312760	635463	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2895
SM2897	Glenrathope,settlement 1300m WNW to 350m E of Glenrathope	Prehistoric domestic and defensive: settlement	322067	632601	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2897
SM2905	Blyth,cairn 1050m NNW of	Prehistoric ritual and funerary: cairn (type uncertain)	312841	646749	SM	X	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2905
SM2922	Broughtonknowe,three barrows 230m SE of	Prehistoric ritual and funerary: barrow	309779	639243	SM	X	X	Wider landscape	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2922

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
								contributes to significance		
SM2923	Broughtonknowe, ring enclosures & barrow 420m NE of	Prehistoric ritual and funerary: barrow	309861	639601	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2923
SM2937	The Kirna, settlement 270m NW of	Prehistoric domestic and defensive: settlement	334861	637567	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2937
SM2938	Pyked Stane, cairn, Pyked Stane Hill	Prehistoric ritual and funerary: cairn (type uncertain)	312297	641096	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2938
SM2939	Stirkfield, settlements and cultivation remains 1300m ESE of	Prehistoric domestic and defensive: settlement	311473	640472	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2939
SM2941	Langhaugh, cairn 820m N of	Prehistoric ritual and funerary: cairn (type uncertain)	320236	631858	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM2941
SM2944	Wester Happrew, fort 360m NW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	316821	642125	SM	X	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2944
SM2946	Ratchill, platform settlement 550m N of	Prehistoric domestic and defensive: platform settlement	311957	636927	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2946
SM2950	Easter Dawyck, fort & settlement 730m ESE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	319741	637288	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2950
SM2951	Ring Knowe, fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	320647	634650	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2951
SM2952	Glenrath, settlement & fort 1190m NW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	320141	634727	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2952
SM2955	Whiteside Hill, fort & enclosure	Prehistoric domestic and defensive: enclosure (domestic or defensive)	316819	646121	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2955
SM2956	Drochil Castle, fort & enclosure 1190m NNW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	315698	644672	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2956
SM2957	Hamildean Hill, fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	318732	641994	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2957
SM2958	Glenrath, settlement 730m NE of	Prehistoric domestic and defensive: settlement	321494	634262	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2958
SM2959	Castlehill, fort 250m WSW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	321113	635373	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2959

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM2960	Blake Muir,platform settlement	Prehistoric domestic and defensive: platform settlement	331004	630676	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2960
SM2961	Chester Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	331439	635196	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2961
SM2962	Dere Street, Roman road, Soutra Aisle to Turf Law	Roman: road	346243	656923	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2962
SM2964	Glenrath,settlement 1010m NE of	Prehistoric domestic and defensive: settlement	321581	634559	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM2964
SM2984	Tinnis Castle & fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort); Secular: castle	314134	634415	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2984
SM2985	Henry's Brae,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	313966	634116	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2985
SM2990	Blyth Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	312432	645756	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2990
SM2991	Chester Hill,fort & settlement	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	323658	636086	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM2991
SM2992	Cademuir, earthwork 360m SE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	322253	636293	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2992
SM2998	Lochurd Hills, enclosures 485m and 435m W of and 245m and 465m WSW of Woolshears Hill	Prehistoric ritual and funerary: enclosure (ritual or funerary)	313413	642352	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM2998
SM3006	Lochurd Farm,ring enclosures & mound 1550m S of	Prehistoric ritual and funerary: enclosure (ritual or funerary)	311153	641635	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3006
SM3007	Bryland,fort 640m SE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	312440	643375	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM3007
SM3010	Bordland Rings,fort,Bordlands Hill	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	315605	646333	SM	X	X	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM3010
SM3026	Prehistoric settlement, 170m SW of West Bold Cottages	Prehistoric domestic and defensive: enclosure (domestic or defensive)	336240	636437	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3026
SM3027	Tor Hill,fort 600m WNW of Torbank	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	317531	640931	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM3027

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM3036	Old Caberston, scooped settlement 310m E of	Prehistoric domestic and defensive: scooped settlement	337235	637766	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3036
SM3044	Kirkton Manor,enclosures 550m SE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	322491	637709	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3044
SM3045	Bellanrig,settlement,fort & enclosures 870m SE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	323545	637958	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3045
SM3049	Hog’s Knowe,settlement 400m WNW of Glenternie House	Prehistoric domestic and defensive: settlement	320718	636701	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3049
SM3050	The Bank, settlement 485m SW of Kirkhope	Prehistoric domestic and defensive: enclosure (domestic or defensive)	319546	630521	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3050
SM3051	Woodhouse Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	320880	637319	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM3051
SM3052	Langhaugh,tower & associated buildings	Secular: settlement, including deserted, depopulated and townships	320301	630997	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3052
SM3053	Langhaugh,settlement 130m SSE of	Prehistoric domestic and defensive: settlement	320270	630919	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3053
SM3054	Kirkhope,crossbase,tower & associated structures 500m WSW of	Crosses and carved stones: cross (free-standing); Secular: settlement, including deserted, depopulated and townships	319410	630717	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3054
SM3055	Wood Hill,settlement 230m E of	Prehistoric domestic and defensive: settlement	320745	633421	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3055
SM3056	Wood Hill,fort & enclosure	Prehistoric domestic and defensive: enclosure (domestic or defensive)	320552	633437	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3056
SM3059	Kerr’s Knowe, fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	318244	638464	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM3059
SM3060	Upper Newby,fort 320m SSE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	326735	636801	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3060
SM3067	Soutra Aisle, burial aisle and part of site of medieval hospital	Ecclesiastical: hospital/hospice	345314	658436	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3067
SM3068	Syke Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	320155	638064	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM3068

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM3069	Newmill,enclosures SW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	311542	646152	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3069
SM3071	Newlands Church and graveyard, 50m SW of Newlands House	Crosses and carved stones: cross-incised stone; Ecclesiastical: church	316112	646559	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3071
SM3074	Callands House,earthwork S of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	315931	644839	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3074
SM3094	Hammer Knowe,fort & settlement	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	315283	638681	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3094
SM3106	Kirkurd,church SE of Castlecraig	Ecclesiastical: church	313789	644097	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM3106
SM3113	Young Bush Wood,enclosure NW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	331182	634829	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3113
SM3140	Kirkhope,scooped homestead N of	Prehistoric domestic and defensive: scooped settlement	319844	631046	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3140
SM3142	Muirburn Castle,fort & scooped settlement	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	309088	641225	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3142
SM3150	Stirkfield,barrow and enclosed cremation cemetery 1120m ESE of	Prehistoric ritual and funerary: barrow	311242	640335	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3150
SM3151	Stirkfield Rig,ring enclosures	Prehistoric ritual and funerary: enclosure (ritual or funerary)	310839	640484	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3151
SM3152	Broughton Knowe,ring enclosures	Prehistoric ritual and funerary: enclosure (ritual or funerary)	309956	639050	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3152
SM3157	Plora Tower, tower house, garden terraces and associated structures, 335m SW of West Bold Farm Cottages	Secular: garden	336097	636290	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3157
SM3167	Posso,tower & associated structures WNW of	Secular: settlement, including deserted, depopulated and townships	320017	633225	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3167
SM3169	Grieston Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	330660	635201	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3169
SM3170	Canada Hill,scooped homestead WSW of	Prehistoric domestic and defensive: scooped homestead	321791	634936	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3170

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM3171	Sheriff Muir, cairn	Prehistoric ritual and funerary: cairn (type uncertain)	320168	640231	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3171
SM3217	Clashpock Rig,homestead	Prehistoric domestic and defensive: homestead	313180	640313	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3217
SM3218	Penveny,settlement & scooped homestead NW of	Prehistoric domestic and defensive: scooped homestead	316359	639619	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3218
SM3236	Shaw Hill,cairn	Prehistoric ritual and funerary: cairn (type uncertain)	311476	645627	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3236
SM3247	Cock Rig to Linton Muir,Roman road	Roman: road	314838	654162	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3247
SM3256	West Mains,enclosure 200m NE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	313007	644727	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM3256
SM3263	Hardgatehead,Roman road and turnpike road 600m SW of	Roman: road; Secular: road	312556	649873	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3263
SM3544	North Muir,cairns	Prehistoric ritual and funerary: cairn (type uncertain)	310877	651094	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3544
SM365	Bowerhouse,fort 480m NW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	349060	650990	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM365
SM3698	Slipperfield Mount,cairn S of	Prehistoric ritual and funerary: cairn (type uncertain)	311316	651226	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3698
SM3942	Our Lady’s Chapel,chapel 350m N of Torsonce	Ecclesiastical: chapel	345463	643820	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3942
SM3953	Bavelaw,steadings 60m NE of Redford Bridge	Secular: farmstead	316444	663500	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM3953
SM4067	Caerketton Hill,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	324533	666218	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM4067
SM4118	Caerketton Craigs,cairn	Prehistoric ritual and funerary: cairn (type uncertain)	323696	666215	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM4118
SM4378	Oxton,Roman camps	Roman: camp	348649	654703	SM	X	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM4378
SM4504	Cathpair,hut circles and field system 2500m and 2600m ESE of	Prehistoric domestic and defensive: field or field system	349419	646069	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM4504

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM4554	Hartside, scooped homesteads 330m SSE of	Prehistoric domestic and defensive: scooped homestead	347053	653318	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM4554
SM4555	Over Hartside,enclosure 300m N of	Secular: enclosure	346635	654435	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM4555
SM4592	Melville Grange,homestead and pit alignments 600m ESE of	Prehistoric domestic and defensive: homestead	331000	667616	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM4592
SM4624	Upper Whitfield,enclosures 375m SE and 350m ESE of	Prehistoric domestic and defensive: house; Prehistoric ritual and funerary: enclosed cremation cemetery	317745	653844	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM4624
SM4628	Kirktonhill,fort 400m WSW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	347049	654343	SM	X	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM4628
SM5063	Uttershill Castle	Secular: castle	323844	659432	SM	X	Within ZTV	Wider landscape contributes to significance	Remains of castle. No key views towards Proposed Development identified.	https://portal.historicenvironment.scot/designation/SM5063
SM5607	Old Woodhouselee Castle	Secular: castle	325726	661574	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM5607
SM5609	Ravensneuk Castle	Secular: tower	322292	659008	SM	X	Within ZTV	Wider landscape contributes to significance	Remains of a small 16 th -century fortified laird's house (defensive residence). Overlooks River North Esk. No relationship with Proposed Development area, and views do not contribute to significance.	https://portal.historicenvironment.scot/designation/SM5609
SM5652	Newbyres Castle	Secular: castle	334435	661441	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Remains in urban setting. No key views towards Proposed Development identified.	https://portal.historicenvironment.scot/designation/SM5652
SM5653	Falla Luggie Tower,towerhouse	Secular: tower	342432	658997	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM5653
SM5673	Lasswade old parish church	Ecclesiastical: church; Secular: mausoleum	330188	666104	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM5673
SM5682	Howlet's House,towerhouse and enclosures	Ecclesiastical: chapel; Secular: enclosure	319371	662473	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM5682
SM5684	Elginhaugh,Roman fort,annexe and bathhouse 200m NE of	Roman: annexe	332146	667207	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM5684
SM5742	South Slipperfield,barrows 1850m SSW and 1620m S of	Prehistoric ritual and funerary: barrow	312672	649501	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM5742
SM5754	Dodridge Law,fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	342045	663798	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM5754
SM5819	Pathhead,Roman camps,enclosures and pit alignment	Prehistoric domestic and defensive: pit	339619	663424	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM5819

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
		alignment; Roman: camp								
SM6065	Bents Quarry, lime kilns and quarry	Industrial: mines, quarries	318449	652010	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6065
SM6163	Elibank Castle	Secular: house	339686	636341	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6163
SM6202	Elginhaugh, Roman camp, native fort and palisaded enclosure 600m NE of	Prehistoric domestic and defensive: fort (includes hill and promontory fort); Roman: camp	332417	667458	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM6202
SM6230	Whitebog Farm, enclosure 450m SE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	329876	663127	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6230
SM6231	Play Hill, settlement	Prehistoric domestic and defensive: settlement	338403	661906	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6231
SM6239	Midfield House, settlement 200m ENE of	Prehistoric domestic and defensive: settlement	329506	664144	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6239
SM6257	Highwood House, enclosure 800m S of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	329798	660166	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6257
SM6258	Enclosed settlement, 480m SE of Stonefieldhill Farm	Prehistoric domestic and defensive: settlement	330440	660120	SM	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6258
SM6259	Carrington Barns, enclosure 500m SE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	332896	660617	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6259
SM6260	Loquhariot, fort 500m SW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	336690	660405	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM6260
SM6261	Saughland, enclosure 150m W of	Prehistoric ritual and funerary: cursus/bank barrow	341344	661241	SM	X	Within ZTV	Wider landscape contributes to significance	Orientated N-S, with Proposed Development to SW.	https://portal.historicenvironment.scot/designation/SM6261
SM6262	Saughland, enclosure 1000m ESE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	342615	660851	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6262
SM6263	Glenkevoch, enclosure 400m NW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	329132	665715	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6263
SM6264	Newbigging, enclosure 400m WNW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	327345	660552	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6264
SM6265	Newbigging, enclosure 400m NE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	328004	660766	SM	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6265

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM6266	Capielaw, enclosed settlement	Prehistoric domestic and defensive: settlement	329986	661708	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6266
SM6267	Fuffet Wood, enclosure and cropmarks 100m E of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	336500	666257	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6267
SM6268	Fordel Mains, fort 350m SW of	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	337303	666392	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM6268
SM6272	Turniedykes, enclosure 150m NW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	338516	663266	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6272
SM6273	Hope, enclosure 300m SSE of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	340872	662446	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6273
SM6274	Longfaugh, enclosures 200m E of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	341119	661793	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6274
SM6294	Frostineb, enclosure 600m E of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	342759	660470	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6294
SM6335	Enclosed settlement 210m NW of Hardengreen Roundabout	Prehistoric domestic and defensive: enclosure (domestic or defensive)	332162	665539	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6335
SM6336	Enclosed settlement and pit alignment, 65m E of 53/54 The Crescent, Gowkshill	Prehistoric domestic and defensive: enclosure (domestic or defensive)	334281	663228	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6336
SM6337	Barrow, 55m E of 20 David Herkes Way, Gowkshill	Prehistoric ritual and funerary: barrow	334348	663000	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Altered setting.	https://portal.historicenvironment.scot/designation/SM6337
SM6338	Lawfield Wood, fort	Prehistoric domestic and defensive: fort (includes hill and promontory fort)	335761	665590	SM	Within ZTV	Within ZTV	No impact on asset significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM6338
SM6339	Lawfield, enclosure 500m E of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	336166	665520	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6339
SM6446	Castlelaw Range, ring ditch NW of	Prehistoric domestic and defensive: house	322304	664148	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6446
SM6447	Castle Knowe, palisaded enclosure	Prehistoric domestic and defensive: palisaded enclosure	323000	664050	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM6447
SM6458	Rosslyn Chapel, burial ground, buried remains of nave and remains of St Matthew's Church, Roslin	Ecclesiastical: church	327449	663064	SM	Within ZTV	Within ZTV	Wider landscape contributes to significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/SM6458

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
SM6825	Wallace's Cave, cave and rock carvings	Prehistoric ritual and funerary: cupmarks or cup-and-ring marks and similar rock art; Secular: cave	328029	663181	SM	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM6825
SM7573	Soutra Aisle, part of site of medieval hospital	Ecclesiastical: hospital/hospice	345212	658387	SM	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/SM7573
SM8215	St Mary's Church, Stow	Ecclesiastical: church	345934	644557	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM8215
SM8687	Torwoodlee Tower	Secular: tower	346703	637760	SM	X	X	Wider landscape contributes to significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/SM8687
SM90064	Castlelaw, fort and souterrain 205m NNW of	20 th Century Military and Related: Fort; Prehistoric domestic and defensive: souterrain, earth-house	322903	663865	SM/PiC	Within ZTV	Within ZTV	No impact on asset significance	Proposed Development outwith sphere of influence.	https://portal.historicenvironment.scot/designation/SM90064
LB12888	WEST LINTON, MAIN STREET, GIFFORD STONES HOUSE		315002	651814	Cat A LB	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB12888
LB12930	WALKERBURN, GALASHIELS ROAD, STONEYHILL HOUSE, STABLES AND BOUNDARY WALLS		336311	637287	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB12930
LB12930	WALKERBURN, GALASHIELS ROAD, STONEYHILL HOUSE, STABLES AND BOUNDARY WALLS		336295	637267	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB12930
LB12940	MELVILLE CASTLE, WILLIE'S TEMPLE		330539	666850	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB12940
LB13023	Hawthornden Castle, including gatepiers, boundary walls, wellhead drinking fountainhead, outbuilding and caves, Roslin		328650	663665	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB13023
LB13023	Hawthornden Castle, including gatepiers, boundary walls, wellhead drinking fountainhead, outbuilding and caves, Roslin		328620	663677	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB13023
LB13026	Rosslyn Castle excluding scheduled monument SM1208, Roslin		327475	662763	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB13026

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB13028	Rosslyn Chapel (Episcopal), formerly Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding scheduled monument SM6458, Roslin		327489	663073	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB13028
LB13034	AUCHINDINNY HOUSE, INCLUDING GATEPIERS, BOUNDARY WALLS AND OUTBUILDINGS		325172	661336	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB13034
LB13035	BILSTON RAILWAY VIADUCT OVER BILSTON BURN		328073	664861	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB13035
LB135	TORWOODLEE		347182	637978	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB135
LB1445	GLENESK RAILWAY VIADUCT		332372	667136	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB1445
LB14561	NEWBATTLE, NEWBATTLE ABBEY		333349	666021	Cat A LB	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB14561
LB14562	NEWBATTLE ABBEY POLICIES, NORTH SUNDIAL		333403	666084	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB14562
LB14563	NEWBATTLE ABBEY POLICIES, SOUTH SUNDIAL		333435	666019	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB14563
LB14564	NEWBATTLE ABBEY POLICIES, MAIDEN BRIDGE		333673	666590	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB14564
LB14566	NEWBATTLE ABBEY POLICIES, NEWBATTLE ROAD, MONKLAND WALL		333114	665839	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB14566
LB14567	NEWBATTLE ABBEY POLICIES, PORT LODGE INCLUDING QUADRANT COLONNADES AND GATEPIERS		333115	665881	Cat A LB	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB14567
LB14568	NEWBATTLE, NEWBATTLE ROAD, OLD BRIDGE		333144	665712	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB14568
LB14604	NEWTONGRANGE, LADY VICTORIA COLLIERY		333262	663693	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB14604
LB14625	ARNISTON POLICIES, WALLED GARDEN, INCLUDING GATEWAYS AND LOGGIA		332527	659109	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB14625
LB14630	ROSEBERY HOUSE POLICIES, HOME FARM		330258	657458	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB14630
LB14634	OLD PENICUIK HOUSE		321726	659208	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB14634
LB14635	NEW PENICUIK HOUSE (FORMERLY STABLES)		321688	659366	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB14635

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB15356	STOBO PARISH CHURCH AND CHURCHYARD INCLUDING BOUNDARY WALLS, MORT HOUSE AND GRAVESTONES		318284	637635	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB15356
LB15356	STOBO PARISH CHURCH AND CHURCHYARD INCLUDING BOUNDARY WALLS, MORT HOUSE AND GRAVESTONES		318261	637681	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB15356
LB15356	STOBO PARISH CHURCH AND CHURCHYARD INCLUDING BOUNDARY WALLS, MORT HOUSE AND GRAVESTONES		318271	637654	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB15356
LB15362	BARNS STABLES		321510	639112	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB15362
LB15379	STOBO CASTLE		317298	636660	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15379
LB15429	TRAQUAIR HOUSE INCLUDING WINGS, TERRACES, PAVILIONS, COURTYARD SCREEN WALLS, GATEPIERS, RAILINGS AND GATES		333074	635480	Cat A LB	X	X	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15429
LB15430	TRAQUAIR HOUSE POLICIES, BEAR GATES AND AVENUE HEAD COTTAGES (4 DWELLINGS)		332623	635159	Cat A LB	X	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15430
LB15430	TRAQUAIR HOUSE POLICIES, BEAR GATES AND AVENUE HEAD COTTAGES (4 DWELLINGS)		332642	635121	Cat A LB	X	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15430
LB15430	TRAQUAIR HOUSE POLICIES, BEAR GATES AND AVENUE HEAD COTTAGES (4 DWELLINGS)		332627	635142	Cat A LB	X	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15430
LB15430	TRAQUAIR HOUSE POLICIES, BEAR GATES AND AVENUE HEAD COTTAGES (4 DWELLINGS)		332613	635177	Cat A LB	X	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15430
LB15430	TRAQUAIR HOUSE POLICIES, BEAR GATES AND AVENUE HEAD COTTAGES (4 DWELLINGS)		332650	635111	Cat A LB	X	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15430
LB15430	TRAQUAIR HOUSE POLICIES, BEAR GATES AND AVENUE HEAD COTTAGES (4 DWELLINGS)		332607	635175	Cat A LB	X	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB15430
LB1893	PARISH CHURCH OF ST CUTHBERT & CHURCHYARD, CHANNELKIRK		348152	654505	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB1893
LB1902	ASHIESTEEL		343038	635143	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB1902

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB1903	ASHIESTEEL BRIDGE		343867	635076	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB1903
LB1904	PEEL HOSPITAL		343312	634818	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB1904
LB1904	PEEL HOSPITAL		343167	635079	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB1904
LB19391	TRAQUAIR HOUSE POLICIES, SUMMERHOUSE		333119	635380	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB19391
LB19746	THE GLEN, HOUSE AND SERVICE WING		329802	633044	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB19746
LB2031	BROUGHTON PLACE INCLUDING SUMMERHOUSE, TENNIS COURT, WALLED GARDEN, GATEPIERS AND STABLEBLOCK		311691	637236	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB2031
LB24339	CROFT STREET, FAIRFIELD HOUSE, HOT HOUSE		333211	667040	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB24339
LB24355	ESKBANK ROAD, ST DAVID'S CHURCH (ROMAN CATHOLIC), WITH BOUNDARY WALLS AND GATEPIERS		332822	666921	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB24355
LB24375	14 GLENESK CRESCENT, ESKBANK HOUSE, WITH BOUNDARY WALLS AND GATEPIERS		332559	666872	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB24375
LB24443	12 MELVILLE ROAD, LINSANDEL HOUSE, WITH OUTBUILDINGS, BOUNDARY WALLS, GATES AND GATEPIERS		332463	666773	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB24443
LB24452	NEWMILLS ROAD, DALKEITH LODGE (NEWBATTLE ABBEY WEST LODGE), WITH GATEWAY AND ADJOINING WALL		333379	667047	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB24452
LB26701	BAVELAW CASTLE WITH STABLES AND OUTBUILDINGS, GATEPIERS AND BOUNDARY WALL		316741	662782	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB26701
LB28094	19 WINTON LOAN, MORTON HOUSE BELVEDERE		325505	667628	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB28094
LB28204	9 and 10 Swanston Village, Edinburgh		324044	667214	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB28204
LB28204	9 and 10 Swanston Village, Edinburgh		324048	667227	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB28204

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB39294	22-34 (EVEN NOS) BRIDGE STREET AND 1-7 (INCLUSIVE NOS) PARK END, INCLUDING ARCHWAY		323566	659714	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB39294
LB39294	22-34 (EVEN NOS) BRIDGE STREET AND 1-7 (INCLUSIVE NOS) PARK END, INCLUDING ARCHWAY		323565	659707	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB39294
LB39294	22-34 (EVEN NOS) BRIDGE STREET AND 1-7 (INCLUSIVE NOS) PARK END, INCLUDING ARCHWAY		323575	659723	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB39294
LB39294	22-34 (EVEN NOS) BRIDGE STREET AND 1-7 (INCLUSIVE NOS) PARK END, INCLUDING ARCHWAY		323565	659726	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB39294
LB39294	22-34 (EVEN NOS) BRIDGE STREET AND 1-7 (INCLUSIVE NOS) PARK END, INCLUDING ARCHWAY		323573	659708	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB39294
LB39294	22-34 (EVEN NOS) BRIDGE STREET AND 1-7 (INCLUSIVE NOS) PARK END, INCLUDING ARCHWAY		323574	659715	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB39294
LB39295	PEEBLES ROAD, PENICUIK SOUTH CHURCH (CHURCH OF SCOTLAND), INCLUDING BOUNDARY WALLS AND GATEPIERS		323579	659504	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB39295
LB44166	MAVISBANK HOUSE, WALLED GARDENS, INCLUDING GATES AND GATEPIERS		328935	665072	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB44166
LB44614	GLENCORSE BARRACKS, CLOCK TOWER		324748	661993	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB44614
LB45846	11 Swanston Village, Edinburgh		323943	667152	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB45846
LB45847	12 Swanston Village, Edinburgh		323980	667234	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB45847
LB45848	13 and 14 Swanston Village, Edinburgh		323996	667258	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB45848
LB45848	13 and 14 Swanston Village, Edinburgh		323993	667246	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB45848
LB45849	15 Swanston Village, Edinburgh		324011	667259	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB45849

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB49134	WALKERBURN, GALASHIELS ROAD, STONEYHILL COTTAGE (FORMER STONEYHILL LODGE) INCLUDING BOUNDARY WALL AND GATEPIER		336215	637151	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49134
LB49136	WALKERBURN, GALASHIELS ROAD, SUNNYBRAE LODGE INCLUDING GATEPIERS, STABLES AND BOUNDARY WALLS		336177	637142	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49136
LB49386	THE GLEN, LION GATEWAY, GARDEN FEATURES AND TERRACES		329810	633021	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49386
LB49386	THE GLEN, LION GATEWAY, GARDEN FEATURES AND TERRACES		329828	633049	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49386
LB49386	THE GLEN, LION GATEWAY, GARDEN FEATURES AND TERRACES		329775	633046	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49386
LB49386	THE GLEN, LION GATEWAY, GARDEN FEATURES AND TERRACES		329758	633026	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49386
LB49393	THE GLEN, STABLE COURTYARD		329783	633082	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49393
LB49393	THE GLEN, STABLE COURTYARD		329776	633091	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49393
LB49393	THE GLEN, STABLE COURTYARD		329759	633086	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49393
LB49395	THE GLEN, THE TEMPLE		329657	632412	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB49395
LB5090	LOTHIAN BRIDGE, TYNE VALLEY		339100	664527	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB5090
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314489	652340	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314509	652388	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314525	652375	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314483	652329	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314516	652380	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314514	652352	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069
LB51069	WEST LINTON, THE LOAN, SRONGARBH INCLUDING RAILINGS, BOUNDARY WALLS, GARAGES, GARDEN TERRACES AND STEPS, SWIMMING POOL, PAVILION AND OTHER ANCILLARY STRUCTURES		314501	652363	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB51069
LB687	WHITEHILL POLICIES, WHITEHILL HOUSE, FORMER ST JOSEPH'S INSTITUTION		329579	661998	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB687
LB687	WHITEHILL POLICIES, WHITEHILL HOUSE, FORMER ST JOSEPH'S INSTITUTION		329642	661967	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB687
LB687	WHITEHILL POLICIES, WHITEHILL HOUSE, FORMER ST JOSEPH'S INSTITUTION		329640	662010	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB687
LB7386	MAVISBANK HOUSE, DOOCOT		329392	665742	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB7386
LB7387	MAVISBANK HOUSE, GAZEBO		328868	664916	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB7387

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB7394	MELVILLE CASTLE		331030	666981	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB7394
LB7398	LASSWADE, WADINGBURN ROAD, BARONY HOUSE (FORMERLY LASSWADE COTTAGE)		329700	665910	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB7398
LB7404	MAVISBANK HOUSE, (FORMERLY NEW SAUGHTONHALL), INCLUDING SERVICE WING, TERRACES, RETAINING WALLS, AND STEPS		328807	665146	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB7404
LB7454	GLENCORSE, OLD GLENCORSE KIRK		324518	663038	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB7454
LB7456	GLENCORSE PARISH CHURCH		324667	662616	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB7456
LB746	PRESTON HALL POLICIES, THE LIONS GATE		339252	665209	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB746
LB7462	THE BUSH HOUSE INCLUDING STABLES, LAUNDRY HOUSE, BOUNDARY WALLS, GATEPIERS AND GATES		324543	663556	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB7462
LB7462	THE BUSH HOUSE INCLUDING STABLES, LAUNDRY HOUSE, BOUNDARY WALLS, GATEPIERS AND GATES		324537	663541	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB7462
LB7462	THE BUSH HOUSE INCLUDING STABLES, LAUNDRY HOUSE, BOUNDARY WALLS, GATEPIERS AND GATES		324578	663534	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB7462
LB753	CRICHTON KIRK (FORMERLY COLLEGIATE CHURCH OF S.S. MARY AND KENTIGERN) INCLUDING GRAVEYARD		338082	661614	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB753
LB756	FORD, FORD HOUSE AND WALLED GARDEN		338935	664359	Cat A LB	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB756
LB756	FORD, FORD HOUSE AND WALLED GARDEN		338917	664340	Cat A LB	X	Within ZTV	No impact on asset significance	Long distance views do not contribute to asset significance.	https://portal.historicenvironment.scot/designation/LB756
LB757	CRICHTON HOUSE, EAST AND WEST WINGS		340035	662476	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB757
LB768	OXENFOORD CASTLE		338816	665507	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB768
LB769	OXENFOORD VIADUCT		338822	665580	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB769

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB780	COCKPEN AND CARRINGTON PARISH CHURCH, INCLUDING GATES, GATEPIERS, BOUNDARY WALL AND LETTER BOX		331933	664195	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Prominence unaffected.	https://portal.historicenvironment.scot/designation/LB780
LB784	DALHOUSIE CASTLE		332345	663595	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	Contextual relationship with River South Esk unaffected by Proposed Development.	https://portal.historicenvironment.scot/designation/LB784
LB799	VOGRIE HOUSE		338086	663236	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB799
LB805	BORTHWICK CASTLE, INCLUDING OUTER WALLS AND GATEHOUSE		336990	659732	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB805
LB805	BORTHWICK CASTLE, INCLUDING OUTER WALLS AND GATEHOUSE		336969	659711	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB805
LB805	BORTHWICK CASTLE, INCLUDING OUTER WALLS AND GATEHOUSE		336966	659704	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB805
LB806	MIDDLETON HALL, INCLUDING GATEPIERS, GATES, HA-HA AND BOUNDARY WALLS		336805	658261	Cat A LB	X	Within ZTV	No impact on asset significance	LB806 is considered in this assessment as the listed building is not currently intervisible with the operational Bowbeat Wind Farm. Approaches and views towards and from the hall are in an east - west orientation, with the Proposed Development located 12.5km to the south. The building is well screened with policy woodlands and no important long distance views towards the Proposed Development area are identified. Wireline indicates that the hubs of four turbines would theoretically be visible from the hall, with the blade tips of a further five turbines also visible beyond the Torfichen Wind Farm. No impact anticipated upon cultural significance.	https://portal.historicenvironment.scot/designation/LB806
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332529	659505	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332587	659418	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332589	659467	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332533	659491	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332566	659494	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808

Reference	Name	Description	Easting	Northing	Status	ZTV (existing)	ZTV (proposed)	Significance	Setting	Notes
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332595	659600	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332647	659487	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332665	659479	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB808	ARNISTON HOUSE, INCLUDING STABLE BLOCK, OUTBUILDINGS, ORANGERY, HA-HA AND SUNDIAL		332619	659489	Cat A LB	Within ZTV	Within ZTV	See GDL00029. Detailed assessment proposed	See GDL.	https://portal.historicenvironment.scot/designation/LB808
LB811	ARNISTON POLICIES, GROTTO		332399	659186	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB811
LB814	ARNISTON POLICIES, NORTH LODGE, AND LION AND ELEPHANT GATE, INCLUDING GATES AND GATEPIERS		333667	661215	Cat A LB	Within ZTV	Within ZTV	No impact on asset significance	See GDL.	https://portal.historicenvironment.scot/designation/LB814
LB8323	WALKERBURN, THE KIRNA		335076	637417	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB8323
LB8326	WALKERBURN, PREFABRICATED CAST - IRON URINAL		335886	637179	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB8326
LB8361	SPITALHAUGH HOUSE INCLUDING STABLE AND BRIDGE		316270	649662	Cat A LB	X	X	No impact on asset significance	Outwith ZTV.	https://portal.historicenvironment.scot/designation/LB8361

Appendix D

Questions for Consultees

Title	Question
Chapter 4: Energy and Policy Framework	
Q4.1	Are there any additional planning policies, guidance documents or material planning considerations that should be taken into account in preparing the EIAR and supporting Planning Statement?
Chapter 5: Landscape and Visual Amenity	
Q5.1	Are Consultees in agreement with the proposed approach to the LVIA baseline and associated approach to the assessment?
Q5.2	Are there any comments on the overall methodology proposed to assess effects on landscape and visual receptors, or to assess cumulative effects?
Q5.3	Are there any comments on the proposed list of assessment viewpoint locations, including viewpoints to represent views in the house of darkness.
Q5.4	Are there any wind farms, further to those shown on Figure 5.6 , to consider as part of the cumulative assessment?
Q5.5	Have consultees identified any further landscape or visual receptors to be considered within the assessment (Where it is expected that significant effects may occur)?
Q5.6	Are there any other relevant consultees who should be consulted with respect to LVIA?
Chapter 6: Hydrology, Hydrogeology, and Peat	
Q6.1	Do consultees agree with the proposed scope of the assessment, including the potential effects proposed to be scoped in and scoped out?
Q6.2	Do the consultees agree that at this stage the baseline assessment should be based on the worst-case scenario assuming the Existing Development will have been decommissioned and restored, noting that areas of restored land and habitat are expected to be of lower quality and as such the status will not be reflective of pristine/near-natural conditions that may have been present prior to the Existing Development?
Q6.3	Do consultees agree that the proposed desk study, consultation and field survey methodologies, including further detailed peat probing of the infrastructure footprint following design iterations and PWS verification visits, are appropriate to inform the assessment?

Q6.4	Given that the peatland across the Site is predominantly modified and, in places, drained, do consultees agree with the proposed approach to peat sensitivity? o consultees agree that the proposed desk study, consultation and field survey methodologies, including further detailed peat probing of the infrastructure footprint following design iterations and PWS verification visits, are appropriate to inform the assessment?
Q6.5	The cable to substation route shown at this stage follows the existing development's cable route. Whilst alternate routes are being considered, if required, do consultees agree that the cable route could use the existing route through the SSSI and that infrastructure be located within 30 m of Dundreich Plateau SSSI boundary if required, subject to demonstrating no significant effects on the SSSI interest features?
Q6.6	Do consultees agree that the full range of likely impacts to be assessed within the EIAR has been adequately identified and is proportionate to the nature of the Proposed Development?
Chapter 7: Ecology	
Q7.1	Do consultees agree with the range of desk study sources and ecology surveys considered to inform the design and assessment of the Proposed Development?
Q7.2	Are there any other relevant consultees who should be contacted with respect to the ecology assessment and scope of baseline information gathering?
Q7.3	Do consultees agree with those features that have been scoped out of assessment in respect to ecology (and the rationale for the decision)?
Q7.4	Do consultees agree with the scope of those developments and study area to be considered in the cumulative assessment?
Q7.5	Do consultees agree that the full range of likely impacts to be assessed within the EIAR has been adequately identified and is proportionate to the nature of the Proposed Development?
Q7.6	Do consultees agree with the proposed assessment baseline being that of the Site following the decommissioning of the Existing Development and reinstatement of its infrastructure footprint, as required by the extant planning permission?
Q7.7	Do consultees further agree with the expectation that the restored areas will not be in near-natural/pristine condition, and that they will be in a disturbed/modified state after restoration with condition gradually improving with time.
Chapter 8: Ornithology	
Q8.1	Do consultees agree that the proposed baseline studies will provide sufficient information to inform an assessment of effects on ornithology?
Q8.2	

	Do consultees agree with the assessment approach proposed, including a qualitative collision risk assessment?
Q8.3	Do consultees agree with the receptors and potential effects that are proposed to be scoped out of the detailed assessment?
Chapter 9: Cultural Heritage	
Q9.1	Do consultees agree with the proposals for 'Effects Scoped Out' in this Scoping Report?
Q9.2	Are consultees content with the proposed Outer Study Area buffers presented in this Scoping Report?
Q9.3	Are there any other relevant consultees other than HES and the Councils who should be contacted with respect to the Cultural Heritage and Archaeology assessment?
Q9.4	The Zone of Theoretical Visibility (ZTV) for the Scoping layout used for the Stage 1 Setting Assessment in this Scoping Chapter has been provided as a digital shapefile as part of this submission. Do consultees wish to request any further digital datasets to be provided to aid their Scoping opinion?
Q9.5	Do consultees agree with the seven designated heritage assets proposed for operational stage detailed setting assessment in the EIAR following the Stage 1 Setting Assessment included in this Scoping report (Table 9.1), or would they wish to request any further specific heritage assets to be assessed?
Q9.6	Do consultees agree with the approach that where cultural heritage effects assessed against the future baseline (i.e., assuming a decommissioned and restored Existing Development) are judged likely to be materially different to effects assessed against the current baseline (which includes the Existing Development), that separate conclusions will be presented, or where there is unlikely to be any difference, this is clearly stated?
Chapter 10: Noise and Vibration	
Q10.1	Are the consultees happy with the suggested approach for the noise assessment, including elements scoped in and out?
Q10.2	Do the consultees have any concerns regarding the use of historical background noise data as the basis for the operational noise assessment?
Chapter 11: Traffic and Transport	
Q11.1	That the proposed methodology is acceptable?
Q11.2	That the methods proposed for obtaining traffic flow data are acceptable?
Q11.3	That the use of Low National Road Traffic Forecasts (NRTF) is acceptable for the whole of the study?

Q11.4	What committed development schemes should be included in the cumulative assessment?
Chapter 12: Other Issues	
Q12.1	Are there any other consultees who should be considered when carrying out assessments?
Q12.2	Is the approach to the assessment of the above specialist topics considered appropriate including those topics proposed to be scoped out?