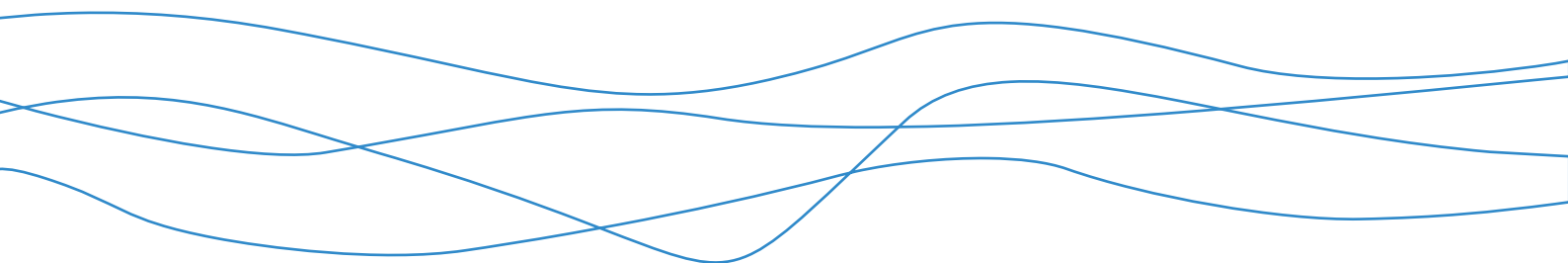




# **Bowdun Offshore Wind Farm, Onshore EIA Report**

Volume 2, Appendix 8.2: Assessment of  
Individual Dwellings and Property Clusters

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## Glossary

Glossary	Definition
<b>Bowdun Offshore Wind Farm Limited</b>	A Special-Purpose Vehicle (SPV) (legal entity) for the purpose of developing the Project.
<b>Effect</b>	Term used to express the consequence of an impact i.e. the result of change or changes on specific environmental resources or receptors. The significance of an effect is determined by correlating the magnitude of the impact with the importance, or sensitivity of the receptor or resource in accordance with defined significance criteria.
<b>Environmental Impact Assessment (EIA)</b>	Assessment of the potential likely significant effects of the Proposed Development on the physical, biological, and human environment during construction, operations and maintenance and decommissioning.
<b>Environmental Impact Assessment (EIA) Report</b>	Document prepared to comply with The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 in order to provide information on: <ul style="list-style-type: none"> <li>• the baseline environment;</li> <li>• project description for the Proposed Development;</li> <li>• a systematic assessment of the Proposed Development's likely significant environmental effects;</li> <li>• measures to avoid, prevent, reduce or offset likely significant adverse environmental effects;</li> <li>• a description of the reasonable alternatives studied by the Applicant; and</li> <li>• a non-technical summary.</li> </ul>
<b>Horizontal Directional Drilling</b>	Horizontal Directional Drilling (HDD) is a method of installing underground pipelines, cables and service conduit or ducts through trenchless methods to avoid obstacles and sensitive features such as roads, watercourses and woodlands. The term HDD is used here interchangeably with other similar trenchless techniques but excluding micro tunnelling or direct pipe methods.
<b>Impact</b>	A change caused by an action that occurs during a project's lifetime.
<b>Intertidal Area</b>	The area between Mean High Water Springs (MHWS) and Mean Low Water Springs (MLWS).
<b>Landfall</b>	The area in which the offshore export cables make landfall and is also the transitional area between the Offshore Transmission Assets and the Onshore Transmission Assets. Located in the intertidal area (see definition above) at Benholm Bay.
<b>Landscape</b>	An area, as perceived by people, the character of which is a result of the action and interaction of natural and/or human factors.
<b>Landscape effects</b>	Effects on the landscape as a resource in its own right.

Glossary	Definition
<b>Landscape receptors</b>	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
<b>Landscape value</b>	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
<b>Landscape and Visual Impact Assessment</b>	A chapter within the EIA Report to systematically identify, predict, assess and report on the likely significant landscape and visual effects of a proposed project or development.
<b>Mean Low Water Springs</b>	The average tidal height throughout the year of two successive low waters during those periods of 24 hours when the range of the tide is at its greatest.
<b>Project (the)</b>	An overarching term for the Bowdun Offshore Wind Farm (Bowdun OWF) comprising the offshore and onshore infrastructure required to generate and transmit electricity from the Array Area to the onshore Grid Connection Point (GCP). The Project includes the Offshore Generation Assets, the Offshore Transmission Assets and the Onshore Transmission Assets.
<b>Proposed Development</b>	Term used to define the Onshore Infrastructure associated with the Project landward of MLWS for which PPP is being sought. Further details of the parameters are included in the Onshore EIA Report Volume 1, Chapter 2: The Proposed Development.
<b>Sensitivity</b>	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
<b>Significance</b>	Effect factor that is determined by the magnitude of impact along with the sensitivity of the receptor.
<b>Study Area</b>	For each environmental topic, the baseline environment will be characterised, and the potential environmental impacts will be described within a topic-specific study area. Specific study areas are defined for each topic and are based on the maximum spatial extent across which potential impacts of the Proposed Development may be experienced by the relevant receptors (i.e. Zone of Influence).
<b>Substation</b>	The area identified at scoping that the Proposed Development Substation would be located within in proximity to the grid connection point.
<b>Substation site</b>	The total area proposed (~19 hectares) for construction of the Substation Switchyard.
<b>Visual Effect</b>	Effects on specific views and on the general visual amenity experienced by people. (Landscape Institute and IEMA, 2013).
<b>Visual Receptors</b>	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
<b>Visual Sensitivity</b>	The sensitivity of visual receptors such as residents, relative to their location and context/activity, to visual change proposed by development.
<b>Zone of Theoretical Visibility (ZTV)</b>	A computer-generated tool to identify the likely (or theoretical) extent of visibility of a development. The elevation (or a set of

## Acronyms

Acronym	Definition
GCP	Grid Connection Point
GLVIA3	Guidelines for Landscape and Visual Impact Assessment Third Edition
HDD	Horizontal Directional Drilling
LVIA	Landscape and Visual Impact Assessment
MLWS	Mean Low Water Springs
O&M	Operation and Maintenance Phase
SY12	Summer Year 12
TJB	Transition Joint Bay
WYO	Winter Year of Opening
ZTV	Zone of Theoretical Visibility

## Table of Units

Units	Definition
km	Kilometre
m	Metre
%	Percent

## 1 Introduction

- 1.1.1 This Appendix presents an assessment of individual dwellings and property clusters within the Landscape and Visual Impact Assessment (LVIA) Study Area for the onshore infrastructure of the Bowdun Offshore Wind Farm ('the Project'). The onshore infrastructure of the Project, is the works landward of Mean Low Water Springs (MLWS), including the intertidal area, and is referred to as 'the Proposed Development'. This Appendix supports the assessment reported in Volume 1, Chapter 8: Landscape and Visual Impact Assessment.
- 1.1.2 An assessment of visual receptors within settlements is provided in Volume 1, Chapter 8: Landscape and Visual Impact Assessment. It is recognised that in addition to the settlements, some residential receptors in individual properties located out with the settlements but close to the Proposed Development, are at risk of significant visual effects during the construction and operational phases. These individual properties are assessed separately in this Appendix in Table 1.1. The visual assessment has followed the methodology set out in Volume 1, Chapter 8: Landscape and Visual Impact Assessment.
- 1.1.3 Forty individual properties and property clusters have been identified as being at risk of significant visual effects from the Proposed Development after an evaluation of baseline factors following desk study, consideration of theoretical visibility of the Substation indicated in the Zone of Theoretical Visibility (ZTV) in Figure 8.6 (within Volume 1, Chapter 8: Landscape and Visual Impact Assessment) and their proximity to elements of construction works. Table 1.1 presents the baseline information collated for these properties and an assessment, for the construction and operational phases, of visual effects. Baseline information includes the number of storeys of the property, the main aspects of the property and existing screening features. Where clusters of properties would experience similar visual effects, they have been grouped together.
- 1.1.4 As in the main assessment in Volume 1, Chapter 8 Landscape and Visual Impact Assessment, the operational phase has been considered for two scenarios; the winter of the proposed year of opening (WYO) which assesses the completed Proposed Development, representing a maximum impact scenario before any planted mitigation can take full effect; and in the summer of the 12<sup>th</sup> year after opening (SY12), which assesses the completed Proposed Development representing a minimum impact scenario, where any planted mitigation measures would be established and can be expected to be reasonably effective in screening the Proposed Development in views.
- 1.1.5 The ZTV for the Substation in Figure 8.6 (within Volume 1, Chapter 8: Landscape and Visual Impact Assessment) shows that not all properties that lie within the LVIA Study Area (i.e. 5 km) of the Substation will experience visibility. Properties that do not display theoretical visibility have been scoped out whilst those within the LVIA Study Area with theoretical visibility of the Substation are included within the assessment. A representative viewpoint at Viewpoint 7: Smiddy Cottage/ Clachanshiels Figure 8.14 (within Volume 1, Chapter 8:

Landscape and Visual Impact Assessment) has been incorporated within the viewpoint assessment to aid assessment.

- 1.1.6 As discussed in Section 8.7 in Volume 1, Chapter 8: Landscape and Visual Impact Assessment, the assessment of visual receptors for the Cable Corridors and Landfall area during the operational phase has been scoped out. Accordingly, where the visual effects for a receptor during the operational phase relate solely to the Cable Corridors and Landfall area and no theoretical visibility of the Substation is indicated, they have been scoped out, and the operational phase assessment has been greyed out in Table 1.1.
- 1.1.7 The locations of the individual properties and property clusters are shown within Volume 1, Chapter 8: Landscape and Visual Impact Assessment on Figure 8.5.

Table 1.1: Visual Assessment of Individual Properties and Property Clusters

Baseline					Construction Phase				Operation & Maintenance Phase			
ID No.	Individual Property / Property Cluster	No. Storeys and Main Aspect	Screening Elements	Sensitivity	Approximate distance to nearest Construction Works element and elements visible (Temp= temporary, Perm= permanent)	Magnitude of Change during the Construction Phase	Effect during the Construction Phase	Significance during the Construction Phase	Elements of Proposed Development visible and distance to nearest element	Magnitude of Change during the Operational Phase WYO and SY12	Effect during the Operational Phase WYO and SY12	Significance during the Operational Phase WYO and SY12
1.	Haughs of Benholm (Nether Knox Cottage / Bayview / Seaview / Pipers Cottage / Orlock)	1 & 2 storey SE aspect	None	High	350 m Temp access tracks Perm access track HDD Pad Construction traffic	Construction works will contrast with existing remote and tranquil context. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
2.	Nether Knox (1 & 2 Nether Knox Cottages), Benholm	1 storey SE aspect	None	High	270 m Temp access tracks Perm access track HDD Pad Construction traffic	Aspect of property is straight onto the Proposed Development. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
3.	Nether Benholm (Nether Benholm Farm, Benholm View)	2 storey SE aspect	Buildings, low trees and walls	High	240 m Temp access tracks Perm access track HDD Pad Construction traffic	Oblique aspect to site from property but temporary road traffic will be seen on skyline. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
4.	Nether Knox (Nether Knox House, Nether Knox Steading, Seaview House), Benholm	2 storey SE aspect	Open with some buildings	High	375 m Temp access tracks Perm access track HDD Pad Construction traffic	Separation distance from property mitigates effects. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
5.	Tillygrain (Tillygrain, 1 - 3 Nether Benholm Cottages), Benholm	1 & 2 storey SW aspect	Low shrubs around front garden	High	80 m Temp access track Construction traffic	Aspect of property is straight onto the temporary access road which lies close to the property. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
6.	Middle Knox (Middle Knox, Middle Knox Cottage, Knoxhill House, Old Mill), Benholm	1 & 2 storey SW aspect	Woodland	High	260 m Temp access track Construction traffic	Elevated location. Existing woodland should screen most views to construction traffic. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
7.	Mains of Benholm (Mains of Benholm, Mains of Benholm Cottage, Burnside Cottage, Mains of Benholm Steading), Benholm	1 & 2 storey W aspect	Mature trees	High	170 m Temp access tracks Construction traffic	Existing woodland should screen most views to construction traffic. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation			

Baseline					Construction Phase				Operation & Maintenance Phase
8.	Upper Knox (Upper Knox Farm, Upper Knox Farm Steading, Oakfield), Benholm	2 storeys S & W aspects	Some trees in garden	High	170 m Temp access tracks Construction traffic	Open views to temporary road and construction traffic below. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation
9.	Three Wells (Three Wells Farmhouse, Three Wells Cottage, 1 – 4 Three Wells Steading), Inverbervie	1 & 2 storeys NE aspect	None	High	30 m Temp access tracks HDD Pad Construction traffic	Open views to Proposed Development construction. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation
10.	Peattie (Peattie Farm, 1 & 2 Peattie Farm Cottages, Shepherds Cottage), Arbuthnott	2 storeys SE aspect	None	High	90 m Temp access tracks Construction traffic	Open views to temporary road and construction traffic below. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation
11.	Kirkton (Kirkton of Arbuthnott Farm, Kirkton of Arbuthnott Cottage), Arbuthnott	2 storeys S aspect	Trees buildings	High	10 m Temp access track Perm access track Construction traffic	Perm road proposed may be beneficial. Construction traffic adjacent to properties. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation
12.	Kirkton House, Arbuthnott	2 storeys S & W aspects	None	High	70 m Temp access tracks HDD Pad Construction traffic	Open views to Proposed Development construction. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation
13.	Pitcharles Farm and Cottages, Arbuthnott	2 storeys S aspect	Low boundary fence	High	120 m Temp access tracks HDD Pad Construction traffic	Open views to temporary road and construction traffic. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation
14.	Bloomfield Steading and Cottage, Arbuthnott	1 storey S & W aspects	None	High	350 m Temp access tracks HDD Pad Construction traffic	Open view across fields but separation distance will reduce impact. Birthplace of Lewis Grassie Gibbon and under consideration for listing. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
15.	Little Wairds, Arbuthnott	Unclear from desk study	Mature trees on garden boundary in all directions	High	70 m Temp access tracks HDD Pad Construction traffic	Garden boundary trees will screen but not in winter months. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation

Baseline					Construction Phase				Operation & Maintenance Phase
16.	Broombank Cottage, Drumlithie	1 storey E aspect	None	High	120 m Temp access tracks HDD Pad Construction traffic	Open view across fields to construction works. Magnitude of Change is Medium	Moderate	Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
17.	Broombank Farm, Drumlithie	2 storeys S aspect	Mature trees & farm buildings	High	220 m Temp access tracks HDD Pad Construction traffic	Existing trees should screen most views to construction works and traffic. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
18.	Westfield House, Drumlithie	1 storey N & S aspects	None	High	85 m Temp access tracks HDD Pad Drilling Rig Construction traffic Lighting	Open view across field to construction works at short separation distance. Magnitude of Change is High	Major	Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
19.	Hillrise, Drumlithie	1 storey SE aspect	None	High	220 m Temp access tracks Construction traffic Felling	Open view across field to felling and traffic. Magnitude of Change is Medium	Moderate	Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
20.	Mid Kinmonth Farm, Drumlithie	2 storeys SE aspect	Some young conifers in front garden	High	260 m Temp access tracks Construction traffic Felling	Aspect towards temp road and felling but views partially screened by trees. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
21.	East Kinmonth Cottages (Barbary, Cumbrae, Highland), Drumlithie	2 storeys SW aspect	Roadside conifers on access road	High	210 m Temp access tracks Construction traffic Felling	Aspect towards felling but seen at a distance of 550 m. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
22.	Blererno, Buckie's Mill	1 & 2 storey & mobile homes N aspect	Some woodland	High	90 m Temp access tracks HDD Pad Construction traffic	Views of works across Carron Water valley filtered by woodland. Magnitude of Change is Medium	Moderate	Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
23.	Quithel (Nether Quithel Farm, Upper Quithel Farm)	2 storeys SW aspect	Garden trees	High	410 m Temp access tracks HDD Pad Construction traffic	Distant views towards construction works on hill partially screened by garden trees. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation
24.	Annamuick Cottages (1 & 2, Clerkswell, Downswell)	1 storey SE aspect	None	High	330 m Temp access tracks HDD Pad Construction traffic	Oblique views to construction works along valley at a distance of 500 m.	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation

Baseline					Construction Phase				Operation & Maintenance Phase			
						Magnitude of Change is Low						
25.	Cuttiesouter & Thistlebank Steading	1 storey E aspect	High coniferous hedge on boundary	High	230 m Temp access tracks HDD Pad Construction traffic	Partial views to construction works along valley at a distance of 430 m. Magnitude of Change is Low	Minor	Not Significant	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
26.	Annamuick (Annamuick Farm, Springwood)	2 and 1 storeys S aspect	Mature trees and hedge	High	230 m Temp access tracks HDD Pad Construction traffic	Some screening from trees but views to HDD works and close-range traffic. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
27.	Elfhill (Elfhill Farm, Elfstone Cottage, Elfhill Steading, Trusta)	2 and 1 storeys S aspect	Trees, scrub, hedge and built form	High	50 m Temp access tracks HDD Pad Construction traffic	Some screening from intervening vegetation and buildings but proximity of access road will lead to visual impacts. Magnitude of Change is Medium	Moderate	<b>Significant</b>	N/A - O&M scoped out due to lack of theoretical visibility of Substation			
28.	Westerton of Bogheadly, Rickarton	2 storeys SW aspect	Some garden trees	High	1.6 km Substation Temp access tracks Construction traffic Felling of forestry Lighting	Property with elevated aspect looking directly towards the Substation site. Views will be partially screened by garden trees and effects lessened by separation distance. Magnitude of Change is Medium	Moderate	<b>Significant</b>	1.6 km Substation	Mitigation planting around Substation site will gradually establish and aid integration of building into the landscape (LAN10).  Magnitude of Change WYO: Medium SY12: Low	Year WYO: Moderate  SY12: Minor	Year WYO: <b>Significant</b>  SY12: Not Significant
29.	Millsburn, Rickarton	2 storeys SW aspect	Hedge and garden trees. Intervening woodland block.	High	1.7 km Substation Construction traffic Felling of forestry Lighting	Views to construction works will be partially screened by intervening woodland and effects lessened by separation distance. Magnitude of Change is Low	Minor	Not Significant	1.7 km Substation	Mitigation planting around Substation site will gradually establish (LAN10).  Magnitude of Change WYO: Low SY12: Negligible	WYO: Minor  SY12: Negligible	WYO: Not Significant  SY12: Not Significant
30.	Hillside, Rickarton	2 storeys S aspect	Garden boundary trees and intervening coniferous woodland	High	1.8 km None	Magnitude of Change is None	None	Not Significant	1.8 km None	Magnitude of Change WYO: None  SY12: None	WYO: None  SY12: None	WYO: Not Significant  SY12: Not Significant

Baseline					Construction Phase				Operation & Maintenance Phase			
31.	Roadside Cottage, Rickarton	1 storey SE aspect	High boundary hedge and Intervening coniferous woodland	High	1.7 km None	Magnitude of Change is None	None	Not Significant	1.7 km None	Magnitude of Change WYO: None SY12: None	WYO: None SY12: None	WYO: Not Significant SY12: Not Significant
32.	Hillhead, Rickarton	2 storeys S aspect	Outbuildings and mature conifers on garden boundary	High	2 km Substation Construction traffic Felling of forestry Lighting	Views to the Substation will be partially screened by intervening garden trees and effects lessened by separation distance. Magnitude of Change is Low	Minor	Not Significant	2 km Substation	Mitigation planting around Substation site will gradually establish to improve landscape fit (LAN10).  Magnitude of Change WYO: Low SY12: Negligible	WYO: Minor SY12: Negligible	WYO: Not Significant SY12: Not Significant
33.	Smiddy Cottage, Rickarton	1 storey SW & NE aspects	None	High	510 m Tall construction plant Lighting	Mature forestry at base of Hill of Trusta would screen most views to construction works but taller elements such as cranes may be visible. Magnitude of Change is Negligible	Minor	Not Significant	510 m	Magnitude of Change WYO: None SY12: None	WYO: None SY12: None	WYO: Not Significant SY12: Not Significant
34.	Clachanshiels, Rickarton	2 storeys S aspect	Outbuildings and mature tree	High	520 m Tall construction plant Lighting	Mature forestry at base of Hill of Trusta would screen most views to construction works but taller elements such as cranes may be visible. Magnitude of Change is Negligible	Minor	Not Significant	510 m	Magnitude of Change WYO: None SY12: None	WYO: None SY12: None	WYO: Not Significant SY12: Not Significant
35.	Whitehill, Rickarton	Unclear from desk study	Mature trees on garden boundary	High	600 m Substation Temp access tracks Construction traffic Felling of forestry	Forestry at base of Hill of Trusta would screen views to ground level elements of construction works with garden trees filtering most views but would be partial visibility of taller elements such as cranes. Magnitude of Change is Low	Minor	Not Significant	600 m Substation	Possible partial views to Substation roof. Planting will gradually establish to enhance screening. Magnitude of Change WYO: Low SY12: Low	WYO: Minor SY12: Minor	WYO: Not Significant SY12: Not Significant
36.	Haugh Head, Rickarton	2 storeys	Property surrounded	High	860 m None	Dense intervening forestry will screen all views.	None	Not Significant	860 m None	Magnitude of Change WYO: None	WYO: None SY12: None	WYO: Not Significant

Baseline				Construction Phase					Operation & Maintenance Phase			
		N aspect	by woodland			Magnitude of Change is None				SY12: None		SY12: Not Significant
37.	Snob Cottage, Rickarton	2 storeys SW aspect	Mature conifers on garden boundary	High	1.1 km Substation Felling of forestry	Forestry at base of Hill of Trusta would screen views to ground level elements of construction works with garden trees filtering views to taller elements. Magnitude of Change is Low	Minor	Not Significant	1.1 km Substation	Possible partial views to Substation roof. Magnitude of Change WYO: Low  SY12: Negligible	WYO: Minor SY12: Minor	WYO: Not Significant  SY12: Not Significant
38.	Snob Croft, Rickarton	2 storeys S aspect	Deciduous trees on garden boundary	High	1.1 km Substation Felling of forestry	Views to the taller elements of construction works will be obtained with effects lessened by the separation distance. Magnitude of Change is Low	Minor	Not Significant	1.1 km Substation	Possible partial views to Substation roof.  Magnitude of Change WYO: Low SY12: Negligible	WYO: Minor SY12: Negligible	WYO: Not Significant  SY12: Not Significant
39.	Bossholes & Tentyhillocks, Rickarton	2 storeys S aspect	Deciduous garden trees, outbuildings and intervening forestry	High	1.2 km Substation	Views to construction works will be mostly limited by landform or screened by intervening forestry. Magnitude of Change is Low	Minor	Not Significant	1.2 km Substation	Possible partial views to Substation roof.  Magnitude of Change WYO: Low SY12: Negligible	WYO: Minor SY12: Negligible	WYO: Not Significant  SY12: Not Significant
40.	Mergie House, Mergie Stables, Little Mergie, Mergie Steading, Rickarton	varied	Properties surrounded by woodland	High	1.3 km Substation Temp access tracks Construction traffic Felling of forestry	Views to construction works will be frequently limited by landform or filtered by intervening woodland. Magnitude of Change is Low	Minor	Not Significant	1.3 km Substation	Possible partial views to Substation roof.  Magnitude of Change WYO: Low SY12: Negligible	WYO: Minor SY12: Negligible	WYO: Not Significant  SY12: Not Significant