# Landscape and Visual

# Background

Pre-application advice for the proposed Development was requested from the Highland Council (THC) and a response provided in March 2019. Key aspects relating to landscape and visual are summarised here.

THC indicated that development proposals at the Site will need to overcome the issues that upheld the refusal of the planning application for Lyth Wind Farm (planning ref: 13/01832/FUL) and will need to demonstrate compliance with THC's Onshore Wind Energy Supplementary Guidance (OWESG).

THC indicate that the Site lies in a Group 2 Area of Significant Protection as set out in the OWESG. They advise this is mainly due to the Site being located in an area of carbon rich soils.

THC advise that the Site is in a landscape character area referenced as CT3 in the landscape sensitivity study that is part of the adopted suite of Supplementary Guidance on wind energy development. The assessment of effects of development at the Site should consider the findings of the sensitivity study in relation to CT3 and the guidance therein. THC advise that the sensitivity study indicates there is 'limited scope' for large scale development that should follow guidance set out in the study. In particular THC point to the need for the development to ensure a *"proportional relationship between development scale and landscape character and setting is maintained, and avoid significant effects on the adjacent small scale narrow seaboard landscape."* Figure 7.1 of this Information Sheet shows SNH Landscape Character Types and Figure 7.2 shows Landscape Designations and Wild Land Areas.

THC advise that the assessment of sensitive receptors will need to include those who reside in the area and those who visit it including settlements, transport routes and visitor and recreational facilities. The assessment will need to demonstrate how any potential impacts on amenity have been mitigated for residential properties within 2 km of the proposed Development. The proposed Development must have regard to the citations of relevant Special Landscape Areas (SLA) as the impacts of the development will be assessed against the description in the citation of SLA that may potentially be affected.

THC indicate that the Flow Country is on the tentative list for World Heritage Status and progress of that work should be followed.

THC provide an appraisal of potential development at the Site against relevant criteria relating to landscape and visual aspects that the Council will use as a framework for assessing development proposals as set out in the OWESG.

A list of suggested viewpoints is provided by SNH and these have been considered in the selection of proposed viewpoint locations shown on Figure 7.3 of this Information Sheet. SNH advise that the applicant should check with the THC for an up-to-date list of cumulative developments to include in the cumulative LVIA. The latest published list has informed the selection of cumulative development shown on Figure 7.4.

#### **Consultant Experience and Expertise**

The technical lead for Landscape & Visual will be Ross Allan from RSK. Ross is a Chartered Landscape Architect with a Postgraduate Diploma in Landscape Management from the University of Sheffield, an MSc in Rural and Regional Resources Planning from the University of Aberdeen and a BSc (Hons) in Geography from the University of Aberdeen. He has over 18 years' experience in environmental impact assessment, specialising in landscape and visual impact assessments (LVIA) and associated technical assessments such as residential visual amenity, seascape and townscape in addition to specifying windfarm photography and visualisations and other supporting documents. During his career Ross has worked for Scottish Natural Heritage (SNH) as a Landscape and Planning Adviser covering the north west Highlands and Western Isles. He has worked on over 20 windfarm projects in the UK.

Ross will be supported by a team of landscape architects and visualisations specialists with experience in environmental impact assessment in Scotland and the wider UK.

#### Baseline

The proposed Development consists of a renewable energy development with wind turbines of 150 m in height to blade tip. The potential for solar panels and energy storage is also being considered. Current guidance recommends a study area of 45 km radius from the outermost wind turbines of the proposed Development where wind turbines are greater than 150 m in height. Given the relatively low-lying topography and pattern of visibility indicated by the Zone of Theoretical Visibility (ZTV) map shown on Figure 7.3 it is proposed that the study area for the LVIA will be a 40 km radius in all directions from the outermost wind turbines of the proposed development.

The Site is moorland with forest plantation and open ground between forested areas. The landform is gently undulating sloping from an altitude of approximately 79 m Above Ordnance Datum (AOD) in the north east of the Site to 36 m AOD in the north west. Several minor watercourses drain the Site including Burn of Ormigill, Burn of Hollandmey and Link Burn in addition to extensive drainage ditches that connect to these watercourses. There are small lochans in the northern part of the Site including a group of lochans in the north east in Phillips Mains Mire Site of Special Scientific Interest.

There are agricultural buildings in the north of the Site and tracks within and on the edges of the Site. There are sheepfolds in the north and south of the Site and a shielding in the south. Lochend Wind Farm comprising of four wind turbines each 99.5 m in height to blade tip is immediately to the west of the Site.

#### Landscape Character

In 2019 SNH updated its National Landscape Character Assessment<sup>1</sup> and published maps and descriptions of Landscape Character Types (LCT) on its web pages.

The majority of the Site is in LCT 134 Sweeping Moorland and Flows with a small proportion in the north in LCT 143 Farmed Lowland Plain as shown on Figure 7.1. Key Characteristics of LCT 134 Sweeping Moorland and Flows include:

- "Gently sloping or undulating landform which lies generally below 350 metres.
- Pockets of improved grazing, mainly within the outer fringes of sweeping moorland.
- Coniferous forest forming a dominant characteristic within some parts of this landscape character type.
- Very sparsely settled with dispersed crofts, farms and estate buildings largely found on the outer edges of this landscape or near a strath.
- Vehicular tracks within parts of the landscape.
- Wind farms, transmission lines, the A9 and a network of minor roads are key features within the more modified outer fringes within Caithness.
- Long, low and largely uninterrupted skylines offering extensive views across this landscape and result in a feeling of huge space.
- Consistent views to the distant Lone Mountains and Rugged Mountain Massif Caithness & Sutherland.
- Great sense of exposure on areas of flat peatland on upland plateau.
- A strong sense of remoteness is associated within the largely uninhabited, inaccessible core flows and moorlands of this landscape."

Key Characteristics of LCT 143 Farmed Lowland Plain include:

- "A generally open, low-lying plain, gently undulating to form shallow broad valleys, which are often filled with lochs and mosses, and subtle low ridges.
- Agriculture the predominant land cover.

<sup>&</sup>lt;sup>1</sup> Scottish Natural Heritage (SNH) (2019) Scottish Landscape Character Types Map and Descriptions.

- Larger conifer woodlands located at the transition with the Sweeping Moorland and Flows standing out where they are planted on poorer wetter ground on low ridges.
- Farm buildings and houses forming focal points within the landscape.
- Occasional loose clusters of croft houses located on more marginal upper slopes and near the coast.
- A number of historic environment features, including conspicuous castles, Baronial mansions and tall 'Lairds' houses, usually with broadleaf shelter woods planted around them.
- A number of large settlements, including the towns of Thurso and Wick, situated on the coast, as well as several smaller settlements.
- Many historic features, including brochs and cairns, dotted across farmland and situated on hills within, or adjacent to, this area.
- Small groups of large wind turbines sited on some of the low ridges and hills and prominent visibility of larger wind farms in adjacent Landscape Character Types.
- Extensive views due to the openness of the landscape, and the clarity of northern air and light.
- Dramatic views from the northern part of this landscape to Dunnet Head and the distant Orkney islands, and views from the A9 on the western edge of this landscape of the Lone Mountains of Movern and Scaraben seen across the low-lying Sweeping Moorland and Flows."

# Designated Landscapes and Wild Land Areas

The Site is not in a designated landscape or Wild Land Area (WLA). Designated landscapes and WLA in the proposed study area are shown on Figure 7.2.

The nearest designated landscape of national importance is Hoy and West Mainland National Scenic Area (NSA) approximately 25 km to the north of the Site in Orkney Islands Council administrative area. There are four locally designated SLAs in the proposed 40 km study area:

- Dunnet Head SLA: 5.3 km to the west;
- Duncansby Head SLA: 7.4 km to the east;
- the Flow Country and Berriedale Coast SLA: 25 km to the south west; and
- Farr Bay, Strathy and Portskerra SLA: 40 km to the west.

There are two Garden and Designed Landscapes (GDL) in the proposed study area, Castle of Mey (Barrogill Castle), which is 1.8 km to the north of the Site; and Melsetter House on the island of Hoy approximately 18 km to the north. These will be considered in the LVIA. The Castle of Mey is also assessed as part of the separate cultural heritage assessment, however Melsetter House is not as it is not anticipated to be subject to impact (see Sheet 04 Cultural Heritage for further information).

WLAs are not a statutory designation. However, National Planning Framework 3 seeks to "...continue our strong protection for our wildest landscapes – wild land is a nationally important asset." Scottish Planning Policy (SPP) requires that Development Plans "...identify and safeguard the character of areas of wild land as identified on the 2014 SNH map of wild land areas." WLA also fall into the category of Group 2: Areas of significant protection with regard to spatial frameworks for wind energy development (SPP, Table 1, page 39).

The nearest WLA to the Site is WLA 41: Hoy, the southern boundary of which is approximately 20 km to the north. WLA 36 Causeymire and Knockfin Flows is 24 km to the south south west and WLA 39: East Halladale Flows is approximately 27 km to the south west.

#### Visual Receptors

The following visual receptors are present in the study area and would potentially be affected by the proposed Development:

- residents of the locality;
- tourists and visitors to the area including those visiting areas of scenic, cultural or historic value;

- people participating in outdoor recreational activities where their attention may be focussed on the landscape and views including users of long-distance routes, cycle routes, rights of way and core paths;
- hill walkers; and
- people using transport routes (roads, rail and ferry routes).

# **Potentially Significant Effects**

Having regard to the nature of the proposed Development, key baseline characteristics and proposed embedded mitigation measures, it is considered that the following aspects have the potential for significant environmental effects primarily during the operational phase of the proposed Development, and will therefore require further consideration through the EIA process:

- effects on Castle of Mey GDL;
- effects on Hoy and West Mainland NSA;
- effects on LCT 134 Sweeping Moorlands and Flows, LCT 143 Farmed Lowland Plain and LCT 144 Coastal Crofts and Small Farms;
- effects on the special qualities and character of Dunnet Head SLA and Duncansby Head SLA;
- changes to views experienced by people in residential properties and settlements;
- changes to views experienced by people visiting the area including the North Coast 500 route, Dunnet Head and Duncansby Head;
- changes in views experienced by people cycling along National Cycle Network route 1 to the north of the Site;
- changes in views experienced by people walking on core paths in the vicinity of the Site;
- changes in views experienced by motorists travelling on local roads in the vicinity of the Site and on the A836;
- changes in views experienced by people approaching Gills Bay ferry terminal on the St Margaret's Hope to Gills Bay ferry; and
- cumulative effects on residents in the locality and people participating in outdoor recreational activities in the vicinity.

# Proposed Assessment Methodology and Approach

The LVIA will be undertaken by Chartered Landscape Architects with considerable experience of siting, design and LVIA, of onshore windfarms. The main source of guidance used will be Guidelines for Landscape and Visual Impact Assessment (GLVIA3)<sup>2</sup>.

The LVIA will assess direct and indirect effects on landscape character and the special qualities of designated landscapes and WLA. The LVIA will also assess the potential effects of the proposed Development on visual amenity and views. Cumulative effects i.e. the effects of the addition of the proposed Development in combination and sequentially with other windfarm developments will be assessed.

The overall approach for the assessment of effects on landscape and visual receptors will broadly follow three stages of desk-based baseline assessment, fieldwork, assessment and reporting with design iteration occurring throughout the LVIA.

The proposed Development would comprise wind turbines up to 150 m in height. SNH guidance advises that a study area of 45 km should be considered for wind turbines greater than 150 m in height. The pattern of visibility shown on the ZTV map (Figure 7.3) and the distribution of designated landscapes and WLAs shown on Figure 7.2 indicates that a 40 km study area will be appropriate.

<sup>&</sup>lt;sup>2</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition (Routledge, London).

# **Design Iteration**

The principle means of landscape and visual mitigation is in the design of the proposed Development. The outcome of the LVIA will be an assessment of the residual effects of the proposed Development on landscape and visual amenity. However, throughout the LVIA there will be iterations of design as the LVIA team provides inputs to the wider windfarm design team to be analysed alongside the other design considerations that need to be addressed.

THC's preapplication advice indicates the need to consider the relationship between landscape character and the scale of the proposed Development including the relationship with the small-scale seaboard landscapes to the north of the Site.

SNH guidance identifies aspects of landscape that should be considered when siting and designing a windfarm. The design of the proposed Development will consider these factors and seek to achieve a coherent and structured layout that responds appropriately to the underlying landscape and visual character of the area. The design of the proposed Development will be appraised against relevant criteria relating to landscape and visual aspects as set out in the OWESG.

Siting and design of ancillary development will also be a design consideration particularly in relation to more sensitive receptors or those likely to be affected most.

The relationship of the proposed Development with other existing and proposed wind energy development will also be an important consideration.

#### Assessment of Effects on Landscape

Physical changes to landscape features within the Site will be assessed and direct effects on landscape character of the LCT in which the proposed Development would be located will be assessed. Indirect effects on LCTs in the study area from which the ZTV indicates there would be theoretical visibility will also be assessed. The effects on the special qualities and characteristics of designated landscapes as set out in the relevant citation will be assessed.

An assessment of landscape sensitivity will be made through an evaluation of landscape value and susceptibility to change as advised in GLVIA3. Magnitude of effects on landscape will be assessed in terms of the size or scale of change to the baseline, the geographical extent of effects and the duration or reversibility of effects. The assessment of magnitude of effect will consider these aspects in relation to the key characteristics and special qualities of the receiving landscape.

Significance of effect will be assessed by combining judgements about sensitivity and magnitude and a clear distinction between different levels of significance will be described and judgements clearly set out. The assessment will distinguish between significant effects of more importance that are likely to influence decision making and those of effects of lesser importance.

# Assessment of Effects on Visual Amenity

The proposed Development has the potential to result in changes to the visual amenity and views experienced by people in the study area. The degree to which people (visual receptors) experience change would depend on whether they are static (e.g. residential locations, viewpoints such as Dunnet Head) or moving (e.g. along footpaths, roads, rail or ferry routes). Visual receptors will be grouped according to the activity being undertaken e.g. residents, outdoor recreation, motorists and public transport users.

The sensitivity of visual receptors will be assessed in accordance with GLVIA3 which advises that this will be a combination of judgements about susceptibility of the receptor to change and the value attached to views.

The visual receptors identified in this Information Sheet have been informed by the Council's pre-application advice and with reference to the Lyth appeal decision.

The assessment of visual effects will be informed by analysis of individual and cumulative ZTV maps, fieldwork and assessment of viewpoints. Proposed viewpoints are shown on Figure 7.3 and listed in Table 7.1 with the reason for selection. The viewpoints shown capture a representative range of visual receptors that would potentially be affected by the proposed Development. The list of viewpoints and their locations will be refined through fieldwork and through consultation with stakeholders and by the scoping process.

# Table 7.1: Proposed Viewpoints

VP No.	Viewpoint Title	Easting	Northing		Reason for Inclusion
1	North Hoy and West Mainland NSA	318582	999177	28 km to the south	NSA and footpath to The Old Man of Hoy.
2	Burwick, South Ronaldsay	344278	983904	17.5 km to the south west	SNH requested 2019. Closest visitor destination in Orkney.
3	Gills Bay Ferry	337286	976429	7 km to the south west	Tourists and visitors using the ferry, SNH requested 2019.
4	Dunnet Head Trig Point	320534	976491	8.5 km to the south east	Visitor destination, walkers, SLA.
5	Castle of Mey GDL	329026	973676	2 km to the south	GDL, residents and road users
6	Duncansby Head	340520	973260	9 km to the west	Visitor destination, walkers, SLA.
7	A836 West of Thurso	308641	969419	19 km to the east	North Coast 500, A836.
8	Barrock	325907	971363	2 km to the east	Residents, users of NVN route 1.
9	Brabster	332054	969750	1.5 km to the west	Residents.
10	A99 Warth Hill	337169	969882	5.5 km to the west	Recognised viewpoint on A99, North Coast 500, SNH requested 2019.
11	Lochend	325623	966682	2.6 km to the north east	Residents, users of local roads.
12	Bower	323827	962213	7 km to the north east	Residents, users of local roads, SNH requested 2019.
13	Lyth	328149	963405	4.2 km to the north	Residents, users of local roads.
14	Keiss	334662	961398	8.3 km to the north west	Residents, users of local roads.
15	Ben Dorrey	306463	955068	25 km to the north east	Hill walkers, SNH requested 2019.
16	A9 Georgemas Junction	315682	958684	15.5 km to the north east	Road and rail users.
17	Watton	323802	954680	13.5 km to the north	Road and rail users, SNH requested 2019.
18	Noss Head	338159	954681	16 km to the north west	Visitor destination, walkers, SNH requested 2019.
19	A9 near Rangag	317715	945772	24 km to the north north east	Users of A9, SNH requested 2019.

VP No.	Viewpoint Title	Easting	Northing		Reason for Inclusion
20	Badlipster	324654	949249	19 km to the north	Users of minor road, SNH requested 2019.
21	Thrumster	333801	945388	22.5 km to the north north west	Users of A99, North Coast 500, SNH requested 2019.

#### Visualisations

Visualisations will comprise wirelines and photomontages from each viewpoint used in the LVIA. Visualisations will be shown with a photograph of the existing view with the exception of Viewpoint 1 North Hoy and West Mainland NSA, Viewpoint 2 Burwick South Ronaldsay and Viewpoint 3 Gills Bay Ferry which will be wirelines only. Photomontages will show a computer generated static model of the proposed Development overlaid onto photographs of the existing view to indicate what it would look like during operation and to inform an assessment of change against baseline. The wirelines for each viewpoint will show other windfarm developments visible from each viewpoint location.

Photomontages for viewpoints within 5 km of the proposed Development will show ancillary development at the Site such as permanent meteorological mast and access tracks, where these elements are visible. At distances of greater than 5 km ancillary development is likely to make a very limited change to views as part of the overall development and therefore will not be shown. Photomontages for viewpoints within 5 km of the proposed Development will also show solar panels and ancillary development associated with the solar array.

Visualisations will be prepared in accordance with SNH's Visual Representation of Wind Farms Version 2.2 (2017) and THCs Visualisation Standards for Wind Energy Development (July 2016).

#### **Cumulative Development**

An assessment of the effects of the proposed Development in combination with and sequential with other windfarms within 40 km of the proposed Development will be undertaken. The cumulative LVIA (CLVIA) will include operational windfarms, windfarms under construction, windfarms that are consented but not yet constructed and windfarms for which a valid planning application has been submitted (including those that are the subject of an Appeal). The CLVIA will include single wind turbines within 5km of the proposed Development that are over 20 m in height. Windfarms at scoping stage will not be included.

Combined visibility of the proposed Development with other windfarms will be shown using cumulative ZTV maps and in the wirelines at each viewpoint. Cumulative ZTV maps will be used to identify places where a more detailed assessment of sequential visibility may need to be undertaken e.g. key routes, and wirelines will be used to inform the assessment of effects. Figure 7.4 shows cumulative windfarms within 40 km and the wider area that will be considered in the CLVIA and Table 2 lists those that will be assessed.

The CLVIA will be undertaken in accordance with GLVIA3 and SNH guidance Assessing the Cumulative Impact of Onshore Wind Energy Developments (2012).

Wind Farm	Status	No.Turbines	Tip Height (m)	Approximate Distance from Site Centre (km)
Lochend	Operational	4	99.5	1.5
Slickly	In Planning	11	149.9	4.4
Taigh Na Muir, Dunnet	Operational	1	79.6	4.5
Stroupster	Operational	13	110	5.3
Cogle Moss	Approved	12	100	13.0
Bilbster	Operational	3	93	18.0
Wathegar	Operational	5	100	19.0

Table 7.2: Cumulative Windfarm Developments

Wind Farm	Status	No.Turbines	Tip Height (m)	Approximate Distance from Site Centre (km)
Achairn	Operational	3	100	19.0
Wathegar 2	Operational	9	110	19.4
Camster II	In Planning	11	126.5	19.9
Halsary	Under Construction	15	112	20.9
Hoy Community	Consented	2	74	21.0
Camster	Operational	25	100	21.4
Hesta Head	Consented	5	125	21.5
Achlachan	Operational	5	115	22.4
Achlachan 2	Approved	3	110	22.8
Bad a' Cheo	Operational	13	112	22.8
Causeymire	Operational	21	101	23.3
Baillie	Operational	21	115	25.9
Forss 1	Operational	2	76	26.6
Forss 2	Operational	4	78	27.3
Burn of Whilk	Operational	9	116	28.0
Golticlay	In Planning	19	130	29.4
Rumster Community WEP	Approved	3	75	30.0
Limekiln Resubmission	Approved	24	139	30.9
Buolfruich	Operational	15	75	36.3
Dounreay Tri Offshore	Approved	2	201	37.0
Berriedale and Dunbeath	Approved	3	74	39.6
Strathy Wood	In Planning	16	145	47.5
Strathy North	Operational	33	110	48.2
Strathy South	Approved	39	135	50.9
Bettyhill	Operational	2	119	55.7

# Issues to be Scoped In or Out

It is considered that a detailed wild land assessment will not be required due to the separation distance. The CLVIA will exclude large offshore windfarms from the assessment of effects due to separation distance from the proposed Development and their position 15 km offshore to the south south east.

#### Consultees

The consultees below will be approached for information to inform the EIA. These consultees may also be contacted by the Scottish Government regarding the scope of the EIA:

- The Highland Council
- SNH

#### **Consultee Questions**

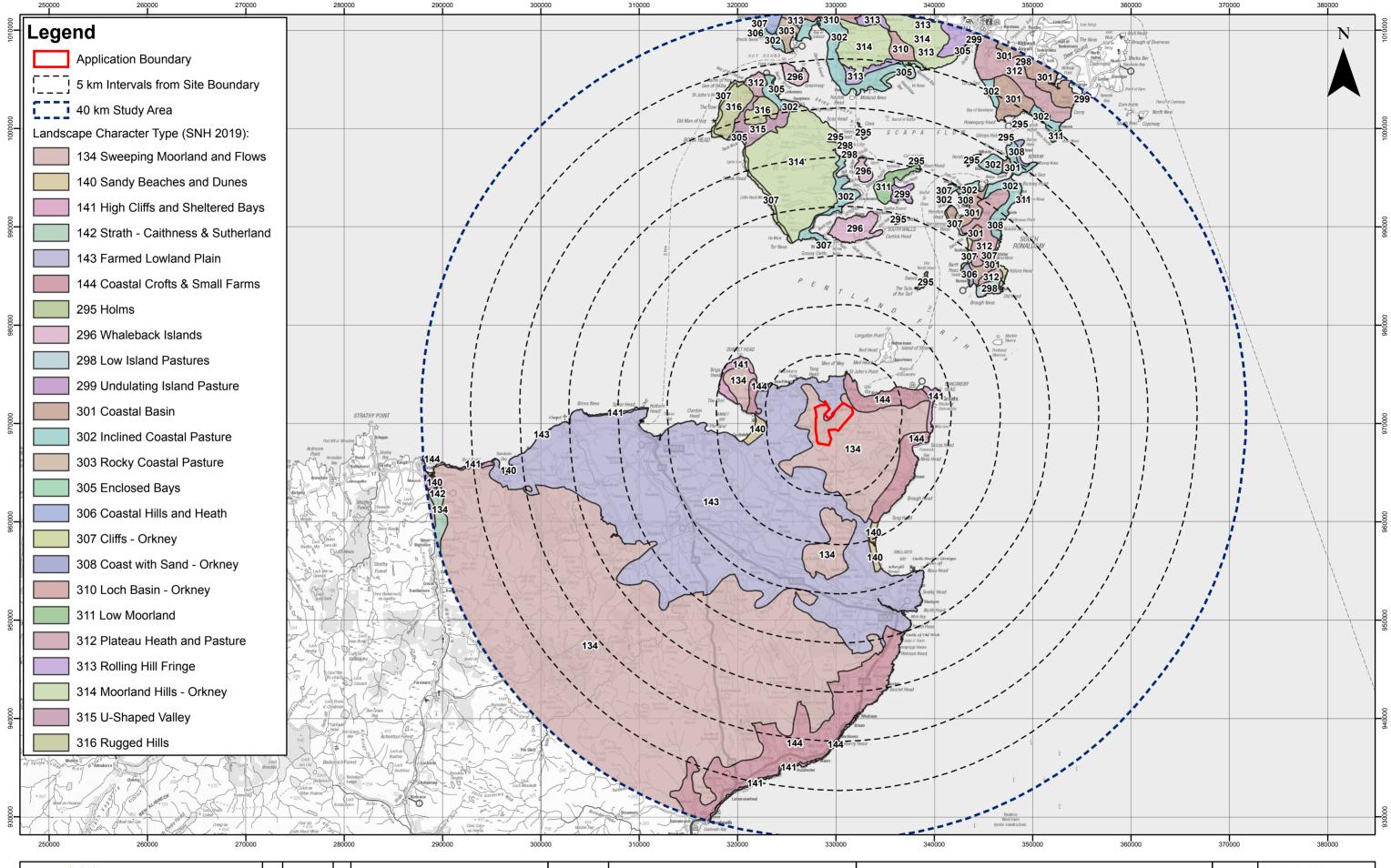
- Is the spatial extent of the study area considered to be appropriate?
- Are the proposed viewpoints considered to be appropriate?
- Do consultees agree that a detailed wild land assessment is not required?
- Is the proposed scope of the assessment of aviation obstruction lighting acceptable?
- Is the list of cumulative windfarms complete?

• Please confirm any additional requirements that you consider should be included in this part of the EIA, that have not been covered in this fact sheet.

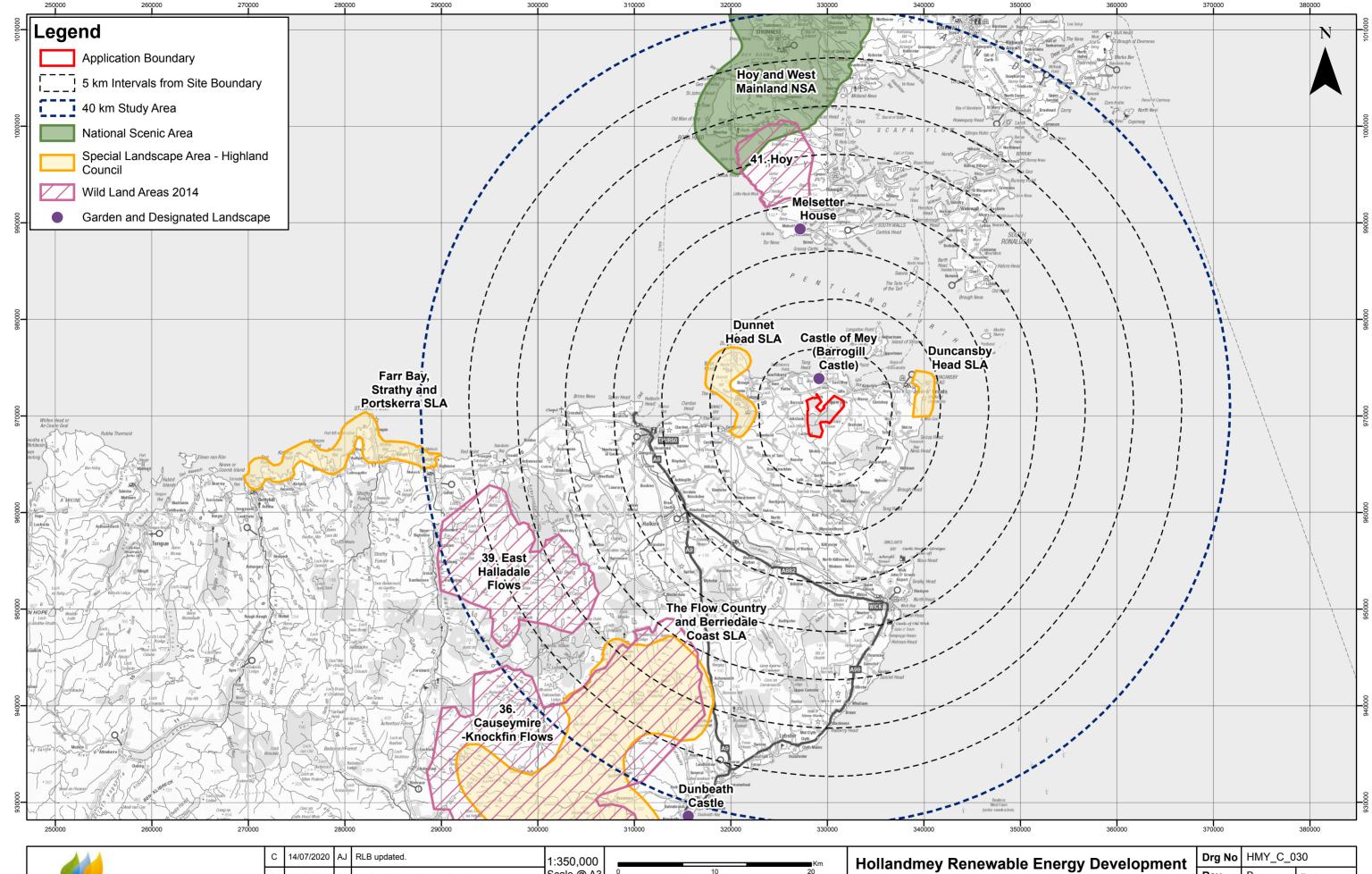
# **Relevant Policy and Guidance**

The assessment will be undertaken in accordance with the following relevant legislation and guidance:

- Landscape Institute, (2019). Technical Guidance Note 6/19 Visual Representation of Development Proposals;
- Landscape Institute, (2019). Technical Guidance Note 2/19 Residential Visual Amenity Assessment;
- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition;
- Natural England, (2019). An Approach to Landscape Sensitivity Assessment;
- Natural England, (2014). An Approach to Landscape Character Assessment;
- Scottish Natural Heritage, (2017). Siting and Designing Wind Farms in the Landscape Version 3a;
- Scottish Natural Heritage, (2017). Visual Representation of Wind Farms Version 2.2;
- Scottish Natural Heritage, (2012). Assessing the Cumulative Impact of Onshore Wind Energy Developments;
- The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment Guidance for England and Scotland;
- The Highland Council, (2017). Landscape Sensitivity Appraisal: Black Isle, Surrounding Hills, Moray Firth Coast and Caithness;
- The Highland Council, (2016). Onshore Wind Energy Supplementary Guidance; and
- The Highland Council, (2016). Visualisation Standards for Wind Energy Development.
- The Highland Council, (2012). Highland-wide Local Development Plan (HwLDP).
- The Highland Council, (2018). Caithness and Sutherland Local Development Plan (CaSPlan).



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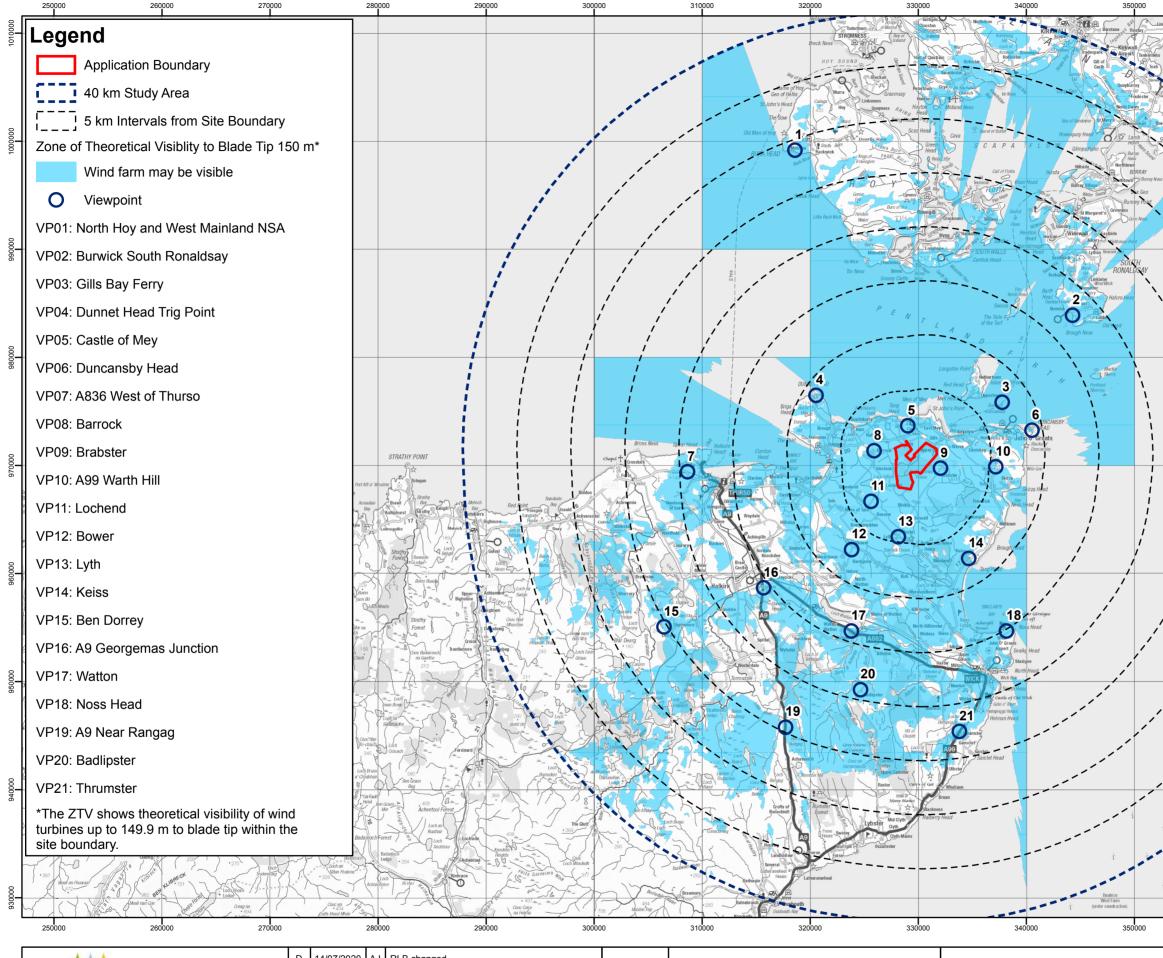


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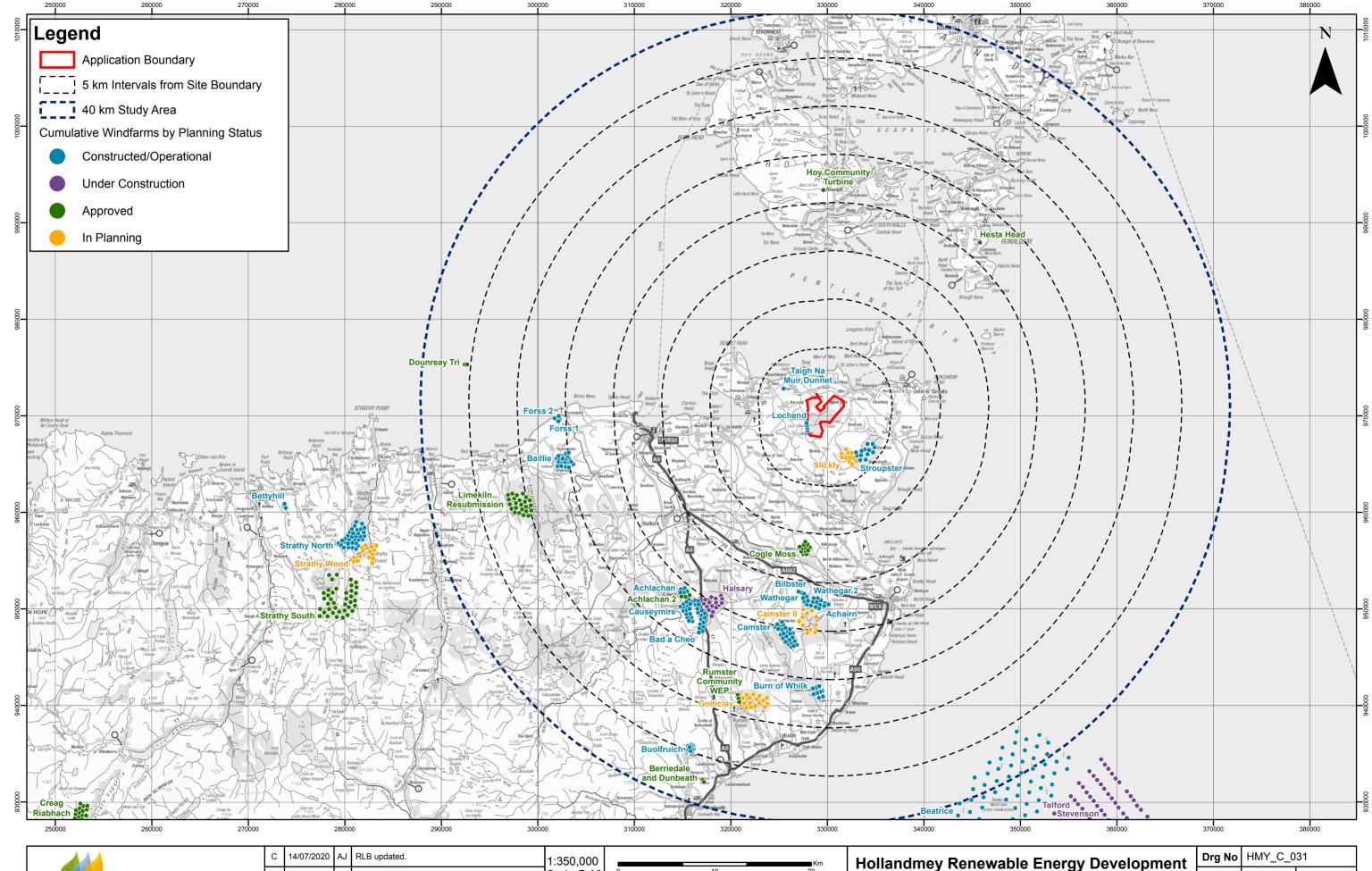


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