

Viewpoint 3: Brownrigg

- At a distance of 3.760km away, the single turbine with a tip height of 47.15m constitutes a minor feature in the landscape;
- The turbine is fully enclosed below the skyline and would have no vertical impact in the view;
- The turbine does not interfere with or disrupt the landform features of the Garleton Hills or Traprain Law, and these hills would remain as focal points in the view;
- The turbine is seen in the context of an open, flat landscape with which uncomfortable scale comparisons would not arise; and
- The turbine is not seen in direct relation to any buildings and would not be “*dominant in its relationship with the smaller scale of the buildings in the area*”.

Please see the photomontage on the following page

VP3 from Brownrigg: Photomontage of proposed 100kW turbine at Markle Mains, East Lothian



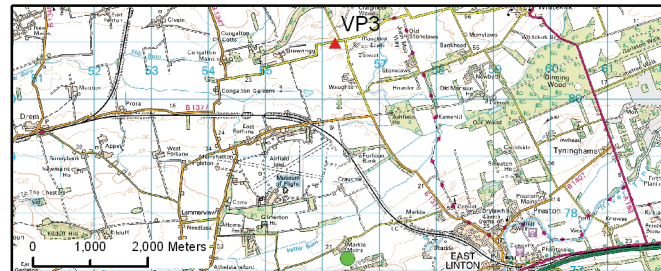
Viewpoint description and direction: Looking South from Brownrigg

Distance to turbine: 3.760 km

Height of camera: ~1.5m

Location of camera: 356222 E 680971 N

- ▲ VP3 camera location
- Proposed turbine



Ref: LMLS / MM06 / VP3
Analysis: 11th February 2011
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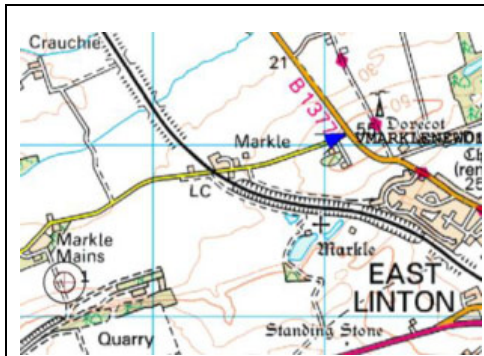
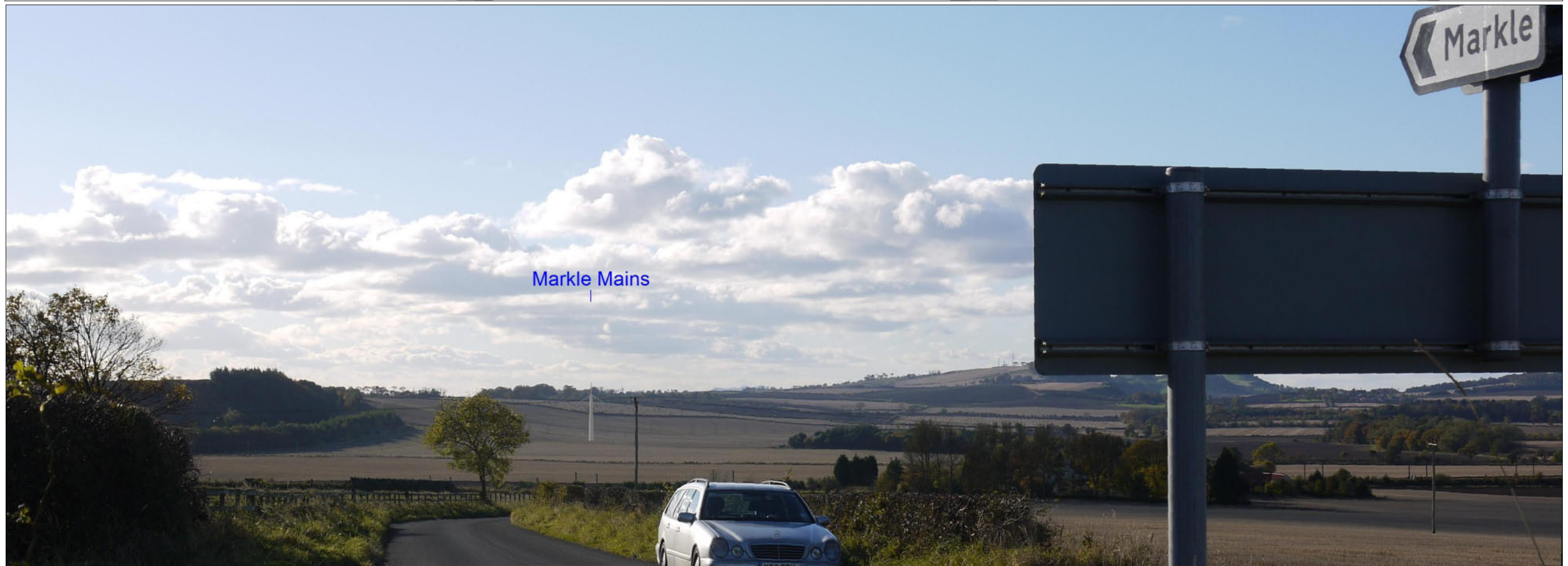
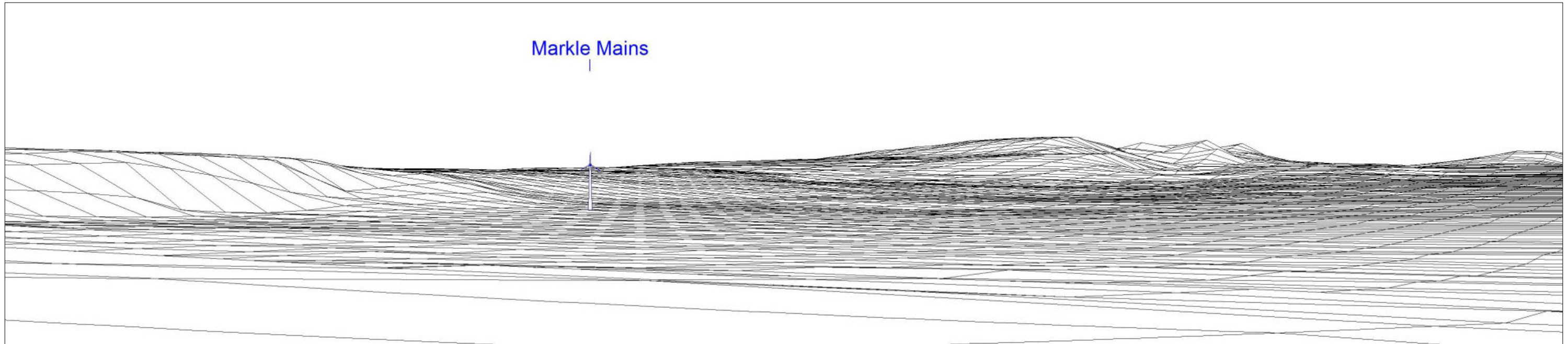
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3.12a Issue 4: The turbine would have an adverse impact on the landscape “when viewed in a westerly direction from the junction of the B1377 public road with the unclassified road to Markle (i.e. north of East Linton)”

3.13a The proposed turbine would not “appear as a harmfully intrusive feature in the landscape” when seen from the junction of the B1377 public road with the unclassified road to Markle. This is for the following reasons:

- From this location the tower of the turbine would be contained below the skyline so that the only part appearing on the skyline is the rotor, ensuring that it would have very little vertical impact on the view and would not result in scale comparisons with baseline skyline features;
- The turbine would be seen from 1.9km away, at which distance it would constitute an apparent but not dominant feature in the view; and
- When seen from this location, the turbine would not compete with the scale of any distinctive hill landform and would not rise above the level of hills seen on the skyline.

Please see the photomontage on the following page



Viewpoint 1:

Grid Reference:	358131, 678065	Horizontal Angle of View:	39.6 degrees
Altitude:	52m	Height of Camera above ground:	1.4m – 2.0m
Distance to nearest turbine:	1860m	Recommended Viewing Distance:	556 mm
No. of Blade Tips Theoretically Visible:	1	Date of Photography:	26/10/2012
Total No. of Turbines Hubs Visible:	1	Weather Conditions:	Part Cloudy
Turbine Blade Tip Height:	48.6m		

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Site: Markle Mains Farm
Drawing Title: Viewpoint 1 – B1377/Markle, looking west/southwest.
Scale: N/A **Date:** 08/11/2012
Drawing Number: SS / 001 / VPT Part 2
Drawn by: S Scott

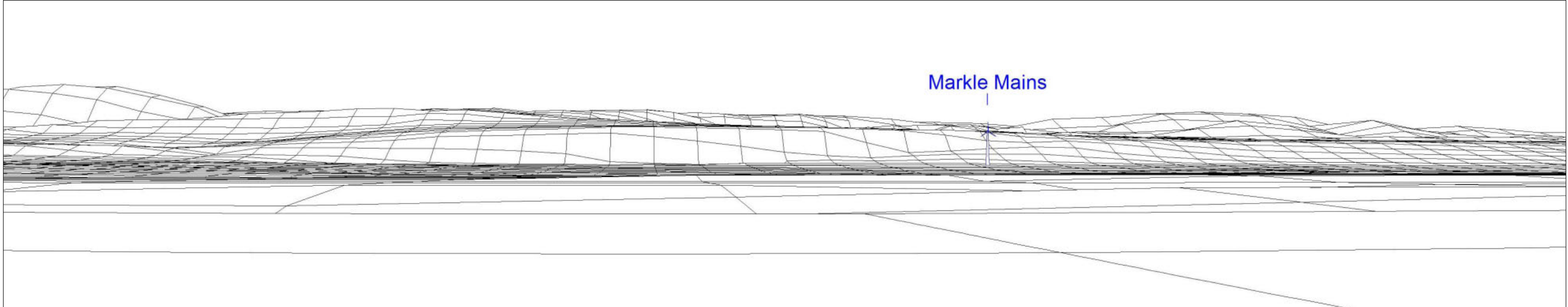


3.14a Issue 5: The turbine would have an adverse impact on the landscape “when viewed westwards from the B1377 public road between East Linton and Waughton;”

3.15a The turbine would not “appear as a harmfully intrusive feature in the landscape” when seen from the B1377 between East Linton and the turn-off for Waughton for the following reasons:

- This stretch of road is approximately 2.6km in length. Site survey and desk study indicate that the turbine is unlikely to be clearly discernible over approximately 1.8km of this length due to screening and filtering by landform and woodland; further filtering of visibility by the roadside hedgerow and walls is also apparent over the remaining length of road;
- The highest visibility of the turbine would be gained from the short stretch just to the north of the junction of the B1377 minor road to Markle, although even here it would have limited visibility as it would lie at right-angles to the road and would therefore not lie in the orientation of travellers, and visibility is screened and filtered by a dense roadside hedgerow;
- Visibility of the turbine may be gained from a minimum of approximately 1.9km away, up to approximately 2.6km away, at which distance the 47.15m high turbine would not constitute a dominant feature in the view;
- At no point on the road is any more than half of the turbine seen above the skyline, so the maximum visible height of the turbine on the skyline would be 23.5m;
- For 600m of the road, the turbine is completely enclosed below the skyline and would therefore have no vertical impact in the view;
- When it is visible, the turbine would be seen in the context of the large-scale open, agricultural landscape, ensuring the uncomfortable scale comparisons with landform would not arise; and
- At no point would the turbine be seen in direct relation to the buildings of Markle Mains Farm.

Please see the photomontage on the following page



Viewpoint 3: Grid Reference: 356860, 679705 Altitude: 20m Distance to nearest turbine: 2535m No. of Blade Tips Theoretically Visible: 0 Total No. of Turbines Hubs Visible: 0 Turbine Blade Tip Height: 48.6m	Horizontal Angle of View:	39.6 degrees	3R Energy Solutions Limited Uphall Business Park, Loaninghill, Uphall, EH52 5NT Tel: 01506 865988 planning@3renergysolutions.co.uk ©Crown copyright, all rights reserved. 2011 License number 100049996.	Site: Markle Mains Farm	
	Height of Camera above ground:	1.4m – 2.0m		Drawing Title: Viewpoint 3 – B1377/Waughton, looking south.	
	Recommended Viewing Distance:	556 mm		Scale: N/A	Date: 08/11/2012
	Date of Photography:	26/10/2012		Drawing Number: SS / 003 / VPTnew	
	Weather Conditions:	Part Cloudy.		Drawn by: S Scott	



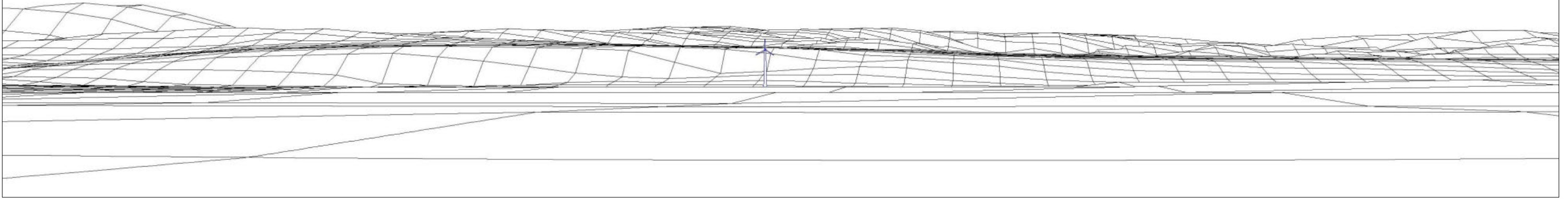
3.16a Issue 6: The turbine would have an adverse impact on the landscape “when travelling eastbound or westbound along the B1377 public road between East Fortune and Waughton;”

3.17a The turbine would not “appear as a harmfully intrusive feature in the landscape” when seen from the B1377 between East Fortune and the turn-off for Waughton. This is for the following reasons:

- This stretch of road is approximately 1.1km in length. Site survey and desk study indicate that the turbine is unlikely to be clearly discernible over approximately 500m of this length due to screening and filtering by the woodland belt that surrounds Fortoun Bank; further filtering of visibility by the roadside hedgerow is also apparent over the remaining length of road;
- The highest visibility of the turbine would be gained from the stretch of road to the west of the turn-off to Fortune Bank, where the turbine would lie at right-angles to the road and would therefore not lie in the orientation of travellers;
- Visibility of the turbine may be gained from approximately 2.4km away, at which distance the 47.15m high turbine would not constitute a dominant feature in the view;
- Throughout this road, the turbine is completely enclosed below the skyline and would therefore have no vertical impact in the view, and would not affect the skyline of Traprain Law, where it is visible;
- When it is visible, the turbine would be seen in the context of the large-scale open, agricultural landscape, ensuring the uncomfortable scale comparisons with landform would not arise; and
- At no point would the turbine be seen in direct relation to the buildings of Markle Mains Farm.

Please see the photomontage on the following page

Markle Mains



Markle Mains



	Viewpoint 4:				3R Energy Solutions Limited Uphall Business Park, Loaninghill, Uphall, EH52 5NT Tel: 01506 865988 planning@3renergysolutions.co.uk ©Crown copyright, all rights reserved. 2011 License number 100049996.	Site: Markle Mains Farm	
	Grid Reference:	356278, 679622	Horizontal Angle of View:	39.6 degrees		Drawing Title: Viewpoint 4 – B1377/Fortoun Bank, looking south	
	Altitude:	20m	Height of Camera above ground:	1.4m – 2.0m		Scale: N/A	Date: 08/11/2012
	Distance to nearest turbine:	2433m	Recommended Viewing Distance:	556 mm		Drawing Number: SS / 004 / VPTnew	
No. of Blade Tips Theoretically Visible:	1	Date of Photography:	26/10/2012	Drawn by: S Scott			
Total No. of Turbines Hubs Visible:	1	Weather Conditions:	Part Cloudy				
Turbine Blade Tip Height:	48.6m						

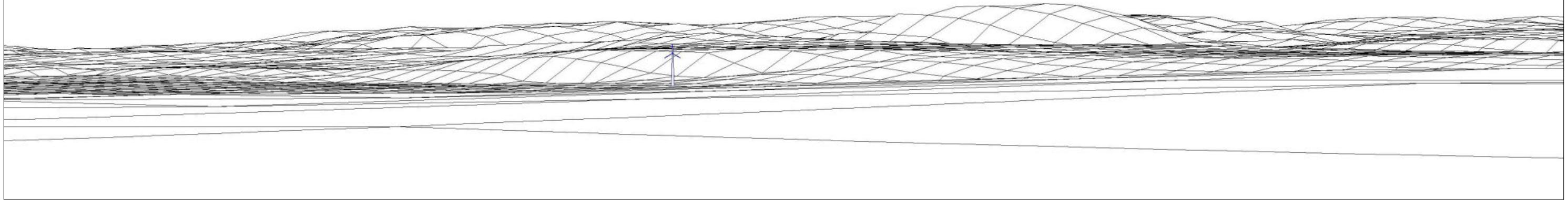
3.18a Issue 7: The turbine would have an adverse impact on the landscape “When viewed from the East Fortune airfield.”

3.19a The turbine would not “*appear as a harmfully intrusive feature in the landscape*” when seen from East Fortune Airfield because:

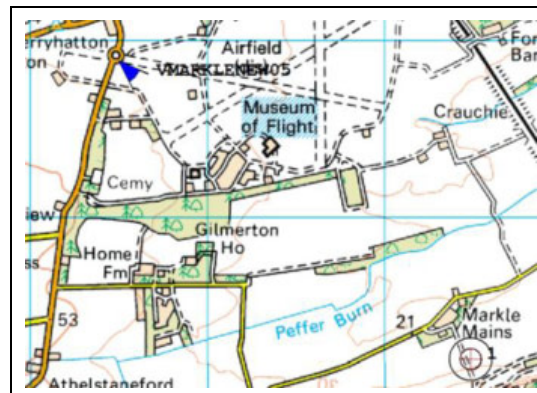
- The southern and south-western part of the airfield, including the Museum of Flight, is enclosed by a woodland belt that prevents long views out across the level landscape, thus screening views of the turbine from this area;
- The airfield is, through necessity, built on flat landform and all woodland and other screening to the south of the airfield therefore provides a screen to the turbine as landform does not provide sufficient elevation to see over it;
- Even if there were no trees and it could be seen, visibility of the turbine may be gained from a minimum of approximately 1.3km away, at which distance the 47.15m high turbine would not constitute a dominant feature in the view;
- From almost all locations in the airfield, the turbine is completely enclosed below the skyline and would therefore have no vertical impact in the view;
- The maximum part of the turbine that would be seen rising above the skyline is a blade, up to 10.45m long;
- When it is visible, the turbine would be seen in the context of the large-scale open landscape of the airfield and agricultural land beyond, ensuring the uncomfortable scale comparisons with landform would not arise;
- At no point would the turbine be seen in direct relation to the buildings of Markle Mains Farm; and
- For these reasons, East Fortune Airfield is simply not a highly sensitive visual receptor.

Please see the photomontage on the following page

Markle Mains (Barely Visible)



Markle Mains (Barely Visible)



Viewpoint 5:

Grid Reference:	354500, 678883	Horizontal Angle of View:	39.6 degrees
Altitude:	37m	Height of Camera above ground:	1.4m – 2.0m
Distance to nearest turbine:	2604m	Recommended Viewing Distance:	556 mm
No. of Blade Tips Theoretically Visible:	1	Date of Photography:	26/10/2012
Total No. of Turbines Hubs Visible:	1	Weather Conditions:	Part Cloudy
Turbine Blade Tip Height:	48.6m		

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Site: Markle Mains Farm	
Drawing Title: Viewpoint 5 – East Fortune Sunday market Entrance, looking southeast.	
Scale: N/A	Date: 08/11/2012
Drawing Number: SS / 005 / VPTnew	
Drawn by: S Scott	



3.20a Issue 8 “...from an analysis of the Zone of Theoretical Visibility submitted by the applicant, it is clear that there are would be views of the hub and blades of the proposed turbine from many places within the wider lowland landscape”

3.21a The ZTV indicates that there is theoretical visibility of the turbine hub from areas around the site. This is concentrated within around 5km of the turbine, and is found largely to the north and west. Visibility to the south is very limited due to the landform of Markle Heights, which rises to a height of around 105m. It is in fact unlikely that the turbine would be clearly visible from the majority of these areas shown on the ZTV, for the following reasons:

- The ZTV does not take account of screening by vegetation or buildings, and the presence of woodland and hedgerows in this area, particularly along roads, ensures that actual visibility would be notably more limited than that shown on the ZTV;
- At 47.15m high, the turbine would appear as a relatively minor component in views from distances beyond several kilometres away, dependent on the level of visibility, and even if it is visible from further away, would not be a very readily apparent feature;
- In many views from the lowland landscape, the turbine is enclosed completely below the skyline, and this helps to reduce its visibility and influence as it would not be seen on the skyline; and
- A single turbine forms a narrow feature in views, unlike a wind farm of more than one turbine, and this ensures that the turbine would not block or screen any of the open views that are available across the lowlands.

3.22a It was already stated in the supporting document submitted with the application that the ZTV does not take account of building, trees, etc.

Conclusions on “*harmful impact*” on the landscape

3.23a Contrary to the Officer Report, we do not consider that the turbine would have a “*harmful impact*” on the landscape or views, including those examples cited in the Officer Report as justification for this stance. The reasons for this are described in full above, and can be summarised as follows:

- At 47.15m high, the turbine would appear as a minor component in views from distances beyond one or two kilometres away, dependent on the level of visibility, and even if it is visible from further away, would not be a very readily apparent feature;
- In many views, the turbine would be contained completely or partially below the skyline and would therefore have no or very little vertical impact on the skyline;
- There is extensive screening of the turbine by hedgerow and woodland vegetation;
- The turbine would consistently be seen in the context of open landform, which prevents the occurrence of uncomfortable scale comparisons;
- The turbine is not seen in direct relation to buildings, and potential scale comparisons with domestic features would therefore not arise;
- The buildings of Markle Mains Farm are surrounded by trees and woodland, and do not appear as individual domestic-scale buildings but rather as a single feature, and this prevents the occurrence uncomfortable scale comparisons;
- A single turbine forms a narrow feature in views, unlike a wind farm of more than one turbine, and this ensures that the turbine would not block or screen any of the open views that are available across the lowlands;
- The turbine would not interrupt key views of landscape features such as the Garleton Hills or Traprain Law; and
- The location of the turbine ensures that it is seen at right angles from local travel routes, and would not lie in the direct orientation of travellers.

3.24a Issue 9: Planning Guidance for the Location and Design of Wind Turbines in the Lowland Areas of East Lothian: December 2010

3.25a The Officer Report states that the proposed turbine is contrary to specific key considerations that are described in 'Planning Guidance for the Location and Design of Wind Turbines in the Lowland Areas of East Lothian' due to its "*harmful impact*" on the landscape. We do not consider that the turbine would have a "*harmful impact*" on the landscape, for the reasons described above. In addition to this point, there is another issue concerned with the turbine in relation to 'Planning Guidance for the Location and Design of Wind Turbines in the Lowland Areas of East Lothian' that requires discussion.

3.26a The Officer Report for the Markle turbine quotes from two parts of this document; the section on 'Natural Landscape Features, Landmark Buildings and Structures' and the section on 'Open Countryside'. The point of response made here is in relation to the section quoted from 'Natural Landscape Features, Landmark Buildings and Structures', which is as follows:

"Wind turbine development would only be supported where the overall integrity and setting of key public views to and from landmark features, both natural and man-made, would not be compromised. Developments which would harm the character, appearance and setting of significant natural landscape features, landmark buildings and structures would be resisted.

Turbines must be sited and designed so that they relate to their setting; that any adverse effects on visual amenity and landscape are minimised and that areas which are valued for their landscapes and scenery are protected."

Examples of the "*landmark features, both natural and man-made*" are listed in the document as "*North Berwick Law, Traprain Law, Byres Hill, the Garleton Hills, Fa'side Ridge, and Doon Hill. The skyline of the Lammermuir Hills...St Michael's Church Inveresk, the Hopetoun Monument on Byres Hill, the Balfour Monument, Tantallon, Hailes and Fa'side castles, Fenton Tower, and the Barns Ness Lighthouse.*"

3.27a The Officer Report does not specify which of the landmark features would be "*harmed*" by the turbine in terms of "*character, appearance and setting*". However, it may be assumed that Traprain Law, the Garleton Hills, including the Hopetoun Monument on Byres Hill, and North Berwick Law would be relevant due to their relative proximity to the site.

3.28a We consider that "*the overall integrity and setting of key public views to and from*" these features, or any others, "*would not be compromised*" by the turbine. The reasons for this are described below:

Traprain Law

3.29a There is theoretical visibility of the turbine **from** the summit and north-facing side of Traprain Law, which lies a minimum of around 2.7km from the turbine. This visibility would be limited by the

intervening landform of Hairy Craig and Markle Heights, and the maximum visibility would generally consist of the hub and/or blades only, not the tower. The turbine would always be contained below the skyline and so would have no impact on the skyline. It is likely that much visibility would also be screened by intervening woodland. At this distance, with this level of visibility, the turbine would not compromise “*the overall integrity and setting of key public views...from*” Traprain Law.

3.30a The turbine has theoretical visibility in views **to** Traprain Law from the north, north-west and north-east. However, in views gained from close proximity to the turbine, Traprain Law is not generally visible due to screening by the nearer landform of Markle Heights, and the woodland on this landform. Where Traprain Law is visible, the turbine would not rise above the skyline due to its much lower location, and would therefore not be seen in direct relation to the landform of Traprain Law (see Viewpoint 3 of the application photomontages). In views from the north-west and north-east, the turbine would be seen in a different part of the view from Traprain Law, and would not affect the integrity or focus of this landform feature. With this level of visibility, the turbine would not compromise “*the overall integrity and setting of key public views to*” Traprain Law.

The Garleton Hills (including the Hopetoun Monument on Byres Hill)

3.31a There is theoretical visibility of the turbine **from** elevated, east-facing parts of the Garleton Hills, a minimum of around 4.5km from the turbine. As described above, the Hopetoun Monument is 6.410km from the turbine (see Viewpoint 2 of the application photomontages). The turbine would always be contained below the skyline and so would have no impact on the skyline, and would be seen in the context of open, large-scale landform. At this distance, with this type of visibility, the turbine would not compromise “*the overall integrity and setting of key public views...from*” the Garleton Hills.

3.32a The turbine has theoretical visibility in views **to** the Garleton Hills from the east and north-east, as seen in Viewpoint 1 of the application photomontages. The orientation of the views available ensures, however, that the turbine would not be seen in direct relation to the Garleton Hills (as is seen in Viewpoint 1), but would be offset to the side of the view towards the hills.

North Berwick Law

3.33a North Berwick Law lies at some distance – 7km – to the north of the site. In views **from** the hill, the turbine would be a minor feature due to distance, and would be completely enclosed below the skyline.

3.34a The turbine may be seen in some views **to** North Berwick Law but would be offset to the side of the view rather than appearing in direct relation to the hill. The only area from where the turbine would theoretically be seen in direct relation to North Berwick Law is from the area immediately to the south of the site; here. However, there is no public access in this area due to the quarry.

Conclusion on Planning Guidance for the Location and Design of Wind Turbines in the Lowland Areas of East Lothian

3.35a Contrary to the Officer Report, we do not consider that the proposed turbine is contrary to specific key considerations that are described in 'Planning Guidance for the Location and Design of Wind Turbines in the Lowland Areas of East Lothian'. This is for two reasons:

- The turbine would not result in "*harmful impact*" on the landscape; and
- "*The overall integrity and setting of key public views to and from landmark features, both natural and man, would not be compromised*" by the turbine.

3.36a Issue 10: East Lothian Supplementary Landscape Capacity Study for Smaller Wind Turbines (December 2011)

3.37a The Officer Report states that the proposed turbine is contrary to *the terms of the 'East Lothian Supplementary Landscape Capacity Study for Smaller Wind Turbines (December 2011)'* (hereafter referred to as the Study). The Study assesses the capacity of landscape character types across East Lothian to accommodate turbine of various sizes. Four different turbine typologies are identified in the Study:

- **Type A:** 65-100m high
- **Type B:** 42m to 65m high
- **Type C:** 20m up to and including 42m high
- **Type D:** 12m to 20m high

3.38a At 47.15m high, the Markle turbine falls within the lower end of the Type B typology.

3.39a The turbine lies within a landscape character area – ***agricultural plain: sub area 2 – north*** - that has been classified in the Study as having no scope to accommodate turbines of the A and B typologies (between 42m and 100m), but is considered to have capacity to accommodate the smaller C and D typology turbines (between 12 and 42m).

3.40a The Officers Report has not considered that the appeal site broadly complies with the guidance for the development of a 42m high turbine on the site. The guidance states that there 'is scope to locate turbines between 20m and 42m in height' in this landscape type (page 24). It is therefore important to consider the difference to what is and what is permissible in principle having regard to the guidance.

3.41a The difference in height to what is allowable in principle under the guidance (42m and to what is being proposed (47.1m) is 5.1m. The overall impact on the landscape between what is permissible

in principle in the guidance and what is proposed would be negligible. The appellant has demonstrated this, by providing a Zone of Theoretical Visibility (ZTV) from a turbine height of 42m (allowable in principle under the guidance) and another ZTV of the proposed turbine of 47.1. The ZTV shows that there is very little difference between them.

3.42a The decision also states that the development of a 47.1m high turbine would be contrary to the guidance set out in the East Lothian Supplementary Landscape Capacity Study for Smaller Wind Turbines. The guidance identifies the site as being within Agricultural Plain: Sub Area 2 – North. On page 26 of the document it is stated that;

3.43a The reason that there is perceived to be no scope to accommodate turbines of the A and B within this landscape typologies (where the proposed turbine would be location) are summarised as follows:

The broad scale of the landscape and the general absence of distinctive landform and land cover features make this character sub-area less sensitive to larger turbine typologies. However, the very tall turbines of Typology A would dominate both the scale of small domestic buildings but also the larger industrial and commercial buildings which feature in this area. They would also be more likely to intrude on key views of the Firth of Forth and the Garleton Hills and could be perceived as contributing to the 'industrialisation' of the landscape. There would be a Medium-high sensitivity to Typologies A and B.

Smaller turbines would have a better scale relationship with existing settlement and reduce visual intrusion with Medium sensitivity concluded for Typology C and Low sensitivity for Typology D."

3.44a This is expressed in greater detail in the Study through a series of **constraints**, **opportunities** and **guidance** for development. Closer examination of the study through these criteria suggests that while the summary as quoted above considers there to be no capacity for turbines over 42m, there is in fact be capacity for a turbine of 47.15m due to the specific location and setting of the site and the relatively small size of the turbine in relation to the full range of heights within typologies A and B. This would concur with the site visits undertaken and desk studies that have been carried out as part of this assessment.

3.45a The constraints, opportunities and guidance on development within **agricultural plain: sub area 2 – north** landscape character area are described in the tables below. The first column quotes from the Study, while the second column states the position of the Markle turbine in relation to the criterion in the Study.

Constraints

Constraint as stated in the Study	Position of the turbine in relation to constraint
<i>The Garleton Hills and key views to their rugged and diverse north face</i>	<p>As described previously, the turbine would not be seen in direct relation to the Garleton Hills, and lies to the east so would not affect the <i>rugged and diverse north face</i> of the hills.</p> <p>This constraint therefore does not apply to the turbine.</p>
<i>Designed landscapes, largely situated in adjacent character areas where large turbines could affect their wider setting.</i>	<p>The nearest designed landscape to the turbine is at Stevenson House, 2.6km away, from where the ZTV indicates no visibility of the turbine. The next closest is Tynninghame House, which is 3.9km away, and gains some limited visibility, almost all from wooded areas of the landscape. All other designed landscapes are over 4.5km from the turbine and are shown on the ZTV to have no or limited visibility. The distance of these designed landscapes from the turbine and the limited visibility ensures that the turbine would not have a significant effect on their wider setting.</p> <p>This constraint therefore does not apply to the turbine.</p>
<i>The high visibility of parts of this landscape from well-used roads, including the A1, the East Coast Railway and from settlements</i>	<p>The ZTV indicates that there is negligible visibility of the turbine from the A1. Other major roads also have very limited visibility.</p> <p>There is theoretical visibility from a 3.2km long stretch of the East Coast railway as it passes the site. Much of this would in reality be screened by cuttings and vegetation, although there is likely to be some visibility.</p> <p>There is very limited visibility from settlements, with East Linton gaining no views of the turbine.</p> <p>This constraint partially applies to the turbine.</p>
<i>The landscape setting and character of the historic small settlement of Athelstaneford which could be adversely affected by turbine development.”</i>	<p>The ZTV shows some theoretical visibility from Athelstaneford. However, the turbine would only be visible from the eastern edge of Athelstaneford and. At a distance of 2.6km and with some filtering by vegetation, it would have a very limited effect on the setting of the village.</p> <p>This constraint partially applies to the turbine.</p>

Opportunities

Opportunity as stated in the Study	Position of the turbine in relation to opportunity
<i>Larger industrial/commercial buildings which would have a better scale relationship to taller turbines</i>	<p>The turbine would not be seen in relation to any clearly visible smaller buildings, and is near to quarry infrastructure and large agricultural buildings.</p> <p>This opportunity applies to the turbine.</p>
<i>The broad gently undulating landform of this character area with its relatively weak field enclosure pattern and sparse woodland giving a medium to large scale able to more easily accommodate turbines.</i>	<p>The landscape around the site is large-scale and simple, and uncomfortable scale comparisons with the setting would not arise.</p> <p>This opportunity applies to the turbine.</p>

Guidance

Guidance as stated in the Study	Position of the turbine in relation to guidance
<i>Typology C...could be more successfully located in this landscape as they would be less likely to dominate existing settlement.</i>	<p>The turbine has very little effect on settlements and is not seen in direct relation to any small, domestic-scale buildings.</p> <p>The turbine is not contrary to this aspect of guidance.</p>
<i>Typology C turbines... could more comfortably relate to the scale of larger farm buildings and industry/commercial development</i>	<p>The turbine is at the lower end of the Typology B size, and relates to the larger scale agricultural buildings and infrastructure.</p> <p>The turbine is not contrary to this aspect of guidance.</p>
<i>Typology C turbines... could also be sited below low ridge lines to benefit from some back-cloth of rising ground which would reduce prominence and apparent height to some degree.</i>	<p>The turbine is sited below the ridge line of Markle Heights, which provides a backcloth in many views, particularly from the north. This reduces its potential prominence and apparent height.</p> <p>The turbine is not contrary to this aspect of guidance.</p>
<i>Capacity is likely to be quickly reached in this very open landscape where inter-visibility between developments (and the</i>	<p>There are no operational turbines or wind farms in close proximity to the turbine. There is a single small turbine approximately 3km to the north-west. This is separated from the Markle turbine by woodland, and is unlikely to have</p>

<p><i>well-settled nature of this landscape) increases potential for significant cumulative landscape and visual effects to occur. The use of turbines of different designs and sizes in proximity to each other should be avoided as this could lead to visual confusion and a discordant appearance, particularly given the presence of existing industry and infrastructure which already creates a cluttered character in places.</i></p>	<p>notable intervisibility. There is some visibility of turbines in the Lammermuirs of Aikengall, but these are sufficiently distant and different in scale and extent to avoid notable cumulative effects. There is limited presence of existing industry and infrastructure near the site.</p> <p>The turbine is not contrary to this aspect of guidance.</p>
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Conclusion on East Lothian Supplementary Landscape Capacity Study for Smaller Wind Turbines

3.46a Contrary to the Officer Report, we do not consider that the proposed turbine contravenes the terms of '*East Lothian Supplementary Landscape Capacity Study for Smaller Wind Turbines*'. This is because of the location and height of the turbine, which is at the lower end of the Typology B scale, ensuring that:

- Two of the constraints for this landscape character area are not applicable to the turbine, while the other two are only partially applicable; and
- The turbine capitalises on both of the opportunities for this landscape character area;
- The turbine is not contrary to the guidance for turbine Typology C for this landscape character area.

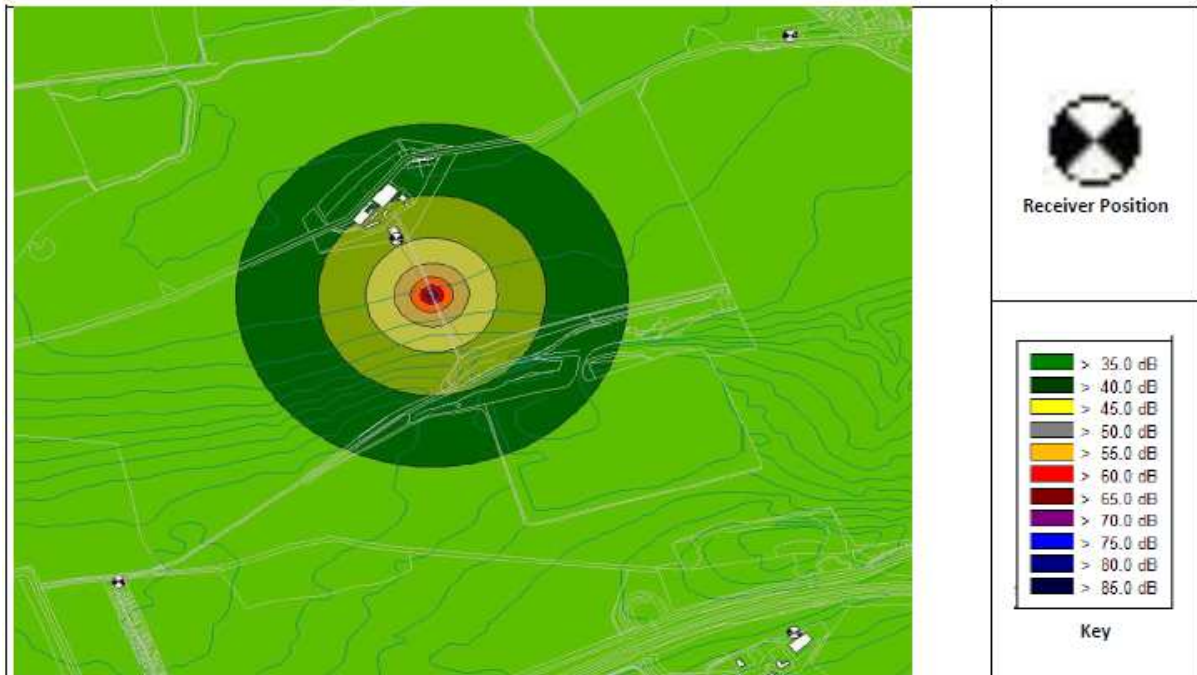
3.47a As the studies undertaken clearly show that the development would not have an adverse landscape impact, it therefore complies with both Policies NRG3 and DC1 of the adopted East Lothian Local Plan 2008.

B. Noise and Amenity

3.48b Issue 11: The Officer report states that the information presented to East Lothian Council in relation to noise “does not demonstrate that noise from the operation of the wind turbine would not exceed 35dBLA90 10min at any wind speed up to 10m/s.

3.49b It should be noted that the appellant or agent was given no indication whether the council was accepting of the submission made in relation to noise and has had no opportunity of responding to the council's conclusions, other than through this appeal process.

- 3.50b The Officer Report acknowledges that there are no residential properties within 900 metres, other than those owned by the appellant. Nevertheless, what the report fails to identify is that Policy NRG3 – Wind Turbines of the adopted East Lothian Local Plan 2008 states in paragraph 9.12 that “noise levels may be a concern where the proposal is close to noise sensitive properties.” 900 metres is not “close to noise sensitive properties.” There are no requirements to consider the noise implication of the development given the distance to the nearest residential property and the scale of the proposed turbine.
- 3.51b As part of the planning application process, additional information was requested in relation to noise. A submission was made explaining that;
- There are no privately owned residential properties within close proximity of the site. The nearest privately owned neighbour is located approximately 900 metres from the proposed wind turbine site.
 - There already are existing high background noise levels because of the significant vehicle movements, blasting and mining operations on a day-to-day basis at Markle Quarry adjacent to the application site, The East Coast Railway Line to the west as well as the level crossing alarm system, the agricultural work being carried out across the area including operation of day to day farming equipment and haulage operations. It is also important to consider the fact that the nearest residential properties are much closer to the East Coast Main line (135m) and Markle Quarry (615m) than the application site (900m).
 - The proposed wind turbine has already had an independent standard noise monitoring assessment at wind speeds of 6.0m/s, 8.0m/s and 10m/s for the Northern Power 100 Turbine. A copy of this acoustic noise assessment document is attached. In summary, at a distance of 500m the sound pressure level is below the required threshold. The nearest residential property is 900 metres from the application site.
- 3.52b To demonstrate again to East Lothian Council that the development would have no adverse impact on noise sensitive properties, Ethos Environmental Noise Engineers have visited the site to record the background noise level and in turn calculate the difference in noise levels at noise sensitive properties. Their findings are appended to this report (Appendix 3). The image below depicts the physical extent of the noise from the proposed wind turbine. The inner circle colours/area depicts the area where any change in noise levels would be prevalent. The pale green area beyond the circle, represent no change in noise levels. Any increase in noise is only very close to the wind turbine itself. No noise sensitive properties would be affected by the noise emitting from the proposed turbine.



3.53b The noise assessment concludes, *“The noise produced by the wind turbine is likely to be less than the noise produced by other noise sources in the area, such as the A1 and A199, Markle Mains Quarry and the East Coast Main Line.”* In addition, that *“The significance of the noise impact is considered **neutral** given that the noise from the wind turbine will not be audible within any of the noise sensitive receptors.”*

3.54b It is therefore clear that the points already made to the East Lothian Council are correct. These were (a) that the distance to the nearest residential property is considered to be too far to from the turbine to have any adverse noise impact, and (b) that the potential noise affects from the proposed turbine would only be at locations very close to the turbine away form any noise sensitive property not owned by the appellant. It is therefore considered that the development of the proposed wind turbine in this location would fully comply with the provisions of Policy NRG3 of the adopted East Lothian Local Plan.

Other considerations

3.55 The appellant wishes to highlight to the Board that Denpender Community Council do not object to the development of a wind turbine, in the manner proposed on the appeal site. They had incorrectly sent representation to East Lothian Council as part of the consultation process. They intended to submit a letter withdrawing their objection, but never done so until such time as the application was determined. The letter is appended to this appeal statement – Appendix 4.

4.0 Conclusion

4.1 The proposed turbine in its proposed location would only be viewed at distance. The nearest pubic road to the north of the site has tall hedgerows blocking any clear views of the site. Almost all of the

potential views of the site are limited to a minimum of one or two kilometres away where the turbine would simply appear as a minor component in the landscape. If it were viewed from further a field, it would not be a very readily apparent feature.

- 4.2 From most views, the turbine would be contained completely or partially below the skyline and would therefore have no or very little vertical impact on the skyline. The turbine is extensively screened by hedgerows and woodland vegetation in the surrounding area.
- 4.3 The buildings of Markle Mains Farm are surrounded by trees and woodland, and do not appear as individual domestic-scale buildings but rather as a single feature, and this prevents the occurrence of uncomfortable scale comparisons with the turbine. The turbine is not seen in direct relation to buildings, and potential scale comparisons assumed in the Officers Report with domestic features would therefore simply not arise.
- 4.4 A single turbine forms a narrow feature in views, unlike a wind farm of more than one turbine, and this ensures that the turbine would not block or screen any of the open views that are available across the lowlands;
- 4.5 It has been demonstrated through the photomontages and the assessment set out above that the turbine would not interrupt key views of landscape features such as the Garleton Hills, Traprain Law, or Hopetoun Monument. The location of the turbine ensures that it is seen not only at distance, but at right angles from local travel routes, and would not lie in the direct orientation of travellers.
- 4.6 The development of a 47.1 metre high turbine in this location would not therefore have a harmful impact on the landscape and would accord with the provisions of Policy NRG3 and DC1 of the adopted East Lothian Local Plan 2008 and the provisions of the Edinburgh and the Lothians Structure Plan 2015.
- 4.7 In respect of the potential noise implications of the proposed development, it is considered that the nearest noise sensitive property being over 900 metres away, the assessment of noise from the proposed turbine should not have been a significant consideration, having regard to the provisions of Policy NRG3 of the adopted East Lothian Local Plan 2008. Nevertheless, the noise assessment submitted with this appeal clearly demonstrates the points already made to East Lothian Council – that the associated noise from the proposed turbine would be very limited, and any increase in noise would only affect the land immediately around the turbine (as shown on the maps situated on the last two pages of the noise survey – Appendix 3). The noise survey states that taking account of the position of those perceived noise sensitive properties, they would be more affected by other noise sources closer to them such as the East Coast Main Railway Line, Markle Mains Quarry and the public road network. The turbine would have no adverse impact on any noise sensitive properties, and the development would fully comply with the noise requirements set out in NRG of the adopted East Lothian Local Plan 2008.

4.8 In conclusion, owing to very limited impact the development would have on the surrounding landscape, and for the reasons set out above, the proposed turbine would not have an adverse impact on the landscape and would accord with the provisions of policies set out in the development plan. The development would have no adverse impact on any noise sensitive properties simply because they are too far away from the proposed turbine and the noise effects from the turbine would be very localised. It is considered that there is no justifiable reason why the development of a single turbine in its proposed location cannot be permitted. The appellant respectfully requests that the appeal be allowed.