

STATEMENT HERITAGE

Chisholme House and Parkland

Roberton

Hawick

TD9 7PH

Setting Assessment

SH Ref CHIS1225v1.1_ submission issue

19/01/2026

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This statement was prepared by Daniel Ratcliffe BA MA MClfA in December 2025 and January 2026

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith and on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.

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This report conforms to the standards and methods set out in 'Principles of Cultural Heritage Impact Assessments in the UK' (ClfA, IHBC, IEMA 2021) and is specifically designed to meet the information requirements set out at Policy 7 of NPF4 and Historic Environment Scotland: Managing Change in the Historic Environment: Setting.

Site Name/Address	Chisholme House and Parkland Roberton Hawick TD9 7PH
Proposal Description	Mid Hill Wind Farm ECU00005192
Heritage Assets affected	Chisholme House (LB15093) Category B
Planning Authority	Energy Consents Unit
Report Date	19/01/2026
Author/Consultancy	Daniel Ratcliffe, www.statement-heritage.com
Client Review	HvK 19/01/2026
Submission issue	DJR 20/01/2026

Executive Summary

1. Purpose and Scope This Heritage Impact Assessment (HIA) evaluates the potential effects of a proposed 13-turbine wind farm (200m tip height) on the setting and significance of Chisholme House (LB15093) and its associated Designed Landscape. The assessment is based on site inspection (December 2025) and 'Type 3' scaled visualisations from primary designed vistas.

2. Statement of Significance Chisholme House is a refined mid-to-late 18th-century Georgian mansion. Its significance is derived from:

Historical/Social Value: It is a rare physical manifestation of the "Nabob" phenomenon, funded by the colonial profits of William Chisholme's Jamaican sugar plantations. It provides a tangible link to the legacies of the transatlantic slave trade and illustrates the 18th-century transition from colonial wealth to landed Scottish gentry.

Designed Landscape: The 1795 "Picturesque" parkland is of high quality and remarkably intact. Its character is defined by seclusion and enclosure, created through boundary plantations designed to focus the experience inward upon a series of contrived vistas.

Contemporary Value: The site's current use for contemplative retreat relies upon the preservation of its quietude and isolation from industrial infrastructure.

3. Impact Assessment The assessment identifies a moderate to high adverse impact on the setting of the Listed Building:

The Principal Vista: Turbines 12 and 13 directly intrude into the primary SE designed vista from the house. They break the skyline, introduce industrial-scale movement (blade sweep), and require red aviation lighting, fundamentally undermining the integrity of the 'internalised' naturalistic character of the parkland.

Policy Conflict: The proposal as submitted is in conflict with NPF4 Policy 7(c) (Listed Buildings) and Policy 7(i) (Designed Landscapes). It disrupts the setting and the "diverse story" of Scotland's past as protected under Policy 7(a).

4. The Weighted Balance and Recommendation While acknowledging the "significant weight" given to the Climate Emergency under NPF4 Policy 1, this assessment argues that the identified heritage harm is not an inevitable consequence of the project's delivery.

Mitigation by Deletion: The harm is localized to specific turbines. The omission of Turbines 12 and 13 would reduce the impact on Chisholme to a negligible level while allowing over 85% of the project's generating capacity to proceed.

Conclusion: In line with the statutory duties of Schedule 9 of the Electricity Act 1989, the Scottish Ministers are urged to adopt a Partial Consent approach. The preservation of this regionally significant "Nabob" landscape represents a compelling public interest that outweighs the marginal energy contribution of these specific turbines.

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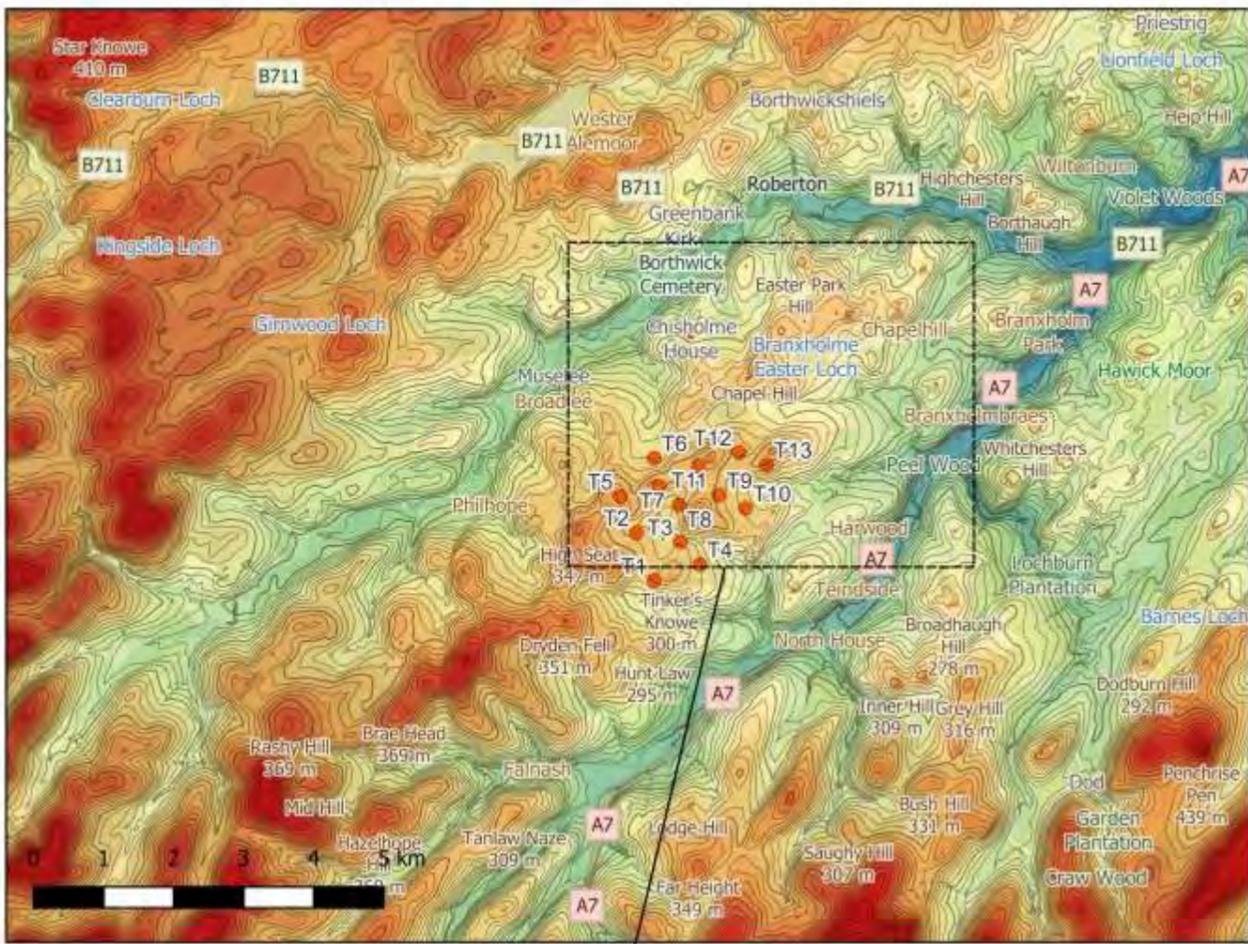
Introduction

Location and Purpose:

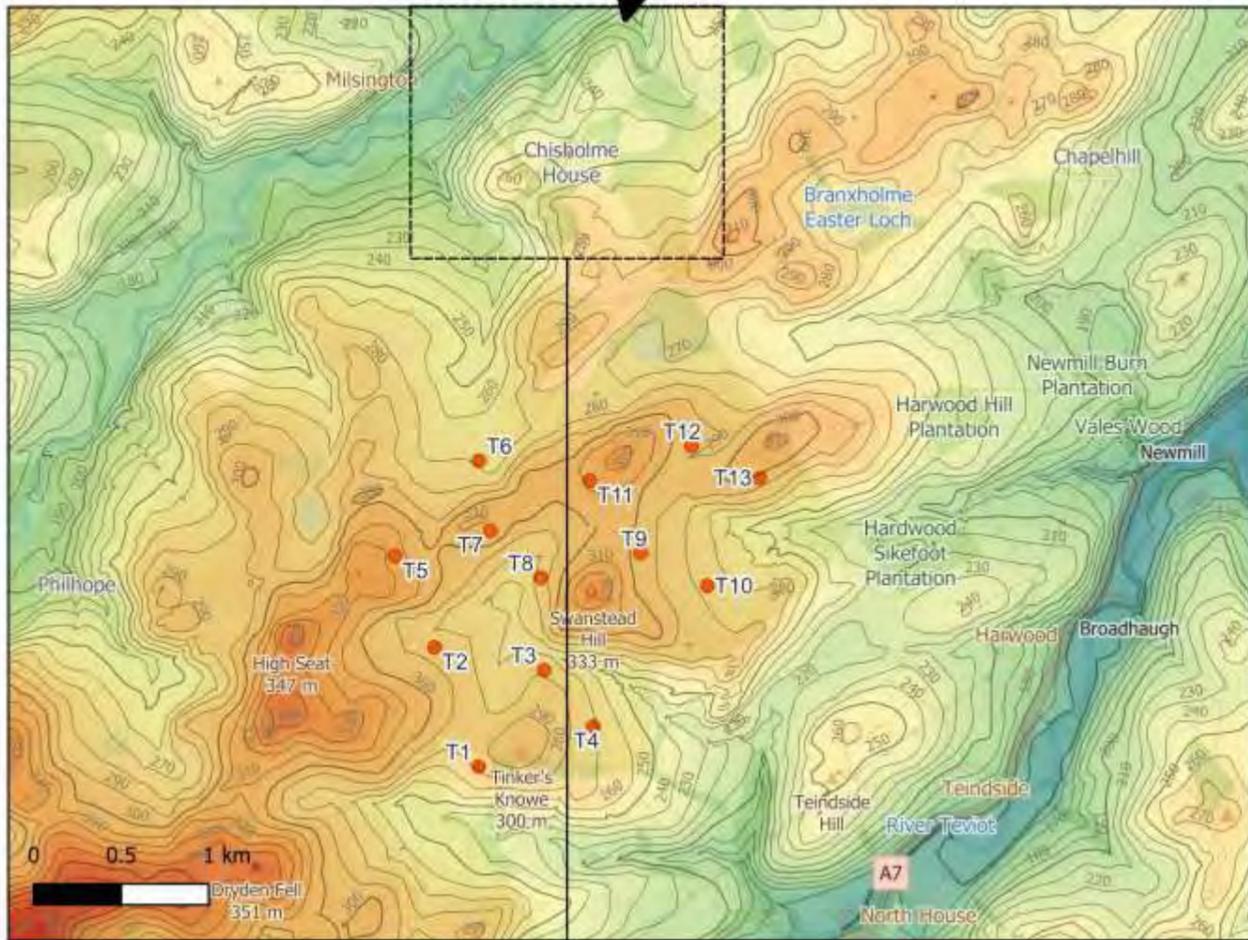
- i. This report has been prepared to assess the impact of the proposed ‘Mid Hill Wind Farm’ (Energy Consents Unit Ref: ECU00005192) on the setting of *Chisholme House*, a Category B Listed Building (LB15093), within a small, *designed landscape* (parkland). The House, its designed landscape, and the proposed turbines are shown at **figure 1**.
- ii. The proposed development comprises a wind farm of ‘*up to 13 turbines, with a tip height of up to 200m, an energy storage system and ancillary infrastructure including foundations, crane hardstandings, substation and control building*’.
- iii. This assessment has been commissioned by the *Chisholme Institute* a registered charity who operate *Chisholme House and Park* as an educational retreat centre offering programmes of study, meditation, work and devotional practice. The heritage assets subject to this assessment are described by the Institute as ‘*a place of great natural beauty, close to open moorland and surrounded by ancient forest and pasture; a place where we can see a clear night sky lit up with a million stars, walk in the glory of the dawn chorus, or sit in perfect silence*’.
- iv. Both the House and Park lie within the Zone of Theoretical Visibility (ZTV) of the proposed development both in consideration of ‘tip’ and ‘hub’ height of the proposed turbines (Invenergy / SLR 2025, Volume 3b figures 5.1, 5.2, 5.3).
- v. The cultural significance of heritage assets derives from its *aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects* (NPF4, Annexe F).
- vi. NPF4 Policy 7a) requires that *Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposal should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.*
- vii. *Chisholme* has been ‘scoped out’ of detailed setting assessment within the submitted Environmental Impact Assessment undertaken for the developers along with all other Category B Listed Buildings outwith the development boundary with the exception of *Coltersclough Monument* (LB19710 – see Inverenergy / SLR 2025, Technical Appendix 8.2, 1.2.5). The rationale for such scoping out is claimed to have been caveated by ‘*exception of those [assets] wherein specific views are considered to contribute to their significance, and / or the ability to understand, appreciate and experience them*’ (ibid). **This assessment identifies that Chisholme, which is set within a designed landscape, its primary house facing south-southeast towards the eastern end of the proposed wind farm, is very clearly such an asset.**

Methods

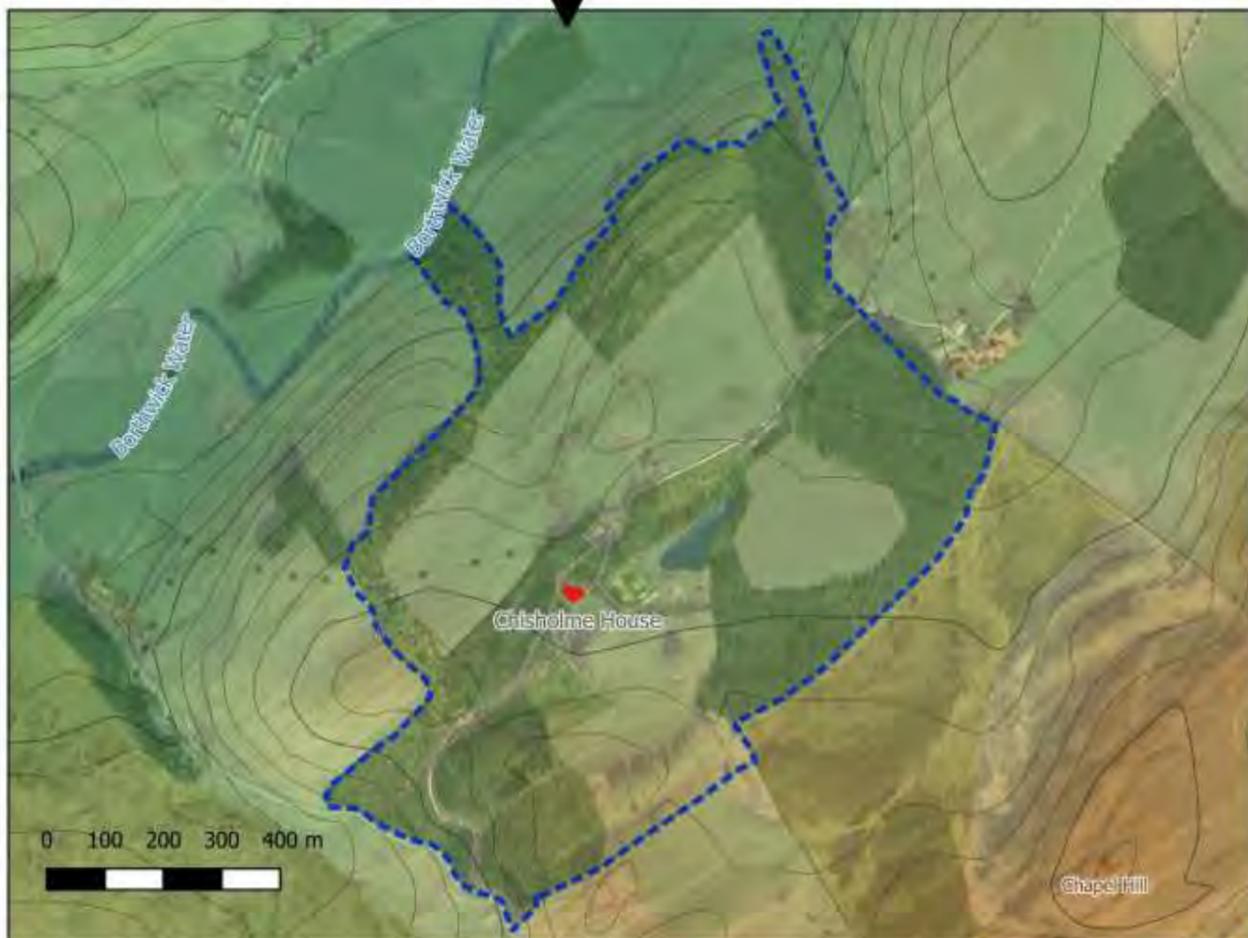
- viii. The assessment follows the three-step staged approach recommended by Historic Environment Scotland's *'Managing Change in the Historic Environment: Setting'* (HES 2016)
- ix. The assessment is based on a combination of desk-based research and site observations.
- x. **Desk based research** has included included consultation of
 - The National Record for the Historic Environment (NRHE)
 - HES Designations ArcGIS MapServer (containing live data of Listed Buildings, Conservation Areas, Battlefields Inventory, Gardens and Designed Landscapes, World Heritage Sites and Scheduled Monuments)
 - www.trove.scot (HES online collection catalogue)
 - Aerial photographic collections including Britain from the Air, National Collection of Aerial Photography, National Library of Scotland (NLS)
 - Historic mapping (via NLS)
 - Historic newspaper research.
 - Archive records of William Chisholme held by NLS.
 - Secondary bibliographic materials (books, journals, newspaper sources etc).
 - LiDAR data, via the Scottish Remote Sensing Portal
- xi. **Field assessment** was undertaken on 15/12/2025 and included ground based photography of representative viewpoints presented as single frames and panoramas as throughout this report using a 50mm equivalent focal length. Photography was georeferenced.
- xii. Identification of the extent of the setting of the relevant assets was based on GIS based analysis and field assessment, including the preparation of 3D models and photomontages.
- xiii. The assessment of the significance of assets and their settings follows the 'heritage interests' approach followed within NPF4 and associated documentation with additional reference to the approach set out at in Statement Heritage's *General Specification for Cultural Heritage Assessment* (Ratcliffe [2025](#)) which in turn follows that given within (IEMA *et al* 2021).
- xiv. The assessment of impacts follows the approach set out within our *General Specification* following a 'narrative approach'
- xv. Recommendations for mitigation and enhancement follow the guidance set out within section 4 of HES 2016. Our approach is to identify how best to reduce and avoid identified harms and to maximise opportunities for enhancement.



i) 1:100,000



ii) 1:4,000



iii) 1:1200

- Chisholme House
 - Parkland boundary
 - Proposed <200m Wind Turbines
- Elevation
mAOB
- 400
101

1: Location

Step 1: Identification of Heritage Assets.

1.1 This assessment will focus on the assessment of the setting of the following assets

Asset ID	Asset Name and Type	Designation (e.g., Grade II*, SM, CA)
LB15093 / CAN ¹ 951961 / RCHMS (Rox) 854	Chisholme (Chisholme House). Country House.	Category B Listed
PMA ² 112 / SLR99 /	Chisholme Designed Landscape	Non designated heritage asset

Previous descriptions.

1.2 Chisholme House

Statutory Listing

1.2.1 **Chisholme** was Listed at Category B in 1971.,

1.2.2 Category B identifies *Buildings of special architectural or historic interest which are major examples of a particular period, style or building type*³.

1.2.3 The building is described within the List Entry (LB15093) as follows: *Mid 18th century with modern additions. Harled rubble with exposed backset dressings; 3 storeys, basement, attic dormers, 3 sash window façade with triple windows in centre, paladian windows to right and left of centre columned porch. Internally, the rooms have been modernised.*

Royal Commission for Historic Monuments (1957).

1.2.4 **854.** *Chisholme, a mansion of the mid-18th century with modern additions, stands high above the right bank of the Borthwick Water and faces SE towards Chapel Hill. The early part is the oblong block in front, which includes a sunk basement, three upper floors and an attic. The masonry is of harled rubble with exposed backset dressings. There are channelled quoins at all four corners, a belt between the basement and the ground floor, and a simple cornice at the wall-head. A short flight of six steps crosses the area into which the basement looks and leads to the entrance, centred in the front and screened by a modern porch. A window on either side of the steps lights the SE. Venetian window on either side of the porch. On both the first and second floors there is a central three light window flanked by a single light on either side. The dormers which light the attic are modern. The entrance opens into a central hall, at the back, or NW., on which there is a geometric staircase serving all floors. In the original arrangement there seems to have been a room at each corner of the house. Most of the rooms have been modernised (RCHMS 1956 vol 2, p390)*

¹ Canmore (now Trove)

² Peter McGowan Associates 'Borders Designed Landscapes Survey- Schedule'

³ https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/#categories-of-listing_tab

Chisholme Institute website.

1.2.5 The client's website contains a copy of the following typed, unattributed and unsourced historic notes presumed to date to the late 1970s. Additional new research for this project (below) challenges, corrects and refines this account. Factual errors within it are highlighted below.

1.2.5.1 *Chisholme House was built in the mid-eighteenth century⁴ as the comfortable and elegant seat of the long-established Chisholme Family. The house has several times undergone restorations and modernisations during its history. The latest restoration is the work of the Chisholm Institute, with generous support from the Marquis of Bute, and the Historic Buildings Council, is approaching the completion of a plan to restore the whole house to original Georgian form, while at the same time modernising the plumbing, electrical and heating systems.*

For four hundred years, the Chisholm Estate was the seat of the Chisholme of Chisholme, then, sometime in the eighteenth century it passed into the hands of Sir William Douglas of Drumlanrig, then to Lord Hume⁵, then when the latter fell from Royal favour, the estate was ceded to the Crown. In about 1826⁶, Mr William Chisholme, a member of the Selkirk branch of the family, having made a fortune in Jamaica, bought back the estate. The estate was inherited by his son Robert⁷ but he died heirless and it passed to a cousin and then, in about 1871, to Mr Richard William Dickson and so out of the Chisholme Family. At the end of the 19th century it was bought by a Mr Henderson, who added the wing, modernised the cottages, installed a new water system and built the road and the bridge at Woodburn. Mr Henderson died in the early 1930s and the estate was bought by Mr Bruce. On Mr Bruce's death in 1949 the estate passed to his nephew who put it on the market in 1950. From then on, due to complicated property exchanges, deaths and bankruptcies in the 1950s, Chisholme was left without a resident and fell into decay. Consequently, when the Beshara Trust, the predecessor of the Chisholme Institute, arrived in 1973, the house was in an advanced state of dereliction.

1.3 Chisholme Parkland

1.3.1 The house is set within 'policies' (parkland) defined by plantation woodland belts, which were in place by a 1795 survey of the estate (see **figure 4**). This land was identified as a historic *designed landscape* by the *Borders Designed Landscapes Survey and Outline Strategy* report to Scottish Borders Council in 2008 by Peter McGowan

⁴ Elsewhere on the Chisholme institute website <https://www.chisholme.org/about/history/early-history-of-the-house.html> the date 1752 is given for construction, but our independent research suggests a date of c1784 following purchase of the estate by *William Chisholme* is more likely.

⁵⁵ Our research suggests the estate was purchased by *Chisholme* from *Sir James Steuart Denham Bt. of Coltness and Westshield* (1712-1780). *Steuart* spent the period 1745-1763 in exile due to his Jacobite sympathies – during which time his estates fell under the management of the *Barons of the Exchequer*.

⁶ The 1826 date is incorrect. *William Chisholme* purchased the estate in 1784, had it surveyed (with house and parkland in place) in 1795, and died in 1802.

⁷ *William's* will names his '*reputed son Charles*' as heir. '*Robert*' is likely *William's* nephew *Scott of Coldhouse* to whom the estate passed following *Charles's* death, in the 1820s (possibly the source of the 1826 date).

Associate (PMA 2008). The site is numbered 112 in that project's gazetteer and identified as of 'local' significance and 'high' quality⁸.

- 1.3.2 The gazetteer entry is presented in shorthand [with our interpretations in square brackets] as follows

Notable Characteristics.

Small woods and belts of MC [mixed conifer] and monoculture with few broadleaves

Site Description.

The name only appearing on Blauw 1654 [historic mapping] as Cheesehoom, and without enclosure and planting on Roy (c1750) as Parkhill, the landscape of blocks and belts of planting, with the house near its centre, first appears on Crawford and Brooke (1830), since when it has changed very little in extent. The 'plantations' on Chisholme are noted in the NSA [New Statistical Account] (1830s).

Moderate to large DL [designed landscape] on NW facing slopes above Borthwick Water on opposite side of the valley to Borthwickbrae, with house positioned high on hillside. Landscape of small woods and belts, predominantly conifers, central belt of young replacement planting or managed natural regen[eration] mainly MB [mixed broadleaves]; larger plantations of MC [mixed conifers] and monoculture with some peripheral broadleaves; pure conifer monoculture outer belts.

Significance

Local [range], High [quality].

Further Background Research (Statement Heritage 2025-6)

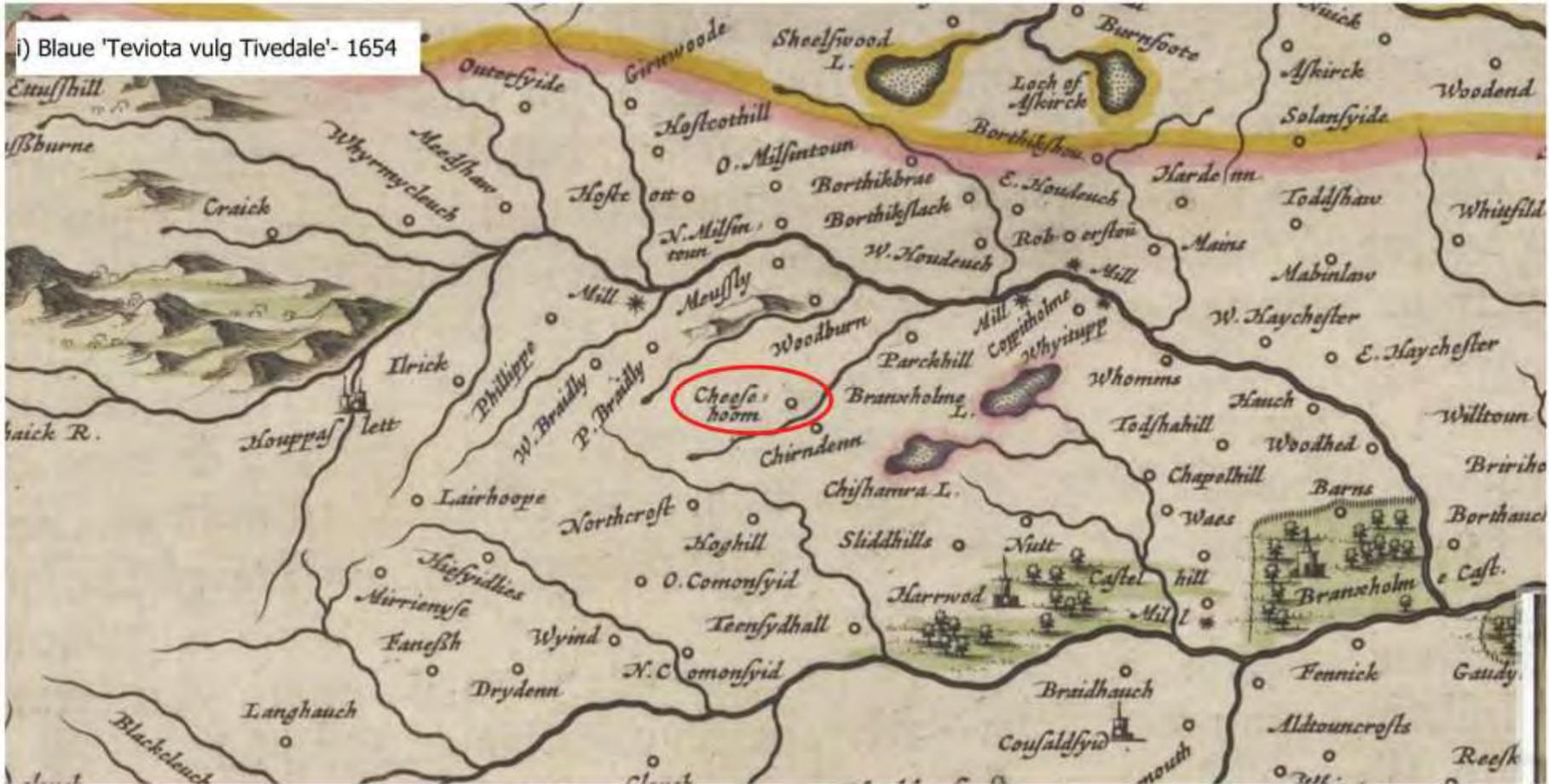
- 1.4 The surname *Chisholm(e)* is of Scottish origin and presumed to derive from the location of the current house (considered likely to have formed a *Barony*) within the parish of *Roberton* in *Roxburghshire*. The name is considered to derive from the Norman French *chese* (to choose) and the Saxon *holme*.
- 1.5 Mackenzie traces the earliest origin of the surname to *John de Chisholme* mentioned in a Bull of Pope Alexander IV in 1254 (1891, 183). A more or less continuous line of descendants of *John de Chisholme* are traced in Mackenzie's history as describing themselves as *of / de Chisholme* and in association with *Roxburghshire* landholdings through to the 17th century when they begin to describe themselves as *of Stirches* with a further branch appearing in *Selkirk*. A separate branch of the family (spelling the surname without the 'e') was established in the Highlands by the 14th century.
- 1.6 Jeffrey's *History and Antiquities of Roxburghshire* (1855) identifies that the estates of the southern branch of the family were held forfeit to the crown in the early 16th century (during the minority of *James V*), and again at the end of the 16th century as a result of a debt (1864, 303). By the mid-17th century the family's main seat was now *Stirches* to the north of *Hawick* with a further branch being established in *Selkirk* by *Robert Chisholme* (b1653) (Mackenzie 1891, 189).
- 1.7 The placename *Cheesehoom* was first mapped by *Blaeu* in 1654 (**figure 2i**) on his map of *Teviot vulg Tivedale [Tiviotdale]*. Whilst the mapping is best seen as a sketch rather than an accurate survey the relationship of the settlements of *Meussly [Muselee]*, *Woodburn*,

⁸ A boundary definition of the 'policies' is not included within that report. At figure 1iii we have illustrated the boundary of the area of designed landscape established by 1794.

Cheeshoom, [Chisholme] and *Parckhill* [Parkhill] all on the south side of the (unnamed but clearly identifiable) *Borthwick Water* are all identifiably close to their current locations.

- 1.8 *Roy's Lowland* mapping (1752-55 **figure 2ii**) does not show *Chisholme* by name, but does show a settlement of *Park Hill* in its approximate location. Roy indicates cultivation (shown on the mapping as a stylised representation of run-rig or lazy bed type ridged cultivation around the lower slopes of the *Water of Borthwick*).
- 1.9 '*Chisholm*' is shown as a labelled settlement of three buildings on *Stobie's 1770 Map of Roxburghshire or Tiviotdale*, this settlement (but not the arrangement of buildings) corresponding to the current location of the house. A separate settlement of *Parkhills* is shown to the northeast (**figure 2iii**).

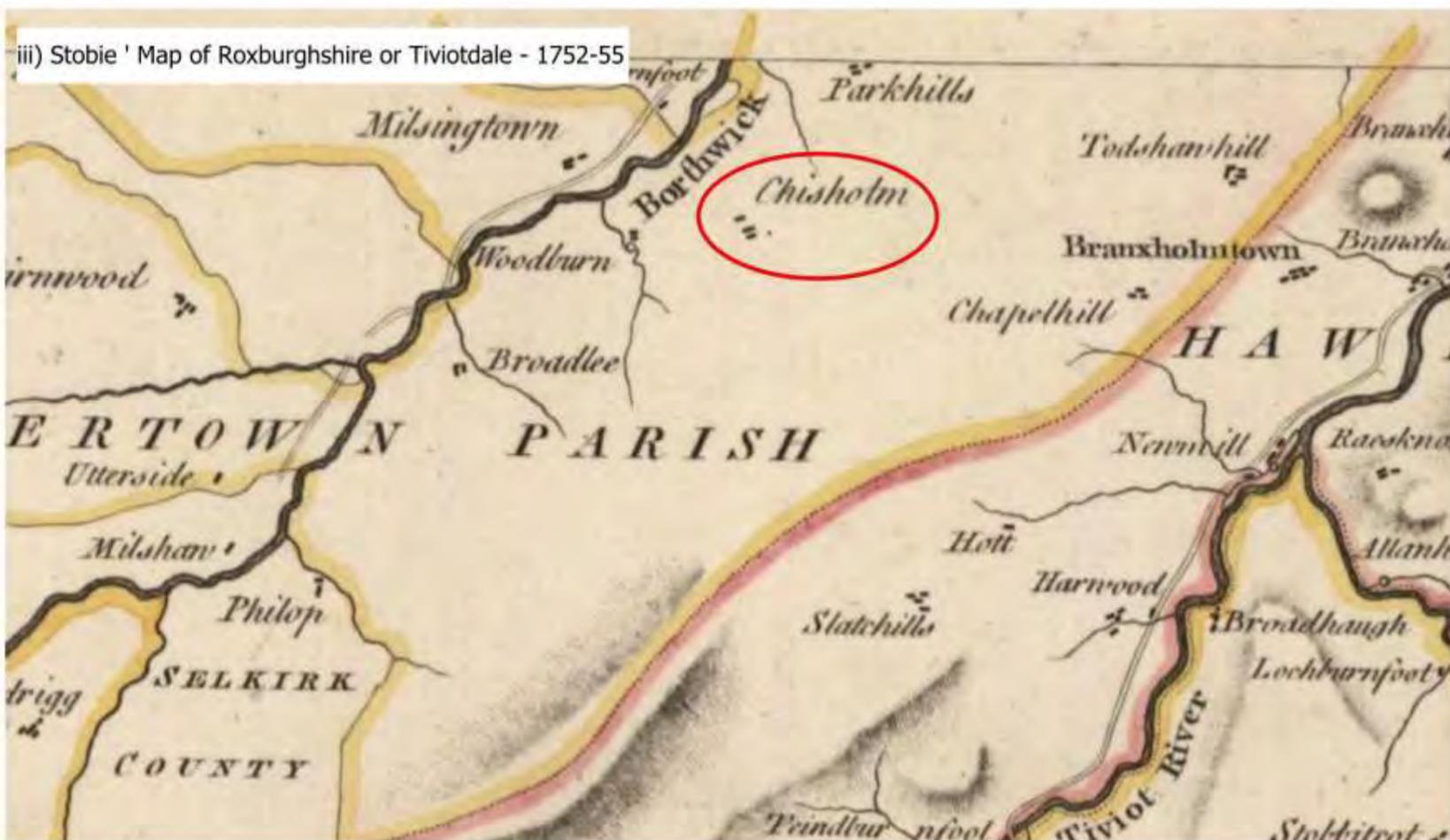
i) Blau's 'Teviot vulg Tivedale'- 1654



ii) Roy's Military Survey (Lowlands) 1752-55



iii) Stobie ' Map of Roxburghshire or Tiviotdale - 1752-55



2: Historic Mapping

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William Chisholme and the acquisition and improvement of Chisholme Estate.

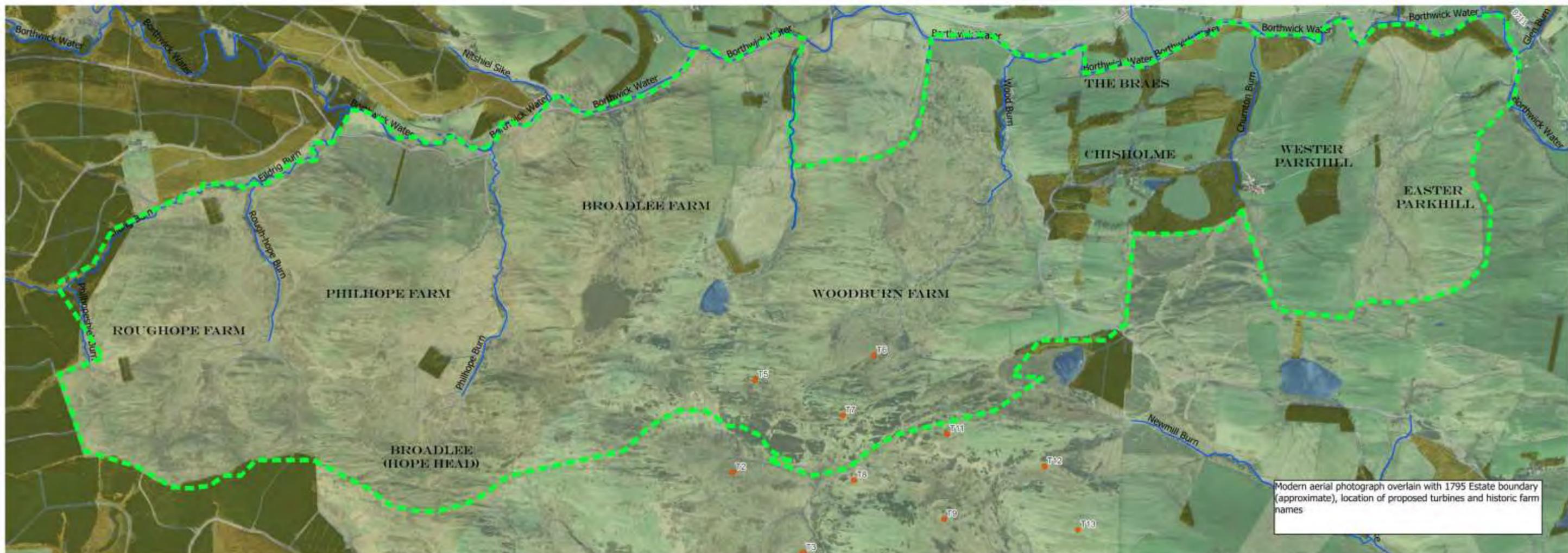
- 1.10 *William Chisholme* (1736-1802) was a great grandson of *Robert Chisholme* (b1653) of *Selkirk*. He was one of three brothers, the eldest being *Charles Chisholme* (b 1732- d.1780) a captain of the *East Indiaman* (armed merchant vessel) *Glutton*, the younger brother being *James Chisholme* (1737-1812) (Tancred 1907, 163; Mackenzie 1891, 189). Both *William* and *James* were trained as doctors and became wealthy as sugar plantation owners in *Jamaica*. *William* was the owner of *Thomas' River*, *North Hall*, *Health Crawl* and *Breadland Pen* in *Clarendon, Jamaica*; also holding a quarter share in *Trout Hall*, *Green River*, *Troys* and *Chisholm's Mammee Gully* plantations which were otherwise owned by *James Chisholme* (NLS catalogue scope 11347⁹). As late 18th century sugar plantation owners both *William* and *James* would have had been slave owners and as such both are listed on the database of the *Centre for the Study of the Legacies of British Slavery*¹⁰. Data suggests that the plantations of the *Chisholme* brothers were the location of the enslavement of in excess of 700 enslaved individuals (at any point in time rather than cumulatively) by the early 19th century.
- 1.11 Both *William* and *James* invested their plantation earnings in the acquisition of Scottish estates, as was common for those profiting from colonial trade. Investment in land provided such people, commonly satirised at the time using the derisive term *nabobs*¹¹, with social and community status as well as political power at a time when the ownership of land was central to the electoral franchise.
- 1.12 *William's* purchase of *Chisholme* took place in 1775 (Learmont 2019) or 1784 (various other historic sources). *James* acquired a further *Roxburgh* estate at *Stonedge* in 1793 (ibid, 153) renaming the house there (then as now *Hobsburn* (LB8367 Cat B) 'Green River' after his main plantation in *Jamaica*.
- 1.13 *Chisholme* was purchased from *James Steuart Denham*, 4th Baronet of *Coltness* (1744-1839). The family's holdings in *Roxburghshire* are likely to have peripheral to the *Steuart Estates*. Any 1752 house (the date sometimes given for *Chisholme*) would have been constructed during the time the 2nd Baronet was in exile as a result of his support for the *Jacobite* cause.
- 1.14 Recent and ongoing research based on the letterbooks of *William* and *James Chisholme* (NLS / MS5476 MS5477 by Alistair Learmont of the University of Edinburgh interprets their investment in the *Stonedge* and *Chisholme* estates as part of a "single Atlantic business enterprise... at a time when Jamaican profits were in a state of free fall, provid[ing] a reassuring and, to an extent, controlled income" (Learmont 2019). Like the earlier landed society members to whom they aspired both *Chisholme* brothers maintained townhouses in London. Investment in an upland estate rich in game, and the creation within it of mansions within designed landscapes provided an opportunity for the brothers to present convert their new money into apparently timeless 'countryside' such as occupied by those of inherited wealth.
- 1.15 An interesting insight into the self-presentation of *William Chisholme* is his description in a report of 1788 as having "made money in the West Indies as a Surgeon in Jamaica. Lives in London. Has a pretty good estate and says he is the head of the Clan' . The tone of this note, said by Tancred to be sourced from a 'political and confidential report' is notable in both failing to correctly report the principal source of *Chisholme's* wealth as plantation ownership (by the 1780s the *abolition* movement was already well established) and in its lack of endorsement of his reported self-assertion of himself as *Chisholme* clan chief.

⁹ https://manuscripts.nls.uk/repositories/2/archival_objects/11347

¹⁰ <https://www.ucl.ac.uk/lbs/person/view/2146635823>

¹¹ The term was derived from the *Urdu* "nawab" (viceroy / prince) and was applied with derision to identify a class of 'new money' viewed with suspicion by the traditional landed and political elite (see Lawson and Phillips 1984)

- 1.16 A 1788 parish rental details *Chisholm* as one of the four main properties of *Roberton* comprising *Chisholm, and the let farms of Woodburn, Philhope, Broadlee, Easter Parkhill / Chisholme Mill and Rough Hope*.
- 1.17 It is likely that any pre-existing 'mid-19th century' house at *Chisholme* was much improved following its purchase by *William Chisholme*. The estate, which extended to include the historic farms of Roughope, Philhope, Broadlee, Woodburn and Easter / Wester Parkhill, providing the earliest definitive evidence of the current house and its park, was surveyed in detail at his instruction in 1795 (**figure 3**) by *W Fairbairn* of *Galashiels*. The core of the estate (**figure 4**), is shown as comprising parkland plantations, house, its sinuous driveway, walled garden, lake, lawns and steading in their current arrangements. For evidence that the plantations were newly set at this time we may look to the record of *Roberton Parish* provided in the '*Old Statistical Account*' of 1794 which stated, "*At present there is but little wood in the parish: In a few years the banks of the Borthwick will be more covered, as some proprietors are at present rearing considerable plantations*" (OSA 1794 Vol XI, 538).
- 1.18 *William Chisholme* death was reported in the *Carlisle Journal* on the 25th September 1802 as follows "*at the coffee house in this city, on his way to London... His remains were taken from hence on Thursday, in a hearse drawn by six horses, attended by mourning coaches &c to be interred in the family vault*". Tancred notes the death was also reported in the *Edinburgh Advertiser* under the heading '*Death of The Chisholme*' which was "*at once contradicted by 'The Chisholme of the North' and the following apology appeared in the newspaper- ' We have much pleasure in contradicting the report of the death of W.Chisholme of Chisholme, the Head of the Clan. The mistake arose from the death of William Chisholme of Queen Anne Street, East London. This gentleman, who was a most respectable member of Society, and whose death is so much lamented, was always ambitious to be thought the Chief of the Clan, but we believe his claims to that appellation were unfounded*" (1907,164). Again we see a report suggesting the aspiration of *Chisholme* to present himself as one of long standing inherited status rather than newly acquired colonial wealth.
- 1.19 *William* was unmarried but his will of 15/03/1802 acknowledged a '*son or reputed son Charles Chisholme, now a writer at Bengal in the service of the Honorable East India Company*' . The estate was left in trust via *James Chisholme* to the benefit of the eight children of my sister *Margaret Scott, Miss Mary Agnes Chisholme (daughter of my brother James) and my reputed son.... In equal shares at age 21 or marriage*.
- 1.20 Estate management papers (NLS MS.5467-9) demonstrate *James'* initial management of the estate to 1812.
- 1.21 The estate devolved via *Margaret Scott* to her son *Robert* (who assumed the surname *Chisholme*).





4: Park (1795)

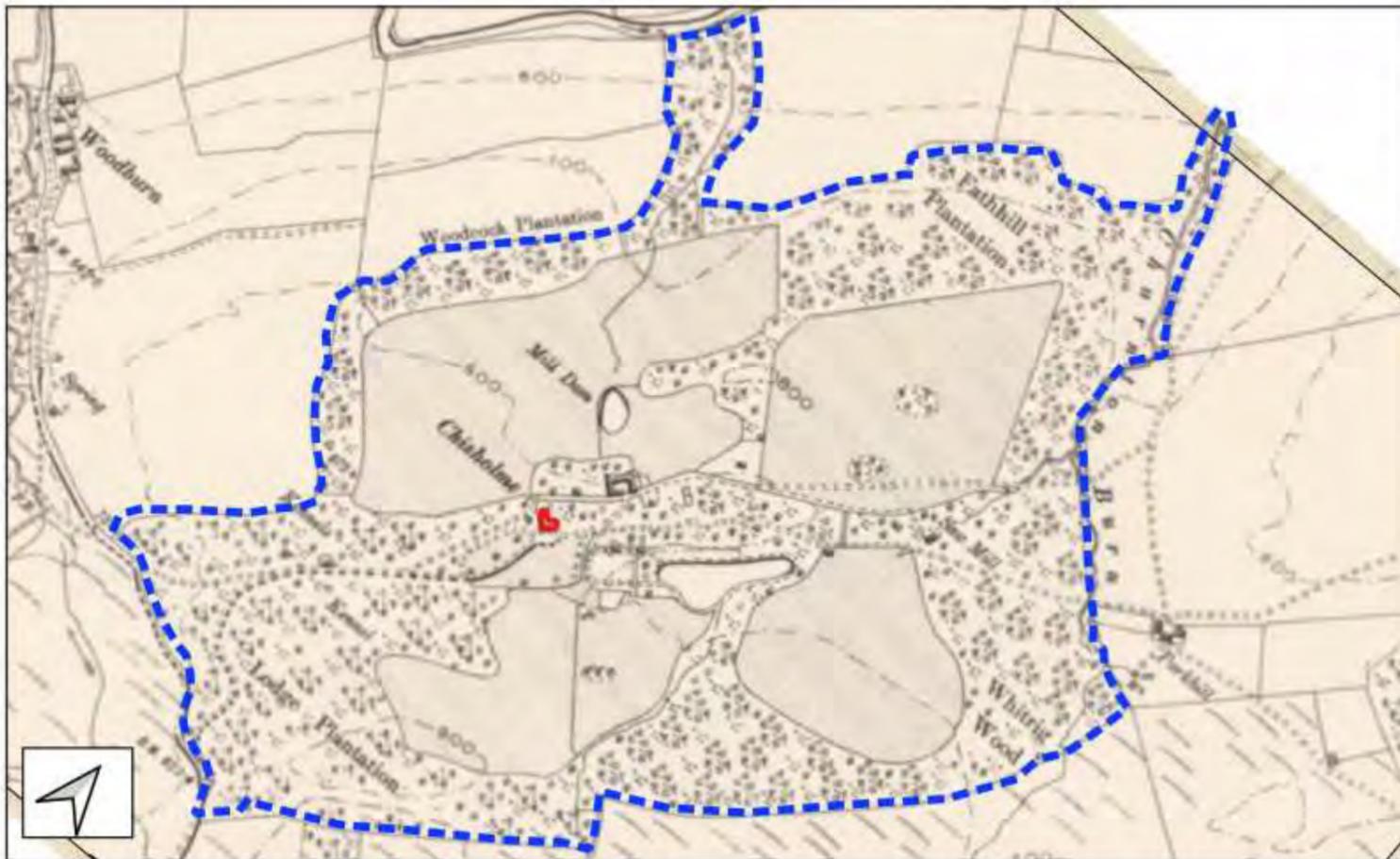
Image © 2005
Statement Heritage /
Chisholme Institute



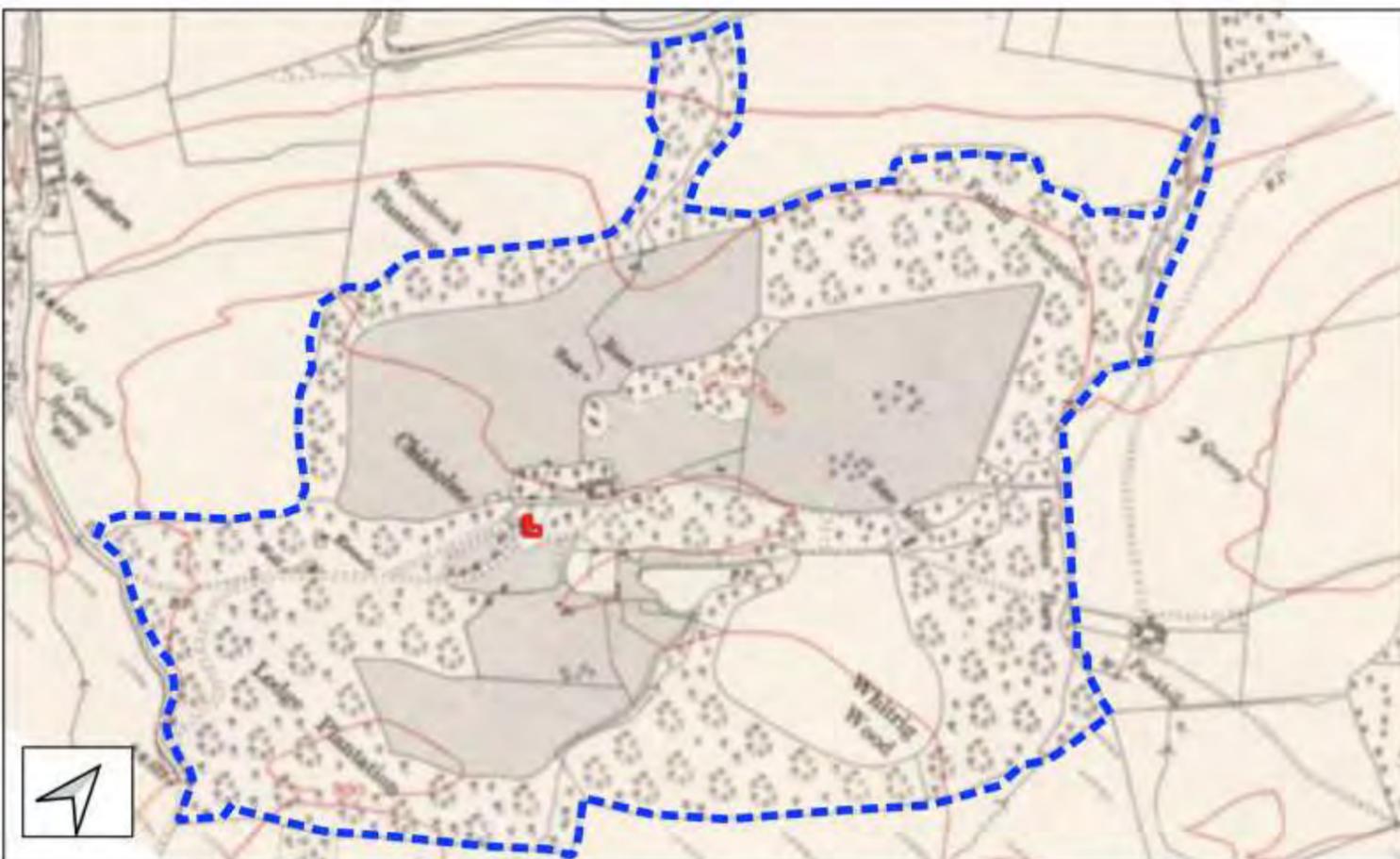
- 1.22 By 1852 the estate appears to have been managed as a seasonal shooting estate, being advertised as available to be *'let for the season'* as *'The Mansion-House, Offices, and Pleasure Grounds of Chisholme.. with the shooting over the estate.'* (Edinburgh Courant 2/05/1584). This implies that *Robert Chisholme* who styled himself variously *Scott of Coldhouse / Chisholme of Chisholme* was resident elsewhere and once again the estate.
- 1.23 In 1862 the estate was advertised for sale, described as *'let to substantial tenants... The Mansion House, which stands upon a lawn, within extensive policies, beautifully ornamented with wood and water, is modern and substantial.... Long known as one of the best Shootings in the south of Scotland'* (Ed Eve Courant, 10/10 1862).
- 1.24 The estate passed through a succession of private owners until eventual decay and dereliction from c1950 onwards after which outer parts of the estate were sold off. Substantial investment is recorded as having been made c1900 including the construction of the substantial rear range of the house, and upgrading of water supply arrangements, but historic Ordnance Survey maps of 1858, 1897 and 1917 (**figure 5**) demonstrate that the essential plan of the policies has remained largely stable since the late 18th century, despite the recent replanting (which will be discussed further below) of much of its woodlands.



i) Detail of OS Six Inch to the Mile - surveyed 1858 (enlarged to 1:8500 and overlain with historic parkland boundary [blue] and location of the house [red])



ii) Detail of OS Six Inch to the Mile - surveyed 1897 (enlarged to 1:8500 and overlain with historic parkland boundary [blue] and location of the house [red])



iii) Detail of OS Six Inch to the Mile - surveyed 1917 (enlarged to 1:8500 and overlain with historic parkland boundary [blue] and location of the house [red])

Figure 5: Historic OS Mapping

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Step 2: Understanding the setting.

2.1 Field based recording and assessment of setting

2.2 *Chisholme* was visited for the purposes of this assessment on 15th December 2025. The building, and its surroundings were recorded using a OM-5 DMILC fitted with a 25mm prime lens (50mm equivalent) capturing geo-referenced images. This ground-based record captured the primary elevations of the house, both in detail and within its landscape context, its primary aspect (vista) out to its parkland and selected details of and from the parkland.

2.3 **Figure 5** maps the park, naming the component parts described here, and identifying the principle vista from / to the house. **Figure 6** serves to complement the map showing an oblique aerial view along the main vista from the southeast.



0 100 200 m North

Historic parkland boundary

Croft Park

Fathill Plantation

Middle Park

Pond (site of)

Plantation (cleared)

Steading

House

Chisholme House

Lawn

Ha-ha

Walled Garden

Pond

Woodburn Hill Plantation (cleared)

Wheatrigg

Wheatrigg Wood

Woodburn Hill aka Lodge Plantation

Garden Park

Monument to Man

Plantation (cleared)

Historic parkland boundary

.....Principal vista from house.....

Figure 6
Chisholme
Park:
Plan
 Basemapping OSM.
 additional details added by
 Statement Heritage
 *Historic parkland boundary
 not necessarily
 representative of modern
 land ownership



Figure 6b: Chisholm Park, aerial photograph along principal vista

All mapping 'Reproduced with the permission of the National Library of Scotland' CC-BY (NLS)

The House

- 2.4** The **House** is presented at **figure 7**. The oldest part of the building is the south-east facing principal range (**figure 7i**) – either representing a pre-existing building of the mid-18th century or one modified or built afresh for *William Chisholme* on his purchase of the estate in the 1780s.
- 2.5** The **SE elevation (figure 7i)** is a typical Georgian symmetrical composition with rooms to either side of a central entrance hall, each of which has a ‘Venetian’ window fitted with hornless sash windows.
- 2.5.1 The building has a modern roughcast render (historic photographs show a lighter coloured probably lime based harling) between articulated quoins.
- 2.5.2 There is a central tetrastyle prostyle (4 columns projecting) portico with Tuscan columns to the front door, accessed via steps with curving railings. A [1906 photograph](#) shows that prior to restoration there was a fanlight above the door, otherwise the entrance is unchanged.
- 2.5.3 Below the ground floor is a basement level, lit by an excavated trench around the building bridged by the main access steps.
- 2.5.4 The first and second floors have simpler 12 pane hornless sashes to either side of the central triple light windows each having 8 pane sashes surrounding central 12 pane windows.
- 2.5.5 The hipped slate roof is fitted with 3 no dormer windows of early 20th century dates (compare [1906](#) and [1950](#) photographs).
- 2.5.6 There are gable end chimney stacks.
- 2.6** The **SE elevation of the main range** is shown on **figure 7ii and iii**
- 2.6.1 As the other elevations it is harled in a modern roughcast. There are two windows lighting the front room at ground floor level, otherwise, apart from a single basement window this face of the building is blind.
- 2.7** The **Rear** of the building is shown at **figure 7iii**. The NW face of the 18th century range has regularly spaced, mostly 12 pane windows, although smaller 3/6 sashed are exposed at basement level here due to the falling ground level.
- 2.7.1 The c1900 extension to the building is of 3 storeys and less interest than the main range. These elevations face onto a service courtyard and parking areas, with a line of trees along the access road through to the steading screening views to the northern policies.



i) South-east elevation



ii) Southeast and northeast elevations



iii) southeast and northeast elevations, c1900 extension to right

7: Chisholme House, elevations

Image © 2005 Statement Heritage / Chisholme Institute

Geological / Topographic setting

- 2.8** The predominant bedrock here is formed of Greywackes and Shales of *Silurian* date thrust during the *Caledonian Orogeny* (mountain building event) of c400-500 million years ago. During the last (*Devensian*) Ice Age these were worked by the movement of a glacier towards the *Tweed Valley*, forming the NE-SW trending *glacial flutings* and *drumlinoids* (striations and ridges) which characterise the landscape of the *Teviot Hills* and can be clearly seen on LiDAR data of the area¹². The melting of the ice c15000 years ago formed the *cleuch* valleys and their streams which trend at right angles to the flutings and flow into the *Borthwick Water*.
- 2.9** These *cleuch* valleys form the boundaries of the historic farm units shown on the 1794 estate mapping (see figure 3). *Chisholme* is boundaries by two such stream valleys, with a dip in the centre of the estate, within which the current mansion is set, now dry, but likely originating in a similar feature. Surviving ridged features, such as those still visible on LiDAR data in the northern parts of the park correlate with the ridging indicated on mid-18th century *Roy's Map* around the lower slopes of the *Teviot Hills* above and around the *Borthwick Water* indicating arable cultivation probably around pre-improvement *fermtoun* settlements here.

The Policies (Park)

- 2.10** The main structure of the park is provided by the **plantation woodlands** (in place by 1795) and suggested by the wording of the 1794 *Old Statistical Account* (see 1.17 above) suggesting that the 'little' woodland in the parish of *Roberton* at this date was newly planted.
- 2.11** The overall layout is relatively informal, in the *picturesque* style, with scattered clumps, irregular ponds, and sinuous edges and enclosures resulting in *naturalistic* compositions forming contrivances of idealised natural countryside.
- 2.12** The plantations originally subdivided the policies into four 'parks' (enclosed managed grasslands), being named on the 1895 survey as *Croft Park* (to the north northwest of the house), *Middle Park* to the northeast, *Wheatrigg* to the east, and *Garden Park* to the southeast. The name *Wheatrigg* is suggestive of arable ridge based cultivation (the traces of which is apparent in preserved ridging in *Croft* and *Middle Parks* and is suggested on *Roy's* 1845 mapping), likely representing 'unimproved' cultivation prior to emparkment.
- 2.13** Around *Croft Park* the plantations form c50m wide belts (an original belt of trees between *Croft Park* and *Middle Park* was felled in the 20th century). These belts were clear felled prior to 2003 (*Google Earth*), and are in the process of regeneration as a mixture of broadleaved and conifers. There is a probably post-medieval circular sheepfold within a northern spur of these plantations at NT4161712585 (visible on LiDAR data and on 2003 aerial photographs) – further evidence of the landscape prior to emparkment. The plantations follow breaks of slope around the enclosed parks, screening most views into and from the park with little 'borrowed landscape' (wider landscape) visible from within the enclosures.
- 2.14** Mid-19th century to early 20th century Ordnance Survey maps (figure 5) indicate the plantations originally consisted of a mix of broadleaf and coniferous species. Mostly felled for commercial timber in the later 20th century, since 1998 the estate has been part of the *Millenium Forest Project* with over 30,000 native trees planted¹³.
- 2.15** *Fathill Plantation* forms three compartments to the northwest and northeast of *Middle Park*. These were clear felled in the late 20th and early 21st century (2003 aerial photograph), all now replanted and regenerating.
- 2.16** *Wheatrigg Wood*, encloses the enclosure of the same name to the east of the house. The 2003 aerial photograph suggests clear felling of the plantation in the later 20th century,

¹² https://maps.nls.uk/geo/explore/#zoom=15.5&lat=55.40035&lon=-2.92248&layers=LIDAR_50cm_dtm4&b=OSLeisure&o=100

¹³ <https://www.chisholme.org/about/the-place.html>

today a mix of coniferous and broadleaf species is reaching maturity and forming a dense canopy.

- 2.17** *Lodge Plantation* originally enclosed *Garden Park*, forming the southern corner of the park. The sinuous winding *Main Drive* to the house runs through the plantation from the road (to the west of *Chisholme Park* across the hills between *Woodburn* and *Branxholme* on the *River Teviot*. As with the other boundary plantations most of the *Lodge Plantation* was harvested in the late 20th century for commercial forestry. Late 20th century – early 21st century replanting has reinstated broadleaf / conifer mix across over $\frac{3}{4}$ of its original extent, although a compartment to the direct southeast of the house remains clear, but for a line of older trees along the break of slope and forming the southeastern boundary of *Garden Park*. This felled compartment follows a glacial fluting (linear dip – see above).
- 2.18** A band of mostly older mixed conifers and broadleaf woodland surrounds the main drive to the immediate northwest of the house and continues around the *walled garden* and *Lake*. This visually separates the northwest and southeast parks at ground level.
- 2.19** The *Monument To Man* is a modern feature modelled on a classical *tholos* (circular columnar temple). It stands at the highest point of the park at c275mAOD at the southern edge of *Garden Park* (OS NGR NT4181811790). It was created to celebrate the life of *Bulent Rauf* (1911-1987) a consultant to the *Beshara School* (now the *Chisholme Institute*) and is described here <http://www.bulentrauf.org/monument-to-man.html>. As a modern feature the Monuement is not considered particularly relevant to the *historic* setting of the Listed Building.
- 2.20** The *Steading* (NT4181312219), *Lake* (NT4197712200), *Pond* (NT4174512297) and *Walled Garden* (NT4186812132) are all original features typical of designed landscapes of this period. These features make important contributions to the setting of the house primarily through their experience *sequentially* with the house and park as one moves around it on foot, rather than in *visual combination*.
- 2.21** ***The Principal Vista.*** **Figures 8 and 9** show how the house sits within an relates to the central shallow *cleuch* landform at the centre of the policies, with the Southeast principal elevation of the house, containing its main rooms and formal entrance, facing across the rising ground of *Garden Park* towards the notch formed by this dip.
- 2.21.1 The view from the house (**figure 9**) is focussed on this notch, emphasised by a pair of urns at the centre of a *ha-ha* which separates the formal front lawn of the house from the bulk of *Garden Park*. A feature both characteristic and typical of designed landscapes of the 18th and 19th centuries, the '*ha-ha*' (essence a concealed fence) was first defined in print in *Dezallier d 'Argenville's* 1709 book *The Theory and Practice of Gardening* where he explained that the name derived from the exclamations of surprise that a visitor would make on discovering it on a walk around a parkland. They were widely adopted as a means of separating grazing animals (required to maintain the grasslands of an open park and for their own pastoral aesthetic value) from the inner gardens and lawns of a house without interruption of the 'prospect' (view) from those grounds and their house.
- 2.22** The vista is constrained to left and right in views from the house by trees which meet the *ha-ha*, and terminates on the break of slope at the top of *Garden Park* along which there is today a broken line of deciduous trees, being the last remnant of the original *Lodge Plantation* at this point. The clearance of this part of the plantation means that there are some views through the trees towards the hills beyond the estate, but a denser plantation here would likely have screened views out to the hills.



i) Looking northwest towards the principal elevation across the front lawn from 'Garden Park' - the two being delineated by a 'ha-ha' ditch and retaining wall



i) Looking northwest towards the principal elevation - aerial photograph showing the building in context with Garden Park the walled garden, pond and the central plantation woodlands between Garden Park and Croft Park

Figure 8:
Chisholme
House, SE
elevation in
context

All photos © Statement
Heritage, 15/01/2025



Viewpoint 1 - NT4178412113 - Front Lawn immediately in front of Chisholme looking SE along principal vista. Cylindrical 90° panorama. Central rectangle shows the location of Type 3 Visualisations (figures 10 and 11). "FOR CONTEXT ONLY"



Viewpoint 2 - NT4177812122 : Second Floor NE room window. Cylindrical 90° panorama. Central rectangle shows the location of Type 3 Visualisations (figures 12 and 13). "FOR CONTEXT ONLY"



Viewpoint 1 - NT4178412113 - Front Lawn immediately in front of Chisholme looking SE along principal vista. Cylindrical 90° panorama. Central rectangle shows the location of Type 3 Visualisations (figures 10 and 11). "FOR CONTEXT ONLY"



Viewpoint 2 - NT4177812122 : Second Floor NE room window. Cylindrical 90° panorama. Central rectangle shows the location of Type 3 Visualisations (figures 12 and 13). "FOR CONTEXT ONLY"

Step 3: Statement of Significance and Impact Assessment.

3.1 Statement of Significance

3.1.1 **Summary of Significance.** *Chisholme House* is a Category B Listed Building (LB15093) of special architectural and historical interest. It represents a significant example of a mid-to-late 18th-century Scottish country seat, further enhanced by a late 19th-century extension and a high-quality designed landscape. Its significance is derived from its classical Georgian design, its association with the "Nabob" phenomenon of the late 18th century, and its role as the centerpiece of a largely intact late 18th-century "picturesque" landscape.

3.1.2 Architectural and Design Value.

3.1.2.1 **Mansion.** The house is a refined example of Georgian classicism. The south-east facing principal range (c. 1784 in its current form) exhibits a symmetrical three-storey composition over a sunk basement.

3.1.2.2 The façade features a central triple-light window flanked by Venetian windows, reflecting the Palladian influences popular in Scotland during the Enlightenment.

3.1.2.3 A central tetrastyle prostyle portico with Tuscan columns provides a formal focus, a hallmark of 18th-century status.

3.1.2.4 While modernised, the geometric staircase and the original four-room-per-floor plan (the "oblong block") contribute to its evidential value as a formal residence of the period.

3.1.2.5 The c.1900 extension to the rear (NW) reflects the evolution of the Scottish country house into a functional estate hub during the Victorian/Edwardian era. Though of secondary architectural interest compared to the Georgian core, it represents the continued investment in the site by later owners such as Mr. Henderson.

3.1.3 Historical and Associative Value: The Colonial Legacy

3.1.3.1 **NPF4 Policy 7(a) Alignment: Policy 7(a)** requires that the historic environment be protected in a way that "tells the story of Scotland's past" and recognizes the "cultural significance" of assets. *Chisholme House* is a primary physical witness to the "Nabob" phenomenon, where colonial profits from the transatlantic slave trade were repatriated to remodel the Scottish landscape. This narrative is an essential, if uncomfortable, part of Scotland's global history and gives the site a significance that transcends its Category B status.

3.1.3.2 **The Chisholme Brothers and Jamaican Slavery:** *William and James Chisholme's* ownership of over 700 enslaved individuals across multiple Jamaican plantations (e.g., *Thomas' River, Health Crawl*) provided the direct capital for the 1784 purchase and the 1795 'improvement' of the estate. The house and its 'picturesque' parkland are not merely aesthetic choices; they are functional tools of social legitimation. By providing these estates with the appearance of traditional landscape gardens, the *Chisholmes* attempted to erase their "new money" origins as surgeons and planters and present themselves as ancient Clan Chiefs.

3.1.3.3 **Illustrative Significance:** The estate serves as a clear exemplar of how colonial wealth was used to ‘buy’ history. The deliberate contrivance of the 1795 landscape—its sinuous drives, ha-has, and internalised vistas—was designed to create a sense of timeless, inherited authority. The turbines, by introducing a massive, modern industrial scale into this specific ‘contrived antiquity’, do not just affect a view; they shatter the *historical* illusion that the *Chisholme* brothers spent their fortunes to create.

3.1.4 Social, community and spiritual value

3.1.4.1 *Chisholme Park* today forms an integral part of the mission of the *Chisholme Institute* who have been responsible for the care of the house and inner parts of the park since the 1970s. They describe *Chisholme* as a *place wholly dedicated to understanding that all existence is essentially one... a fully immersive learning environment*.

3.1.4.2 Most visitors to *Chisholme* come to it *in retreat*, with involvement in the active management of the estate, particularly in the cultivation of the *walled garden*, and experience of its sense of isolation and remoteness, playing a key role through their support of contemplation within and as a whole with the natural world. Within the *Purpose and Object* of the institute is the following principle “*to encourage and be involved in work in: ecological conservation, the development of good husbandary and resource management, conservation of our heritage buildings, artefacts and craft skills, and spiritual practices*.”

3.1.5 The Significance of the Landscape Setting

3.1.5.1 The policies (parklands) at *Chisholme* comprise a high quality designed landscape of local to regional significance and making a fundamental contribution to the understanding of a Category B Listed Building.

3.1.5.2 The layout, largely established by the 1795 Fairbairn estate survey, remains remarkably stable.

3.1.5.3 The peripheral woodland belts (e.g., *Lodge Plantation*, *Wheatrigg Wood*) define the “parks” (managed grasslands) and create an internalised, picturesque world. It is a landscape that was designed to be self-consciously separate from the outside world, visible to its occupants and visitors as a carefully contrived composition.

3.1.5.4 **The Principal Vista.** The southeastern prospect from the house was especially carefully contrived through the relationship to the principal elevation of the house to *ha-ha* (separating without visual intrusion gardens and parks) and to framing plantations around a slight dip in rising ground, serving to lead the eye from the house through the parkland.

Attributes of the proposal

3.2 The proposal as submitted to the Energy Consents Unit (ECU00005192) describes a ‘*Proposed wind farm comprising of up to 13 turbines, with a tip height of up to 200m, an energy storage system and associated ancillary infrastructure including foundations, crane hardstandings, substation and control building*.’

- 3.3 For the purposes of this assessment is considered that it is chiefly the visual intrusion of the turbines into the setting of *Chisholme House* that will comprise the primary impact with potential to affect that setting.
- 3.4 200m to tip-height turbines would be among the largest available onshore models currently being deployed in the UK. We have been adopted the following assumptions:
- 3.4.1 The turbines will comprise *prominent vertical elements that challenge the scale of existing landforms*
 - 3.4.2 The turbines will be higher in relation than the hills¹⁴ on which they are placed which rise c110m height above the valley floor of *Borthwick Water*¹⁵. As such they may be fairly expected to *dominate the skyline* and have the potential to *reduce the perceived scale of the underlying landscape*.
 - 3.4.3 A 200m to tip turbine may be expected to have a rotor diameter of 150-170m. The ‘swept path’ of the turbines will be assessed as introducing a significant dynamic component into views in which they will appear.
 - 3.4.4 Turbines of above 150m height will be required to have visible red aviation lighting on the nacelle (hub), which will represent the introduction of artificial light into a currently dark night-time environment
- 3.5 Based on our Statement of Significance and site inspection we identified that the most sensitive viewpoint within the setting of *Chisholme House* with reference to the proposal was the principal vista from the house SE across *Garden Park*.

Visualisation methodology

- 3.6 In order to assess this impact the visualisations 9 (contextual panoramas from *Chisholme House*), 10 (ground level baseline single frame view from standing level on the front lawn of *Chisholme House -Viewpoint 1*), 11 (single frame¹⁶ photomontage illustrating visibility of turbines from Viewpoint 1), 12 (single frame view from second floor window of *Chisholme House – Viewpoint 2*) and 13 (single frame photomontage from Viewpoint 2).
- 3.7 The visualisations have been produced with reference to the guidance and specifications of ‘Type 3 Visualisations’ given in the *Landscape Institute’s TGN06/19 Visual Representation of Development Proposals*¹⁷.
- 3.8 Visualisations have been produced based on a 3D digital model of the bare ground surface generated from *OS Terrain 50* DTM height data augmented with generic 3D models of three-bladed wind turbines scaled to 200m tip height placed at the locations given within the planning documentation.

¹⁴ c.300mAOD

¹⁵ c.190mAOD

¹⁶ Single frame visualisations as produced should be printed as formatted at A3 size and will, when held at 542mm (arms length) are intended to represent an accurately scaled visualisation replicating the focal length of the human eye.

¹⁷ https://landscapeinstitute.org/wp-content/uploads/2019/09/LI_TGN-06-19_Visual_Representation-1.pdf

- 3.9 The 3D model was generated using the *QGIS2threejs v2.8*¹⁸ plugin with montages generated with *Blender 4.0*¹⁹ using cylindrical panoramic photography produced with a tripod mounted OM-5 camera fitted with 25mm (50mm 35mm equivalent) lens. The location of the panoramic photography was recorded using hand-held GIS in order to inform placement of the virtual camera.
- 3.10 The 'Type 3' baseline and visualisation images (**figures 10-13**) are presented as single frame images presenting 39.6° Field of View and providing 100% apparent scale when printed on A3 sheets as formatted held at arm's length and viewed with monocular vision.
- 3.11 Figures 9a and 9b present the wider panoramic context of the baseline and visualisation images, but represent photographic reductions rather than realistic scaled images.
- 3.12 **Viewpoint 1 (OS NGR NT41784 12113) Looking SE from the Front Lawn in front of the steps to Chisholme House.**

Baseline context (figure 9 – top image, figure 10)

- 3.12.1 This viewpoint is centred on the principal designed vista from the house, which is oriented perpendicular to the SE elevation across the front lawn (foreground) and the rising ground of *Garden Park* (middle distance) to a ridgeline above which is sky. The ridge at this point conceals the hills beyond. Along the ridge is a patchy line of deciduous trees.
- 3.12.2 Given the season of the photograph sky is visible through the branches of this tree-line, which comprises a remnant of an otherwise felled part of *Lodge Plantation*.
- 3.12.3 The vista is framed to right by a historic extension of *Lodge Plantation* and to the left by 'standard' and 'clumped' trees, whilst a notch in the ridge line, and two urns placed along the ha-ha helps to lead the eye along the centre of the vista.
- 3.12.4 The vista ably demonstrates the sense of enclosure which the designer of the planned landscape sought to emphasise with boundary plantations. The complete lack of intrusion into the landscape by surrounding landscape suggests that it was the design intent to focus experience entirely on the landscape designed for and controlled by the estate owner. These attributes are typical of landscape parks in the natural, informal tradition of landscape gardening and so help to contextualise how the wealth of *William Chisholme* was used to 'buy into' the landscape narratives of the 19th century landowning elites.
- 3.12.5 The attributes of seclusion and the naturalistic aesthetic intended by the designer are well suited in their sense of quietitude and stillness to the current use of the site for contemplative retreat.
- 3.12.6 The view is considered the most significant and sensitive component of the setting of the Listed Building, comprising the most carefully contrived vista of the house.

¹⁸ <https://minorua.github.io/Qgis2threejs/docs/Exporter.html>

¹⁹ https://www.blender.org/download/releases/4-0/?utm_source=blender-4.0.2

Type 3 Visualisation (LI TGN
06/19)

Viewpoint 1: Front Lawn
Chisholme looking SE
Capture Date: 15/12/2025 15:00
Conditions: Overcast. Moderate
visibility

Camera: OM-5
Lens : 25mm
Sensor : Micro Four Thirds
(Crop Factor 2X)
Projection: Cylindrical

Print Size 390mm x 282.4mm
HFOV 39.6°
VFOV 29.15°
Viewing Distance 542 @ A3



Figure 10:
Viewpoint 1

Baseline
Photograph

Type 3 Visualisation (LI TGN
06/19)

Viewpoint 1: Front Lawn
Chisholme looking SE
Capture Date: 15/12/2025 15:00
Conditions: Overcast. Moderate
visibility

Camera: OM-5
Lens : 25mm
Sensor : Micro Four Thirds
(Crop Factor 2X)
Projection: Cylindrical

Print Size 390mm x 282.4mm
HFOV 39.6°
VFOV 29.15°
Viewing Distance 542 @ A3



Figure 11:
Viewpoint 1

Type 3
Photomontage

Type 3 Visualisation (LI TGN
06/19)

Viewpoint 2: SE Room, Second
Floor, Chisholme House
Capture Date: 15/12/2025 15:18
Conditions: Overcast. Moderate
visibility

Camera: OM-5
Lens : 25mm
Sensor : Micro Four Thirds
(Crop Factor 2X)
Projection: Cylindrical

Print Size 390mm x 282.4mm
HFOV 39.6°
VFOV 29.15°
Viewing Distance 542 @ A3



Figure 12:
Viewpoint 2

Baseline
Photograph

Type 3 Visualisation (LI TGN
06/19)

Viewpoint 2: SE Room, Second
Floor, Chisholme House
Capture Date: 15/12/2025 15:18
Conditions: Overcast. Moderate
visibility

Camera: OM-5
Lens : 25mm
Sensor : Micro Four Thirds
(Crop Factor 2X)
Projection: Cylindrical

Print Size 390mm x 282.4mm
HFOV 39.6°
VFOV 29.15°
Viewing Distance 542 @ A3

Figure 13:
Viewpoint 2

Type 3 Photo
Montage



3.13 **Viewpoint 2 (OS NGR NT41778 12122) Looking SE from the second floor NE most room of Chisholme House.**

Baseline context (figure 9 – lower image, figure 12)

3.13.1 This viewpoint is representative of the experience of the principal vista from the principal bedrooms of the house. The elevated viewpoint allows a little of the hills (to the east of the proposed turbines) beyond the ridge at the boundary of *Garden Park* to come into view, although historically these would clearly have been screened by the now felled section of *Lodge Plantation* in this location.

3.13.2 Otherwise the attributes of this view are much the same as those identified for Viewpoint 1.

3.14 **Viewpoint 1 – Ground level photomontage of proposed development (context, figure 9a – top image; 100% single frame photomontage – figure 11).**

3.14.1 The photomontage demonstrates that turbines 13 and 12 (from left to right) will be those that are most impactful within the principal vista from the house when standing directly outside the building. These turbines will break the skyline with the nacelles significantly above the horizon – the rotation of the blade sweep will be clearly visible against the sky.

3.14.2 The tips of the turbines will be slightly lower than the current apparent height of the scattered tree line at this point.

3.14.3 The diameter of the turbines, when rotated towards or away from the house, will mean that Turbines 12 and 13 will appear in gaps between the current trees all year around. Whilst some of the current trees may provide some seasonal part screening, a number of these trees have been lost in storms (see figure 6b showing two currently laying horizontally) in recent years and further losses will reduce the current screening effect of this tree line.

3.14.4 Where visible the turbines will constitute an immediately modern and engineered element at odds with the naturalistic character of the designed vista.

3.14.5 Whilst of a similar apparent height the rotation of the blade sweep will intensify the intrusion of the turbines into the naturalistic view.

3.14.6 Figure 9a demonstrates that the blade tips of Turbines 10 and 9 and the nacelle and upper blade sweep of Turbine 11 is predicted to be seasonally visible behind trees to the right of the view. The impacts are individually lesser, both due to their placement away from the focal point of the vista and the greater degree of historic and current screening however these impacts nevertheless add to the overall cumulative impact of the windfarm on this significant aspect of the setting of the Listed Building.

3.14.7 Aviation warning lights, where present, can be predicted to be visible from this viewpoint at night. We are advised lights will be required on the outer turbines of the scheme. In terms of assessment, we have assumed that Turbine 13 will require such a light and that this will be visible at night from *Chisholme House*.

3.14.8 The effect of the proposals on the setting of the house as experienced from Viewpoint 1 is assessed as being **moderately to highly adverse**, introducing substantial and highly

visible (by virtue of scale, materials, night time lighting and movement) modern infrastructure into a sensitive naturalistic designed view.

3.15 **Viewpoint 2- Second floor viewpoint photomontage (figure 9a lower, and figure 13).**

- 3.15.1 The elevated virtual camera position raises the apparent height of the turbines in our 3D model based photo-montage bringing the tip height of Turbine 12 to the current canopy height of the tree to which it is adjacent.
- 3.15.2 This intensifies the projected impact of the turbines on the views at this level. The slightly different bearing of this viewpoints demonstrates the potential seasonal visibility of Turbine 9 to nacelle height and of the tip of Turbine 4 within the wider context of the viewpoint.
- 3.15.3 The effect of the proposal on the setting of the house as experienced from Viewpoint 2 is assessed as being **towards the higher end of moderately to highly adverse**, introducing more substantial and highly visible modern infrastructure into a sensitive naturalistic designed view.

Mitigation

4.1 Avoiding Harm

The following measures would reduce the identified harms

- Omission of Turbines 13 and 12 from the proposal would reduce the impacts on the setting of the Listed Building to a level where they would constitute a **negligible to minor impact** on the principal vista from the house.

4.2 Maximising Enhancement

- We have not identified any potential for the proposed development to enhance the setting of the Listed Building.

Policy Context and Discussion.

5.1 Statutory Framework and Duties

- 5.1.1 This application is determined under Section 36 of the Electricity Act 1989. Under Schedule 9 of said Act, the Scottish Ministers and the applicant have a statutory duty to "have regard to the desirability of... protecting buildings and objects of architectural, historic or archaeological interest."
- 5.1.2 While the Scottish Ministers "deem" planning permission under Section 57 of the Town and Country Planning (Scotland) Act 1997, they must satisfy the duty under Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires "special regard" to be given to the desirability of preserving the building or its setting.
- 5.1.3 It is the conclusion of this assessment that the proposal, as currently designed, fails to fulfil these statutory duties due to the unmitigated "moderate to high" adverse impact on the setting of Chisholme House.

5.2 Conflict with NPF4 Policy 7 (Historic Assets and Places)

- 5.2.1 NPF4 Policy 7(c) states that development proposals that have an adverse impact on the character, integrity, or setting of a listed building should not be supported. This assessment has demonstrated through 'Type 3' visualisations (Figures 11 and 13) that Turbines 12 and 13 fundamentally disrupt the primary, intentionally contrived vista that defines the setting of this Category B building.
- 5.2.2 Furthermore, while the Chisholme Designed Landscape is non-designated, NPF4 Policy 7(o) protects non-designated historic environment assets. The landscape's "High Quality" status (PMA 2008) and its intact 1795 layout make it a significant component of the local historic environment. The introduction of 200m turbines into a "picturesque" landscape designed for enclosure and seclusion represents a direct conflict with the policy intent to protect the integrity of such sites.

5.3 The Weighted Balance: Policy 1 vs Policy 7

- 5.3.1 It is acknowledged that NPF4 Policy 1 (Climate Emergency) and Policy 11 (Energy) give "significant weight" to the delivery of renewable energy. However, this weight is not absolute. National policy does not mandate the sacrifice of regionally significant heritage assets where reasonable mitigation (deletion of turbines) is available.
- 5.3.2 Chisholme House represents a rare, illustrative example of the "Nabob" phenomenon—a physical manifestation of the colonial "sugar" wealth of the late 18th

century and its role in shaping the Scottish Borders landscape. The historical value of this asset, particularly its association with the legacies of slavery (as evidenced in Section 3.1.3), provides a level of Social and Illustrative Significance that warrants high protection in the public interest.

5.4 Proportionality and Partial Consent

- 5.4.1 This assessment identifies that the "moderate to high" harm is not caused by the wind farm as a whole, but specifically by the placement of Turbines 12 and 13 within the principal designed vista.
- 5.4.2 In the interest of achieving a "weighted balance," it is argued that the loss of two turbines—representing roughly 15% of the project's generating capacity—is a proportionate and reasonable price to pay for the preservation of a Category B asset's setting. The benefits of the remaining 11 turbines can still be realized, satisfying the goals of Policy 11 without necessitating a fundamental breach of Policy 7(c).

5.5 Conclusion

- 5.5.1 The identified harm is not merely visual; it is a disruption of the intellectual and historical experience of the site as a place of seclusion and "Nabob" self-presentation. This harm is amplified by the current use of the site as a place for contemplative retreat.
- 5.5.2 Under the "Infrastructure First" and "Net Zero" principles of 2026, the Scottish Ministers are urged to adopt a Partial Consent approach. By conditioning the omission of Turbines 12 and 13, the ECU can support the national energy transition while fulfilling its statutory duty to protect Scotland's unique historic environment.
- 5.5.3 The public interest served by the Energy Consents Unit is not limited to carbon reduction. There is a secondary, statutory public interest in preserving assets that illustrate the complexities of Scotland's global history. To allow Turbines 12 and 13 to dominate the principal vista of Chisholme House is to devalue a site that provides a rare and tangible link to the 'Legacies of British Slavery.' This heritage harm is permanent and qualitative, and cannot be 'offset' by the minor quantitative energy contribution of two individual turbines.

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