

**Appendix 8 – Policy 33 of the Proposed Local Development  
Plan (2017) as modified**

**Environmental Report**

**Renewable & Low Carbon Energy Supplementary  
Guidance**

**August 2019**

## Policy 33 of the Proposed Perth and Kinross Local Development Plan (2017)<sup>1</sup>

### **Policy 33: Renewable and Low-Carbon Energy**

#### **Policy 33A: New Proposals for Renewable and Low-Carbon Energy**

Proposals for the utilisation, distribution and development of renewable and low-carbon sources of energy will be supported subject to the following factors being taken into account:

(a) *The individual or cumulative effects of developments and associated transport/electricity infrastructure on:*

- *biodiversity and natural heritage;*
- *woodland and forestry;*
- *landscape character, Local Landscape Areas, Wild Land Areas and National Scenic Areas;*
- *visual amenity;*
- *the historic environment and cultural heritage;*
- *hydrology, the water environment and flood risk;*
- *air quality, including any effects on greenhouse gas emissions and impacts from construction;*
- *aviation, defence and seismological recording;*
- *telecommunications and broadcasting infrastructure;*
- *residential amenity of the surrounding area (including noise and shadow flicker);*  
*and*
- *hazardous installations (including pipelines).*

(b) *The contribution of the proposed development towards meeting carbon reduction and renewable energy generation targets.*

(c) *The net economic impact of the proposal, including local and community socio-economic benefits such as employment and supply chain opportunities.*

(d) *The transport implications, and in particular the scale and nature of traffic likely to be generated, and its implications for site access, road capacity, road safety, and the environment generally. (Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement with Transport Scotland).*

(e) *Construction and service tracks and borrow pits associated with any development.*

(f) *Effects on soils including:*

- *carbon rich soils, deep peat and priority peatland habitats; or*
- *prime agricultural land;*

(g) *The effects on public access, recreation and tourism interests including core*

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<sup>1</sup> as modified through Reporter's recommendations – please note that the Proposed Plan is still subject to change until formally adopted.

*paths, scenic corridors (the A9 trunk road as identified in NPF3) and other established routes for public walking, riding or cycling.*

*(h) Decommissioning including any conditions/bonds considered necessary for site restoration.*

*(i) Opportunities for energy storage.*

*(j) Cross-boundary impacts including any impacts on the qualities of the Cairngorms and Loch Lomond & The Trossachs National Parks.*

*Note: Ownership of renewable energy proposals is not a material consideration, but proposals with local, community or shared ownership may be able to demonstrate certainty that net economic benefit will be delivered.*

*Note: Proposals should avoid any disturbance of carbon rich soils, deep peat and priority peatland habitat; where this is not possible effects should be minimised through appropriate mitigation measures, in agreement with the Council and SNH.*

### **Policy 33B: Repowering and Extending Existing Facilities**

As a result of the potential to make the best use of existing sites and through the continued use of established infrastructure such as grid connections, proposals for the repowering (including life extensions) of existing renewable and low-carbon energy facilities will be encouraged, subject to detailed assessment against the same factors and material considerations as apply to proposals for new facilities. The current use of the site will be a material consideration in any such proposals.

Geographical extension of existing facilities will also be assessed against criteria (a) to (k) above and any other material considerations, with particular emphasis on any potential cumulative impacts arising as a result of the proposed development. Further guidance on the key considerations when dealing with proposals for repowering and extending existing facilities will be provided in Supplementary Guidance to this Policy.

### **Policy 33C: Decommissioning and Restoration of Existing Facilities**

In cases where the permission expires or the project ceases to operate for a specific period, the removal of the development and associated equipment and the restoration of the site will be required to a standard agreed with the Council. Appropriate financial bonds or other financial mechanism(s) for site restoration may be required.

### **Policy 33D: Spatial Framework for Wind Energy**

The spatial framework set out below will apply to all onshore wind energy proposals in Perth and Kinross that meet one of the following criteria:

- *Individual turbines with a height of 50 metres and above to blade tip.*
- *Developments with more than one turbine with a height of 30 metres and above to blade tip.*

The above thresholds are considered to be of a size and scale suitable for inclusion within the spatial framework and include proposals for repowering and/or

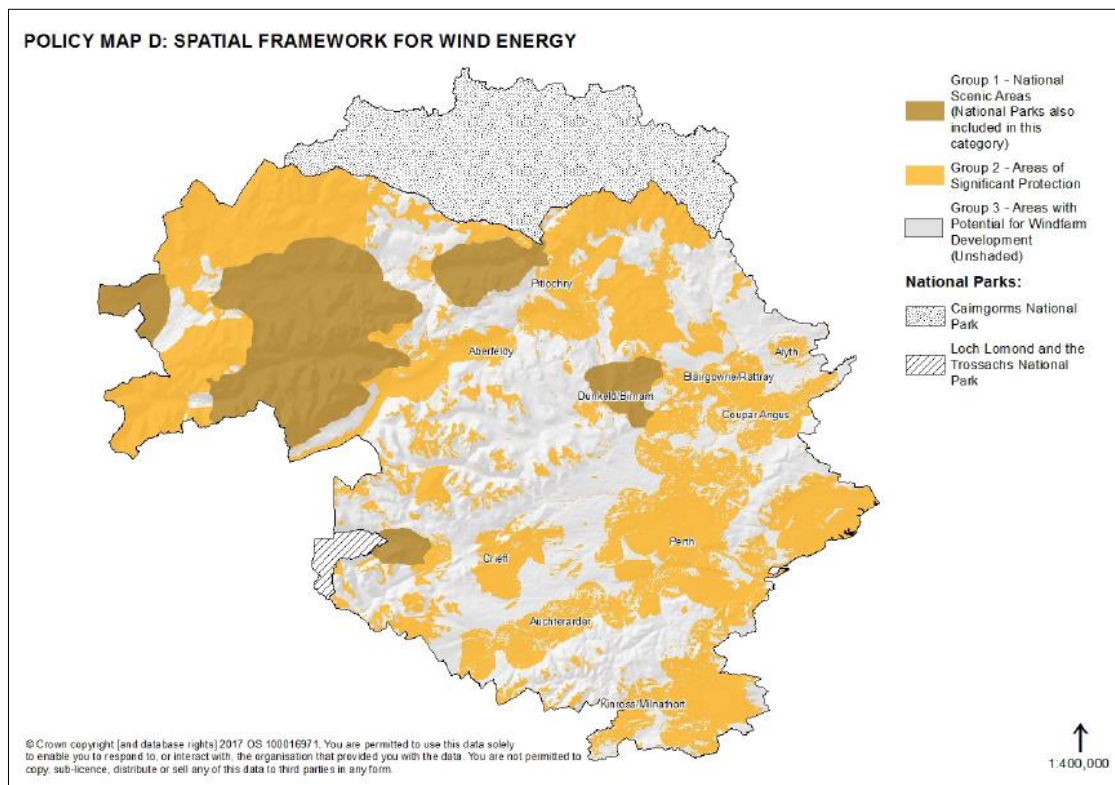
geographical extension where the above thresholds are met. Table 1 (Spatial Frameworks) of SPP requires the Spatial Framework to identify areas into various categories.

Proposals are required to take in to account the Spatial Framework and all other relevant LDP policies and material considerations. The Spatial Framework identifies those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities, following the approach set out in Table 1 of SPP.

Proposals will be assessed against all other relevant LDP policies and material considerations.

Development proposals should not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).

*Note: Supplementary Guidance will provide further advice explaining the locational, technological, environmental, and design requirements for developers to consider in making their applications for a range of renewable and low-carbon energy proposals and to provide further detailed guidance to inform decision-making.*



Note: Group 1, 2 and 3 are defined within Table 1 of Scottish Planning Policy. Group 1 are areas where wind farms will not be acceptable, in National Parks and National Scenic Areas. Group 2 are areas of significant protection and include national and international designations, other nationally important mapped environmental interests and community separation for consideration of visual impact. Group 3 areas have potential for wind farm development, subject to detailed consideration against Policy 33 Renewable and Low-Carbon Energy.