

# Draft Supplementary Guidance: Onshore Wind Energy

## Dreachd Iùl Leasachail: Lùth Gaoithe Air-tìr

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April 2011  
An Giblean 2011

## **FOREWORD**

### **RO-RÀDH**

This document sets out The Highland Council's proposed Supplementary Guidance to assist in the planning of Onshore Wind Energy developments in the Highlands. It is in draft at this stage and the Council is inviting comments on the methodology used and the spatial framework being developed.

Moving energy production over to renewables is an essential part of reducing greenhouse gas emissions and combating climate change. The Council is nurturing growth of a wide range of renewables types. The Council expects that further Onshore Wind Energy development of all types and sizes (single turbines, small groups of turbines, larger windfarms) will be required as part of that in order to meet targets. The Council therefore needs to plan effectively for further onshore wind energy development in Highland.

In some parts of Highland, people are experiencing impacts from more than one windfarm and these 'cumulative impacts' are being added to by further windfarm proposals. This is an important issue for the Council's new guidance. We have been working to identify areas where cumulative limits have been reached. So far we have focussed on looking at that for the Monadhliath and Caithness areas, but we do intend to carry out similar exercises for other parts of Highland and consult on any detailed guidance.

Scottish Government sets out in its Scottish Planning Policy the approach that planning authorities (including The Highland Council) should follow in planning for renewable energy and in particular for large windfarms. This approach involves identifying areas for significant protection, other areas of significant constraint and areas of search for windfarms. This is designed to encourage windfarm developers towards the least constrained areas, where development would be likely to result in least harm. It does not involve the creation of no-go areas, nor does it involve requiring developers to show that they cannot locate their development in a less constrained area before we consider a proposal in a more constrained area. Each proposal must be considered on its merits and we do need to safeguard parts of Highland, having regard to constraints identified.

The Council has therefore drafted this new guidance to follow Scottish Planning Policy and more generally to provide advice on the development of onshore wind energy of all scales in Highland. Comments are now sought on it from the public, the development industry, interest groups and technical organisations.

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\*NB. This document includes weblinks to a number of other documents or webpages which provide legislation, policy or guidance. These are included in the text as weblinks whilst in Appendix 4 the whole web address for each is provided as a weblink. Please note that web addresses may change over time.

# 1 INTRODUCTION

## RO-RÀDH

- 1.1 The Highland Council is committed to renewable energy development. Our programme '[Strengthening the Highlands](#)' commits us to working with the Scottish Government, Highlands & Islands Enterprise and the private sector to promote national key sectors, including energy. We have been working to deliver on our commitments to producing and implementing a climate change strategy for the Highlands and to encouraging, by 2010, a total of 1,280 megawatts (MW) installed capacity of renewable energy in suitable locations in Highland. This is in line with the targets set out in the [Highland Renewable Energy Strategy \(2006\)](#) which, like [Scottish Planning Policy](#), see hydro-electric and onshore wind power continuing to be the main sources of renewable energy supply for some time whilst other technologies such as biomass, offshore wind, wave and tidal develop. An extract of the targets from the Highland Renewable Energy Strategy is provided in Table 1 below.

**Table 1: Extract from Table 6.1.1 of Highland Renewable Energy Strategy indicating installed capacity targets**

**Clàr 1: Earrann bho Chlàr 6.1.1 de Ro-innleachd Lùth Ath-nuadhachail na Gàidhealtachd a' comharrachadh amasan chomasan suidhichte**

	2005	2010	2015	2020	2050
<b>Export Onshore Wind (MW)</b>	200	800	1200	1400	2900
<b>Total Installed Capacity (MW) – all technologies</b>	506	1280	2180	4000	13275

- 1.2 The Scottish Government is committed to increasing the amount of electricity generated from renewable sources as a vital part of the response to climate change. Ministers want 80 per cent of the demand for Scottish electricity to be supplied from renewable sources by 2020, with an interim milestone of 31 per cent by 2011. Scottish Planning Policy, in referring to the previous 2020 target, makes it clear that that target was not a cap. It may be noted that the Scottish Government's target for 2020 was previously set lower at 50% and before that 40%, the latter lower target prevailing at the time that the Council prepared its Highland Renewable Energy Strategy (HRES).
- 1.3 Whilst good progress has been made so far in Highland towards the targets that we published in HRES, further onshore wind energy developments in Scotland including further significant developments in Highland are vital if the Council's targets and those of Scottish Government are to be met. The [Highland Windfarm Activity Map](#) indicates windfarm schemes in the area and this is updated about every three months to indicate the status of various projects. That map as at February 2011 is included in Appendix 5 for information.

- 1.4 The national picture is illustrated by Scottish Natural Heritage's (SNH's) [Windfarm Footprint Map](#) whilst SNH's publication [Renewables Trends in Scotland 2009](#) shows that in the Highland Council area there is a relatively high proportion of Scotland's renewables schemes and renewable generation compared to the proportion in each other Scottish Local Authority. However, the large area of Highland must be borne in mind, compared to the relatively small areas of other authorities, particularly those in the Central Belt. The SNH Windfarm Footprint Map clearly illustrates aspects of the national picture and that whilst in Highland there is a substantial amount of onshore windfarm development, there is likewise substantial such development in many other parts of the country.

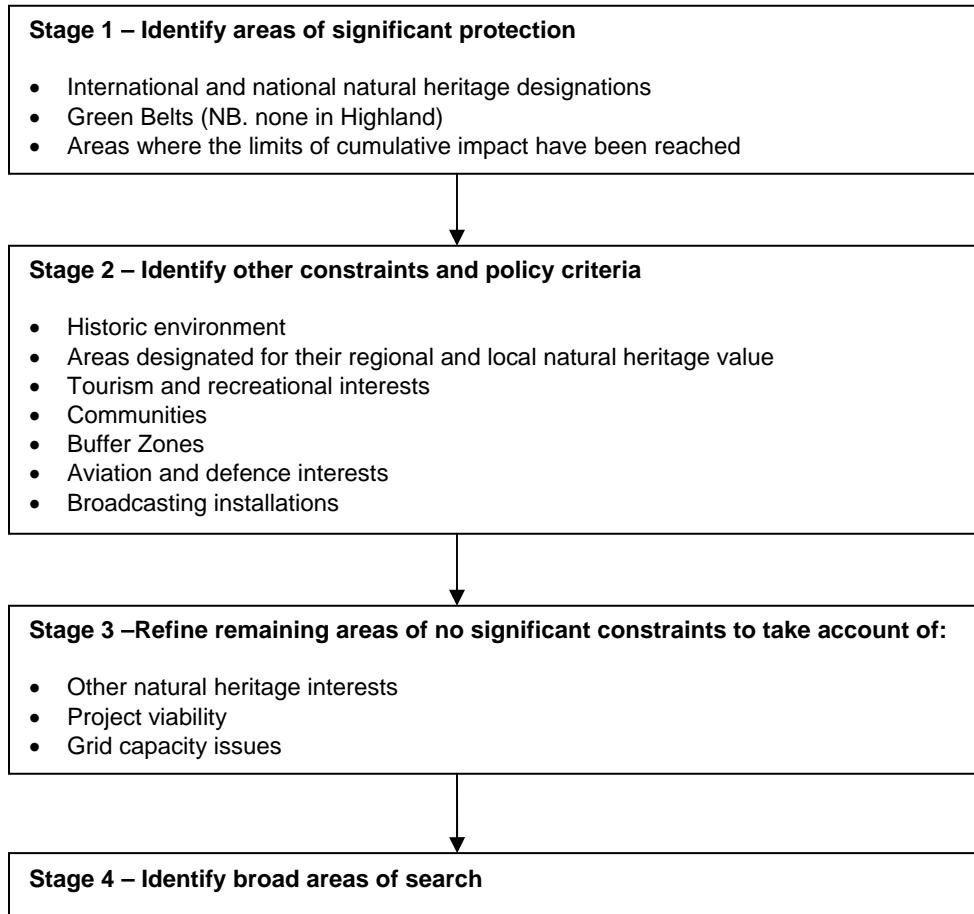
## 2 PLANNING FOR ONSHORE WIND ENERGY DEALBHADH AIRSON LÙTH GAOITHE AIR-TÌR

- 2.1 Scottish Planning Policy (2010) states that “Planning authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed”. It also states: “The design and location of any wind farm development should reflect the scale and character of the landscape. The location of turbines should be considered carefully to ensure that the landscape and visual impact is minimised.” In the interests of an efficient and effective planning system, these principles underpin The Highland Council’s approach to planning for onshore wind energy. Scottish Planning Policy indicates that the policies expressed in it should inform the content of development plans, should be a consideration in decisions on planning applications and should be used to inform development proposals from initial concept to implementation. There is also a legal requirement for the planning authority to take into account the National Planning Framework in preparing Local Development Plans. Formal Supplementary Guidance provides further information or detail in respect of the policies or proposals set out in the Local Development Plan.
- 2.2 Scottish Planning Policy indicates that planning authorities should set out in the development plan a spatial framework for onshore wind farms of over 20 MW generating capacity. Authorities may incorporate wind farms of less than 20 MW generating capacity in their spatial framework if considered appropriate. A specific methodology has been set out by Scottish Government for preparing that spatial framework. It first appeared in Scottish Planning Policy 6 - Annex A in 2007 (which has been replaced by Scottish Planning Policy 2010) and the approach was detailed in Planning Advice Note 45 – Annex 2 in 2008. The Council has therefore prepared this version of its Supplementary Guidance with particular reference to PAN45 Annex 2. Scottish Government has been reviewing PAN45 and its Annexes and has recently (February 2011) published replacement [national guidance and advice](#); any implications for this Supplementary Guidance document will be considered by the Council following the phase of public consultation that we are holding on this version.
- 2.3 Applications for onshore wind farms in excess of 50 MW are considered by Scottish Ministers. Only applications below this threshold are determined by the Council. This Supplementary Guidance does however set out the Council’s approach to considering and determining planning applications itself or to making observations on development proposals to Scottish Government where appropriate.
- 2.4 The Scottish Government is very clear that planning authorities should continue to determine applications for wind farms while local policies are being updated.
- 2.5 This planning policy guidance covers onshore wind energy development in the Highlands. It is being produced as formal “Supplementary Guidance” under Section 22 of [the Town and Country Planning \(Scotland\) Act 1997 as amended](#)

[by the Planning etc. \(Scotland\) Act 2006](#). It supplements the [Highland wide Local Development Plan](#), setting out detailed policies and guidance where the main principles have already been established in the Local Development Plan. This means that certain requirements relating to the content, preparation and adoption of this document are set out in law and any such guidance will form part of the development plan. In dealing with applications for planning permission, the planning authority is required by law to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The Highland wide Local Development Plan was published as a Proposed Plan in September 2010; an Examination into outstanding issues raised in representations is expected to be carried out during summer-autumn 2011.

- 2.6 Taken together the Local Development Plan and this Supplementary Guidance represent the Council's response to Scottish Government's indication of the methodology that should be followed in planning for onshore wind energy.
- 2.7 The overall approach set out in PAN45 Annex 2 to the preparation of a spatial framework for wind farms which is part of this guidance is summarised in the following diagram (NB. within each stage the issues are not necessarily arranged in order of importance).

## Approach to the preparation of a spatial framework for wind farms





### **3 ABOUT THIS VERSION OF THE GUIDANCE** **MUN TIONNADH SEO DEN STIÙREADH**

- 3.1 This is a draft produced to engage the public and technical interests and seek their views on its content. Whilst a number of questions ask for specific comments on different aspects, contributions are welcome on any part of the document.
- 3.2 The spatial framework set out in this Guidance has been informed by landscape and visual work undertaken for two pilot areas. The Draft Supplementary Guidance therefore illustrates the proposed approach to the spatial framework, developed by following a methodology which could be repeated for further areas. This provides a basis for consultation on the draft guidance whilst the Council undertakes related assessments. This will provide opportunity for interested parties to comment on the approach as well as to contribute to the development of any detailed guidelines or development principles for the pilot areas, which may also inform the Council's future development of landscape and visual guidance for other parts of Highland. Comments are in fact welcome now on what you consider to be the constraints to and opportunities for onshore wind energy development in any part(s) of Highland that you are interested in and what planning approach you think would be appropriate.

#### **Further information and questions**

##### **Tuilleadh fiosrachaidh is cheistean**

- 3.3 If you have any questions about this consultation, or would like to request additional copies of the guidance, please call us on (01463) 702259. More information will also be available on our website (see below).

#### **Where you can view this Guidance**

##### **Far am faic thu an Stiùireadh seo**

- 3.4 You can view this guidance in all Highland Council planning offices, public libraries, service points and online at:  
<http://www.highland.gov.uk/yourenvironment/planning/consultations.htm>

Larger, easier to read versions of the maps together with background and any other consultation materials will be made available on the website.

#### **How & By When to Make Comment on the Draft Supplementary Guidance**

##### **Ciamar & Dè an Ceann-là rom bu chòir Beachd a Thoirt air an Dreachd Stiùireadh Leasachail**

- 3.5 This document poses a number of consultation questions and it would be helpful if you would, as far as possible, structure comments that you wish to make as responses to those questions. However, there is also opportunity to submit any other comments that you may have at the end. Where appropriate please indicate the part(s) of the document that you are making comment on.
- 3.6 If you wish to make any comments on this draft guidance these should be submitted in writing and **must be received by us no later than 5pm on Friday 24 June 2011**. You may submit comments by:

Post to:

Director of Planning and Development,  
Planning and Development Service,  
The Highland Council, Glenurquhart Road, Inverness IV3 5NX

Email to: [devplans@highland.gov.uk](mailto:devplans@highland.gov.uk)

Fax to: (01463) 702298

- 3.7 All written comments received by the deadline for consultation will be considered by the Council before the Supplementary Guidance is finalised. If the Council decides to carry out any further public consultation on it before finalising it then that will be publicised. However, if you wish to comment on this version then you should do so now.

## **Assessments, Background Information and the Development Plan**

### **Measaidhean, Cùl-fhiosrachadh agus am Plana Dealbhaidh**

- 3.8 The Council is undertaking Strategic Environmental Assessment (SEA) and Habitats Regulations Appraisal (HRA) in respect of the Draft Guidance. We are also undertaking an Equalities Impact Assessment screening. Whilst the Council is undertaking now a first phase of public consultation on the draft guidance as it stands, the outcome of these assessments may lead to changes being made and further consultation will subsequently be necessary alongside an Environmental Report. Any further public consultation will be publicised.
- 3.9 The Council previously produced the Highland Renewable Energy Strategy & Planning Guidelines document (HRES), which was approved as non-statutory supplementary planning guidance to the Development Plan, in particular to the Highland Structure Plan. HRES covers a wide range of renewable energy technologies and remains of relevance as an overarching strategy. However, in so far as it details planning policy and guidance for onshore wind energy then the Highland wide Local Development Plan (HwLDP) together with this Supplementary Guidance represent the more up-to-date statement of planning policy and guidance.
- 3.10 Whilst the prospective development zoning in HRES which was derived from the [Renewable Energy Resource Assessment \(RERA\)](#) remains a view on development potential based on an analysis of certain constraints and opportunities, the names given to those zones and the policies applying to them,

including the sequential approach set out, for planning purposes do not comply with the approach set out in Scottish Planning Policy (2010) and are therefore to that extent superseded by the approach in the HwLDP and this document. Also the analysis of constraints and opportunities on which the new planning policy and guidance is based differs in some respects from that in HRES.

- 3.11 This version of the Supplementary Guidance has been informed by an [Assessment of Landscape Sensitivity to Wind Turbine Development in Highland \(2010\)](#) undertaken by Macaulay Scientific Consulting Limited for the Council, the Cairngorms National Park Authority and Scottish Natural Heritage (“the Macaulay Report”). The Guidance has also been informed by further work that the Council has undertaken in consultation with SNH, focussing initially on the Monadhliath area and Caithness area as pilots and making use of the Macaulay Report. The results of that exercise are in Appendix 1 of this Guidance.
- 3.12 Throughout this guidance, key linkages to the Highland wide Local Development Plan (Proposed Plan version) are indicated. The HwLDP contains in particular policies on Renewable Energy Developments, ‘Community’ Renewable Energy Developments and Electricity Transmission Infrastructure as well as policies on a wide range of individual planning considerations that may be relevant – for example: sustainable design, natural, built and cultural heritage, species and habitats, landscape, trees and development, minerals and soils, etc.

## 4 THE GUIDANCE AN STIÙIREADH

- 4.1 In developing the Council's Supplementary Guidance, the approach set out in national policy is being followed:
- identifying areas which will be afforded significant protection;
  - identifying other constraints and policy criteria;
  - refining remaining areas of no significant constraints, in order to:
  - identify broad areas of search (providing a stronger steer to developers); and
  - setting out other guidance indicating the considerations that will be taken into account, information required as part of applications and how it will be assessed.
- 4.2 When assessing planning proposals, regard will be had to the spatial framework, development guidelines and additional guidance (in this section of the document) and to the advice on process (appendix 2), as well as the landscape and visual guidance (appendix 1). The spatial framework provides a steer in particular to large windfarm proposals; by identifying spatial constraints this should assist prospective developers of such schemes in finding sites which are less constrained or have no significant constraints.
- 4.3 Large windfarm proposals within Areas of Significant Protection, or otherwise ones which are sited such that they could impact significantly on the interests for which those areas have been identified, are in general unlikely to be able to be accommodated satisfactorily. In such cases a heavy burden of proof would lie with the developer to demonstrate why their proposal should be supported. However, the spatial framework and this guidance in general do not prevent proposals coming forward in any part of Highland and these need to be able to be assessed and considered having regard to the constraints. Furthermore, in respect of proposals for wind energy developments that are not large scale, this document will also guide those and assist in their assessment through its identification of constraints.

### **Types of wind energy development** **Seòrsachan de leasachadh lùth gaoithe**

- 4.4 Table 2 below is being developed to give broad advice on the applicability of elements of the Supplementary Guidance – spatial framework, development guidelines, additional guidance and advice on process - to different types of wind energy development (different forms and scales). It is intended as a guide only, and ultimately application of the Guidance will be dependent on the nature of the individual development proposed and it will be for the Council as planning authority to determine this.
- 4.5 The table sets out a typology of wind energy developments, with four categories (micro; small; medium; large). While capacity is the preliminary way of identifying

the appropriate category for a development, there are a number of specific conditions (in relation to height, rotor diameter or number of turbines) which can influence the impact of a proposal and which can therefore change the categorisation of a proposal regardless of output. This can change the way the Council considers an application and the level of accompanying information that will be required. A proposal will normally be considered as falling within the category that represents the biggest type for which it qualifies.

- 4.6 The typology (categorisation) given in this Table will also be of assistance in the continuing development of that part of the guidance which will deal with the capacity of specific areas of Highland to either accommodate certain types of wind energy development or requiring protection from certain types of wind energy development - particularly having regard to landscape character and visual considerations.

**Table 2: Wind Energy Development Categories**  
**Clàr 2: Roinnean Leasachadh Lùth Gaoithe**

<b>Category</b>	<b>Capacity Criteria</b>	<b>Supplementary Criteria</b> (meets one or more of the criteria)	<b>Broad advice on the applicability of elements of the Supplementary Guidance</b>
<b>MICRO</b> (e.g. micro turbine)	<ul style="list-style-type: none"> <li>• under 50KW</li> </ul>	<ul style="list-style-type: none"> <li>• Only applicable to single turbine applications</li> <li>• Turbine below 15 metres to hub and with a rotor diameter not exceeding 4m</li> <li>• Applications that are considered 'permitted development'</li> </ul>	<ul style="list-style-type: none"> <li>• The Council is developing separate specific guidance on micro-renewables.</li> </ul>
<b>SMALL</b> (e.g. small scale community development)	<ul style="list-style-type: none"> <li>• 50KW to 5MW</li> </ul>	<ul style="list-style-type: none"> <li>• Turbines below 30 metres to hub</li> <li>• Turbines up to 3 in number</li> </ul>	Refer to: <ul style="list-style-type: none"> <li>• Development Guidelines</li> <li>• Additional Guidance</li> <li>• Appendix 1</li> <li>• Appendix 2</li> </ul>
<b>MEDIUM</b> (e.g. large scale community development or small scale commercial)	<ul style="list-style-type: none"> <li>• over 5MW and up to 20MW</li> </ul>	<ul style="list-style-type: none"> <li>• Turbines below 50 metres to hub</li> <li>• Turbines up to 7 in number</li> <li>• Applications which fall into a category within the scope of an Environmental Impact Assessment</li> </ul>	Refer to: <ul style="list-style-type: none"> <li>• The Spatial Framework</li> <li>• Development Guidelines</li> <li>• Additional Guidance</li> <li>• Appendix 1</li> <li>• Appendix 2</li> </ul>
<b>LARGE</b> (e.g. large scale commercial wind farm development)	<ul style="list-style-type: none"> <li>• over 20MW</li> </ul>	<ul style="list-style-type: none"> <li>• Turbines above 50 metres to hub and/or above 80 metres to tip will automatically be considered 'large scale'</li> <li>• Groupings of 8 or more turbines will be considered 'large scale' regardless of output or height</li> </ul>	Refer to: <ul style="list-style-type: none"> <li>• The Spatial Framework</li> <li>• Development Guidelines</li> <li>• Additional Guidance</li> <li>• Appendix 1</li> <li>• Appendix 2</li> </ul>

**Q.1**

**Do you agree that categorising wind energy development in this way is useful in order that policy and guidance can be set out for each type? If not, why not? If you think the categorisation needs improving, please explain how.**

## THE SPATIAL FRAMEWORK AM FRÈAM FARSAINGEACHD

### Developing the Spatial Framework A' Leasachadh an Fhrèam Fharsaingeachd

- 4.7 Parts of the Spatial Framework are still being developed in discussion with Scottish Natural Heritage and other organisations. In particular whilst landscape and visual elements have been worked up for pilot areas in the Monadhliath and Caithness, as set out in Appendix 1, this work will need to be undertaken for other areas of Highland too. The work for the Monadhliath area and Caithness area has led to mapped and written guidance for these areas being included within the Draft Guidance. The intent however is that this approach will be repeated in time for other parts of Highland; this further work will necessarily need to initially focus on some priority areas, which are likely either to be areas already coming under pressure from multiple developments or areas where significant increase in developer interest is anticipated e.g. relative to planned development of the electricity grid. The intent is that the landscape and visual guidance resulting from such work will be added in to the Supplementary Guidance document through a focussed, streamlined process which concentrates on the new areas of guidance (changes) being proposed and consults on them. In the meantime, this Draft Guidance acknowledges that such work has not yet been undertaken for the whole of Highland; nevertheless landscape and visual considerations will be relevant and will need to be assessed carefully in respect of any proposals for development.

### Q.2

**Do you agree with the intended process for developing landscape and visual guidance for further sub-areas of Highland and for incorporating them into this document at a later date? If not, why not? If an alternative approach is required, please explain.**

- 4.8 The Council's approach to the Framework is set out below. The resulting Framework will be a very important tool in directing developers towards appropriate locations for development.

### Stage 1 – Identify areas of significant protection Ìre 1 – Comharraich sgìrean le dìon sònraichte

The Stage 1 process involves the identification and mapping of the following areas:

- **Areas designated for their national or international landscape or natural heritage value**  
*Sgìrean ainmichte airson an luach cruth-tìre nàiseanta no eadar-nàiseanta no dualchas nàdarra*
- 4.9 Special Protection Areas, Special Areas of Conservation, Ramsar Sites, National Scenic Areas, National Nature Reserves and Sites of Special Scientific

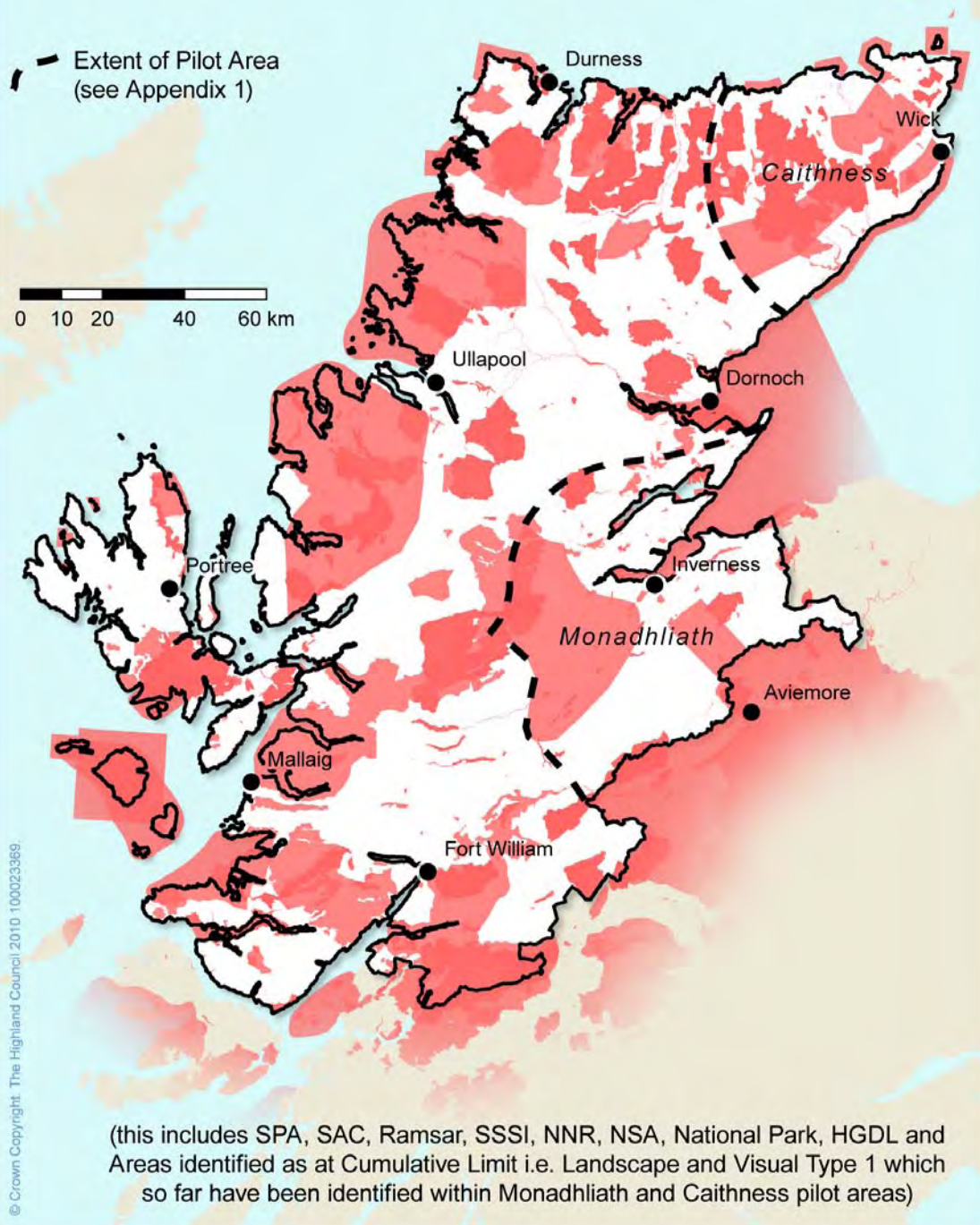
Interest as well as the Cairngorms National Park and Historic Gardens and Designed Landscapes - are to be afforded significant protection and are included on Map 1.

- ***Areas where the limits of cumulative impact have been reached***  
***Sgìrean far a bheil crìochan buaidh fàis air an ruighinn***

- 4.10 Landscape and visual cumulative impacts are fundamentally important considerations in planning for wind energy, and the further work that the Council is undertaking in consultation with SNH (of which the information for pilots in Monadhliath and Caithness set out in Appendix 1 are part) includes identification of any areas where the limits of cumulative impact have been reached. Any such areas so far identified have been included on Map 1. It should be noted however that in any part of Highland there may be landscape and visual cumulative impacts to be considered in respect of any planning application.
- 4.11 With regard to bird interests and, separately, aviation interests the Council's view is that whilst there is some mapped information available in respect of these interests there is insufficient information currently available to identify in this draft guidance specific areas to be afforded significant protection due to issues of cumulative impact on these interests. These important issues will therefore need to be addressed fully in respect of specific proposals for wind energy development in the preparation of planning applications. If robust, mappable information becomes available in the future then the Areas of Significant Protection could be added to if necessary (for example, Highlands & Islands Airports Limited is undertaking a modelling exercise in respect of aviation radar constraints which may possibly identify discrete exclusion zones for turbines as well as refining consultation zones).



## Map 1: Stage 1 Areas to be Afforded Significant Protection



## Q.3

Do you agree with this approach to the identification of areas to be afforded significant protection from large scale windfarm developments? If not, why not? In particular, do you have any comments on the approach to the identification of areas where the limits of cumulative impact have been reached, and the range of matters for which cumulative impacts have been identified on the map?

### Stage 2 – Identify other constraints and policy criteria

#### Ìre 2 – Comharraich bacaidhean eile agus slatan-tomhais poileasaidh

Stage 2 of developing the spatial framework has involved taking into account the following constraints and policy criteria and ensuring that where possible these are mapped – see Map 2a. They are then brought together with the constraints identified in Stage 1 – Map 2b illustrates this. Together these are the significantly constrained areas so far identified in the spatial framework for Highland.

- **Historic environment**  
*Àrainneachd eachdraidheil*

4.12 Types of feature of importance in the historic environment are identified by the HwLDP in general policy 58 and appendix 6.2 of the HwLDP on Natural, Built and Cultural Heritage Features. Whilst acknowledging the need to consider impact on the setting of features such as Scheduled Monuments and Listed Buildings, generally individual such features in Highland are relatively small in area. Whilst very small features may not show up clearly on the maps, the Council will seek to safeguard these features (see the Development Guidelines Section of this guidance) and the features themselves are currently shown as excluded from the Broad Areas of Search.

- **Areas designated for their regional and local natural heritage value**  
*Sgìrean ainmichte airson an luach dualchais nàdarra sgìreil no ionadail*

4.13 These types of feature are identified by the HwLDP general policy 58 and appendix 6.2 on Natural, Built and Cultural Heritage Features. Where these are mapped for the purposes of the HwLDP then, as specific features identified in the policy framework, they have been excluded from the Broad Areas of Search. This includes for example Special Landscape Areas (formerly Areas of Great Landscape Value). Some constraints are not mapped in the HwLDP, but will still be subject of consideration in respect of development proposals.

- **Tourism and recreational interests**  
*Gnothaichean cur-seachadail no turasachd*

4.14 The supporting [“Assessment of Landscape Sensitivity to Wind Turbine Development in Highland” \(2010\)](#) has had regard to various viewpoints, and to views from mountain peaks, settlements and routeways. The Council’s use of this in further developing the Guidance, together with further landscape and visual work will contribute to addressing tourism and recreational interests and further consideration will be given as to whether particular features warrant

specific safeguarding through the spatial framework, such as official viewpoints marked on the Ordnance Survey maps and officially recognised tourist routes. Map 9 in Appendix 5 shows various tourist and recreation routes for reference.

- **Communities**

- **Coimhearsnachdan**

- 4.15 The supporting [“Assessment of Landscape Sensitivity to Wind Turbine Development in Highland” \(2010\)](#) has had regard to views from settlements. The Council’s use of this in further developing the Guidance, together with further landscape and visual work, will contribute to addressing impact on communities. Furthermore a 2km separation distance will be used between the Settlement Development Areas of the city/ towns/ villages (as defined in Local Plans/ Local Development Plans) and the Broad Areas of Search. This is to encourage developers to locate windfarms, especially large ones, away from these communities (this will not however prevent proposals being considered within 2km of the edge of cities, towns and villages).

- **Buffer zones for Areas designated for their Landscape or Ecological Value**

- **Àrainnean dìon airson Sgìrean ainmichte airson an Luach Cruth-tìre no Eag-eòlasach**

- 4.16 Scottish Government indicates that planning authorities should not impose additional zones of protection around areas designated for their landscape or natural heritage value but should seek to protect them through policy. The HwLDP general policy on Natural, Built and Cultural Heritage Features provides for this consideration – including the impact of proposals outside designated sites on the sites themselves or, where relevant as a consideration, on their setting.

- **Aviation and Defence Interests**

- **Gnothaichean Adhair-sheòladh agus Dion**

- 4.17 If mapped areas are identified that must be regarded as exclusion zones for all wind energy development then these will be excluded from the Broad Areas of Search. In respect of aviation there are considerations of obstructions to aircraft and obstructions to effective operation of radar. The Council has therefore excluded the area within a 15km radius of Inverness Airport and likewise within a 15km radius of Wick Airport. If better information becomes available which positively identifies and ‘frees up’ areas of capacity for wind turbines then the Council will consider revising the spatial framework mapping to reflect that. However certain mapped areas, such as RAF Training Areas for Low Flying as shown on Map 8 in Appendix 5, whilst triggering consultation with relevant authorities need not necessarily prevent development – for example if development would not impinge on operations or if technological solutions to impacts can be delivered as part of development. The Council intends that such areas generally will not be excluded from Broad Areas of Search.

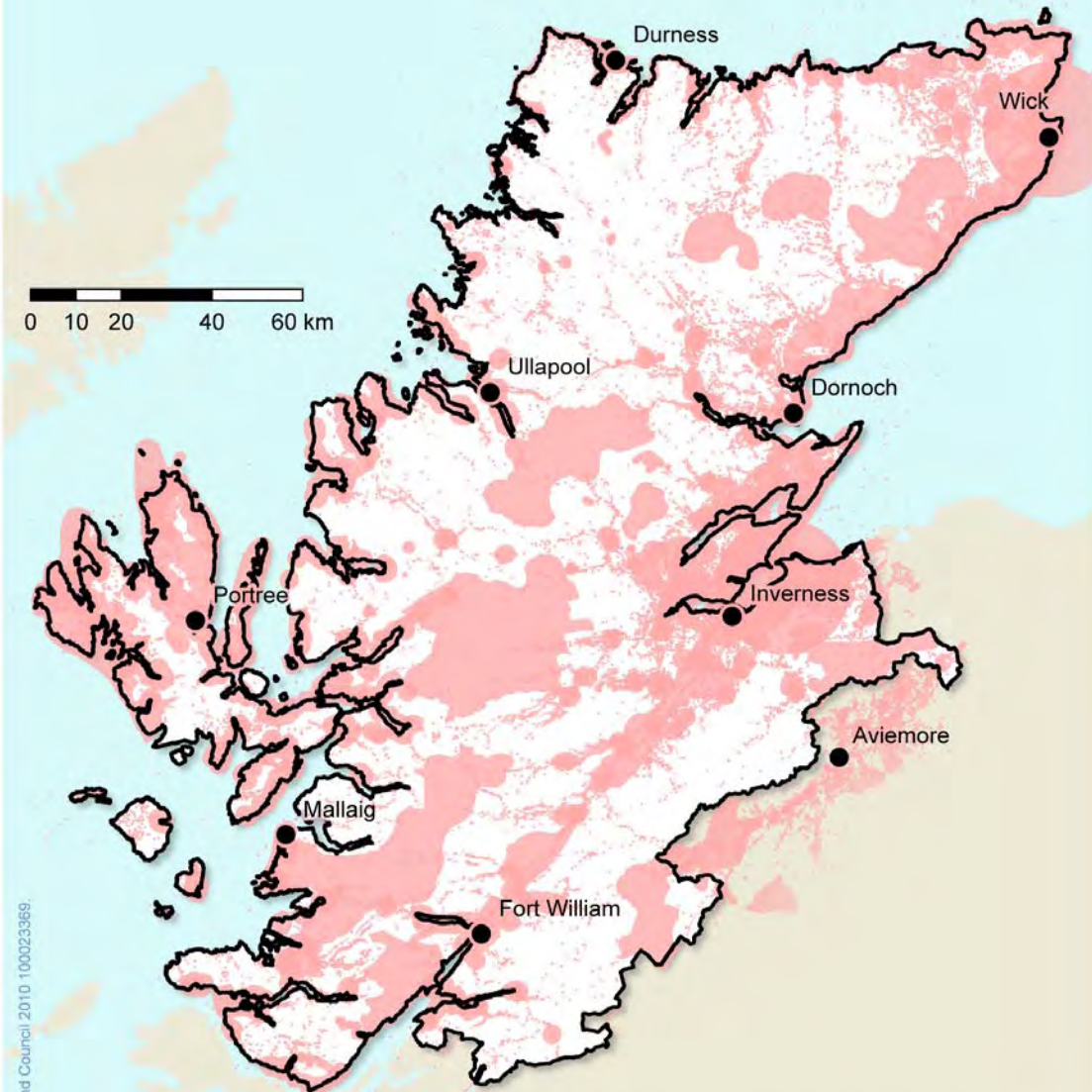
- **Broadcasting installations**

### ***Suidheachaidhean Craolaidh***

- 4.18 The matter of impact on broadcasting installations (e.g. communication masts) will be covered by general policy in the HwLDP, with some further explanation in the Development Guidelines section of this guidance of what is required of developers. If specific areas are subsequently identified where considerations effectively exclude development then the Council may exclude these from the Broad Areas of Search.



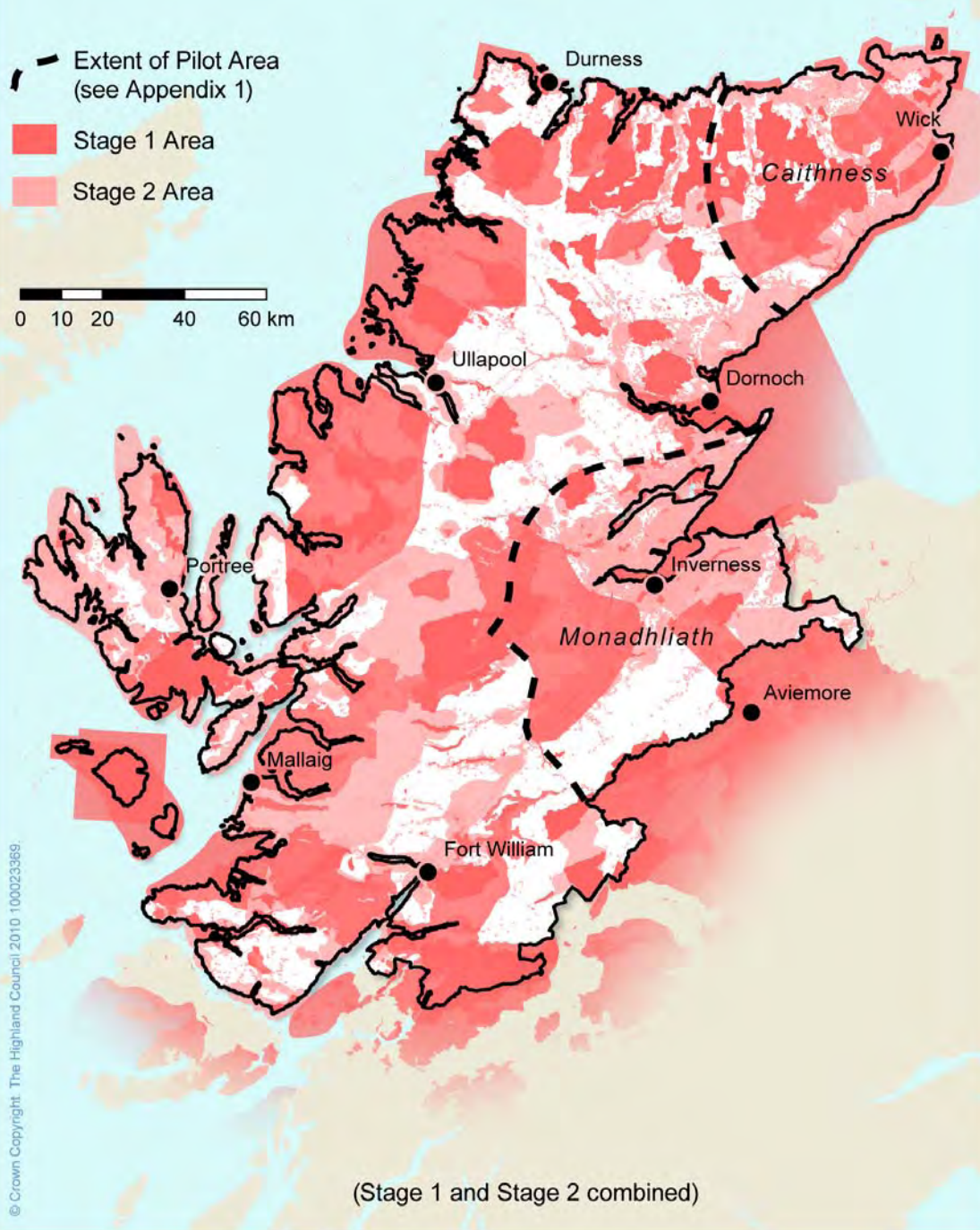
## Map 2a: Stage 2 Areas of Other Constraint and Policy Criteria



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(this includes A, B and C(S) Listed Buildings, SAM, Conservation Area, War Memorials, HER, SLA, SLNCI, TPO, Ancient Woodland of semi-natural origin, Settlement Setting, GCR, Amenity Trees, Views Over Open Water, Long Established Woodland of plantation origin, SDA and 2km buffer, Within 15km of Inverness or Wick Airports)

## Map 2b: Significantly Constrained Areas





## Q.4

**Do you agree with this approach to the identification of other constraints and policy criteria? If not, why not? If you are aware of additional sources of information on these matters which could be useful to the Council then please provide details. Do you have any other comments on this, including suggestions of specific issues that should be considered?**

### **Stage 3 – Refine remaining areas of no significant constraints** **Ire 3 – Grinnich sgìrean air fhàgail gun bhacaidhean cudromach**

Stage 3 of the process of developing the spatial framework involves making an assessment of other interests that will affect the delivery of wind energy developments in the future. Those included in the mapping for this spatial framework are illustrated on Map 3.

- **Other natural heritage interests**  
**Gnothaichean dualchais nàdarra eile**

- 4.19 The further work that the Council is undertaking on landscape and visual issues in consultation with SNH (of which the information for pilots in Monadhliath and Caithness set out in Appendix 1 are part) includes identification of any further areas to steer developers away from on landscape character and visual grounds (potentially steering them towards other areas that are more suitable to accommodate windfarms). Any such areas so far identified have been included on Map 3. This exercise may also generally help safeguard areas of Highland's scenery which are important as part of the resource for the tourism, recreation or film industries, but consideration could be given as to whether there are any particular areas of importance for those reasons and which warrant specific safeguarding.
- 4.20 There is also the matter of loss of forestry and woodland, which is addressed through HwLDP policy and general Guidance and has ecological and commercial implications. The Council does not currently propose to exclude existing or high potential woodland and forestry areas (identified from the [Highland Forest and Woodland Strategy 2006](#)) from the Broad Areas of Search, other than those parts safeguarded as features under the HwLDP general policy 58 (such as Long Established Woodland of plantation origin), but views are sought on whether these areas should be excluded.
- 4.21 If robust mapped information becomes available of areas outwith the Areas for Significant Protection which are very important either for protected bird populations directly associated with protected sites, or for species protected in their own right, then the Council will consider excluding those from the Broad Areas of Search if it considers that those species are particularly sensitive to wind turbines.

- **Project viability**  
**Comasachd pròiseict**

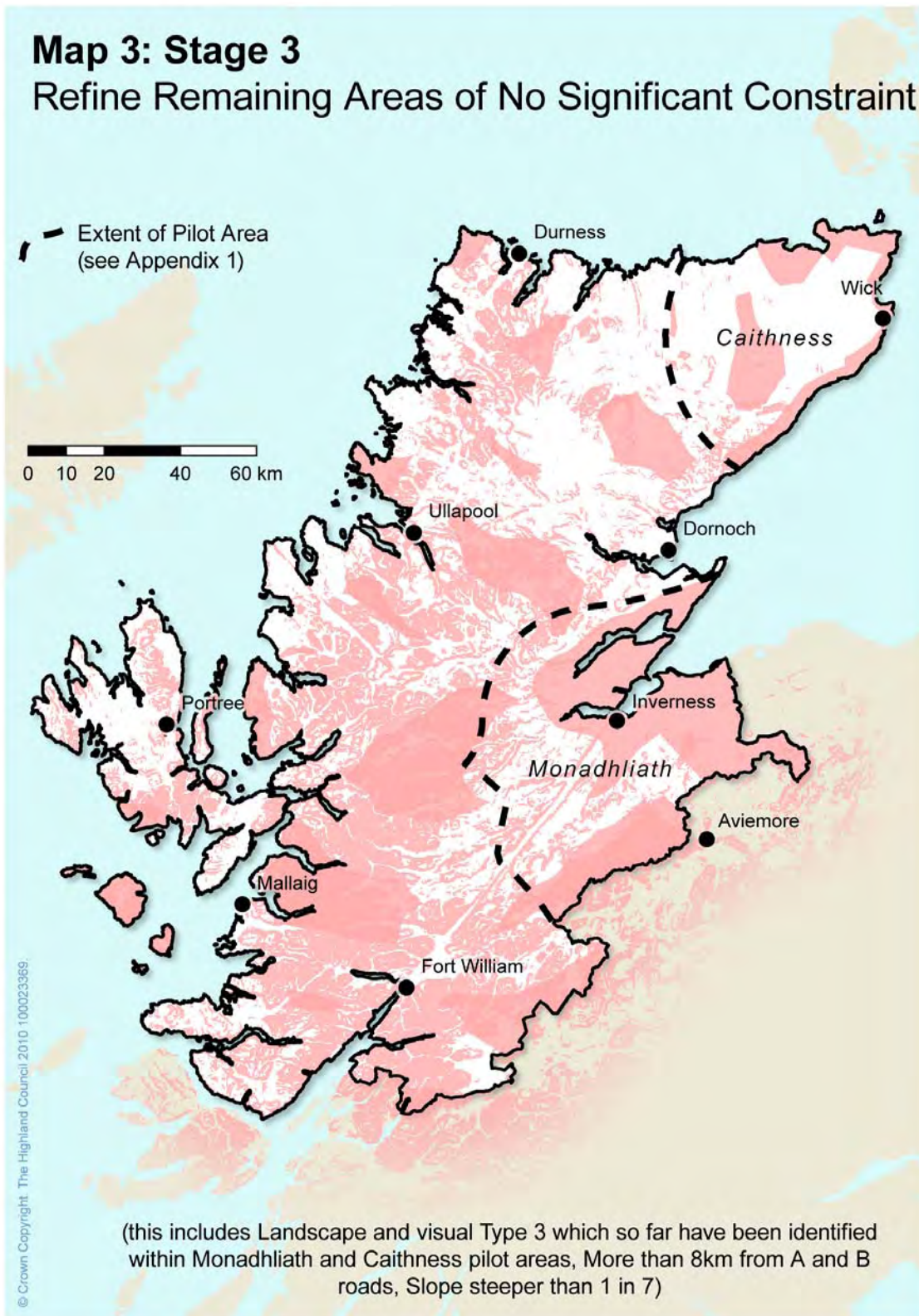
- 4.22 Achieving appropriate access to windfarm sites in Highland can be challenging and pose viability issues for development, in addition to which the practice of

creating or 'improving' hill tracks to gain access increases the impact of development. The Council has therefore excluded from Broad Areas of Search all land lying more than 8km from A and B roads (measured straight). Additionally, steeply sloping land presents a technical challenge in terms of gaining access, for construction and also effect on wind resource. The Council has therefore excluded from the Broad Areas of Search those tracts of land that are mainly subject of slopes with a gradient greater than 1 in 7. Standard sources of mapped information on wind resource could be used to further inform the Broad Areas of Search.



### Map 3: Stage 3

### Refine Remaining Areas of No Significant Constraint



## Q.5

**Do you agree with this approach to refining the remaining areas of no significant constraints? If not, why not? If you are aware of additional sources of information on these matters which could be useful to the Council then please provide details. Do you have any other comments on this, including suggestions of specific issues that should be considered?**

### **Stage 4 – Identify broad areas of search**

#### **Ire 4 – Comharraich raointean sgrùdaidh farsaing**

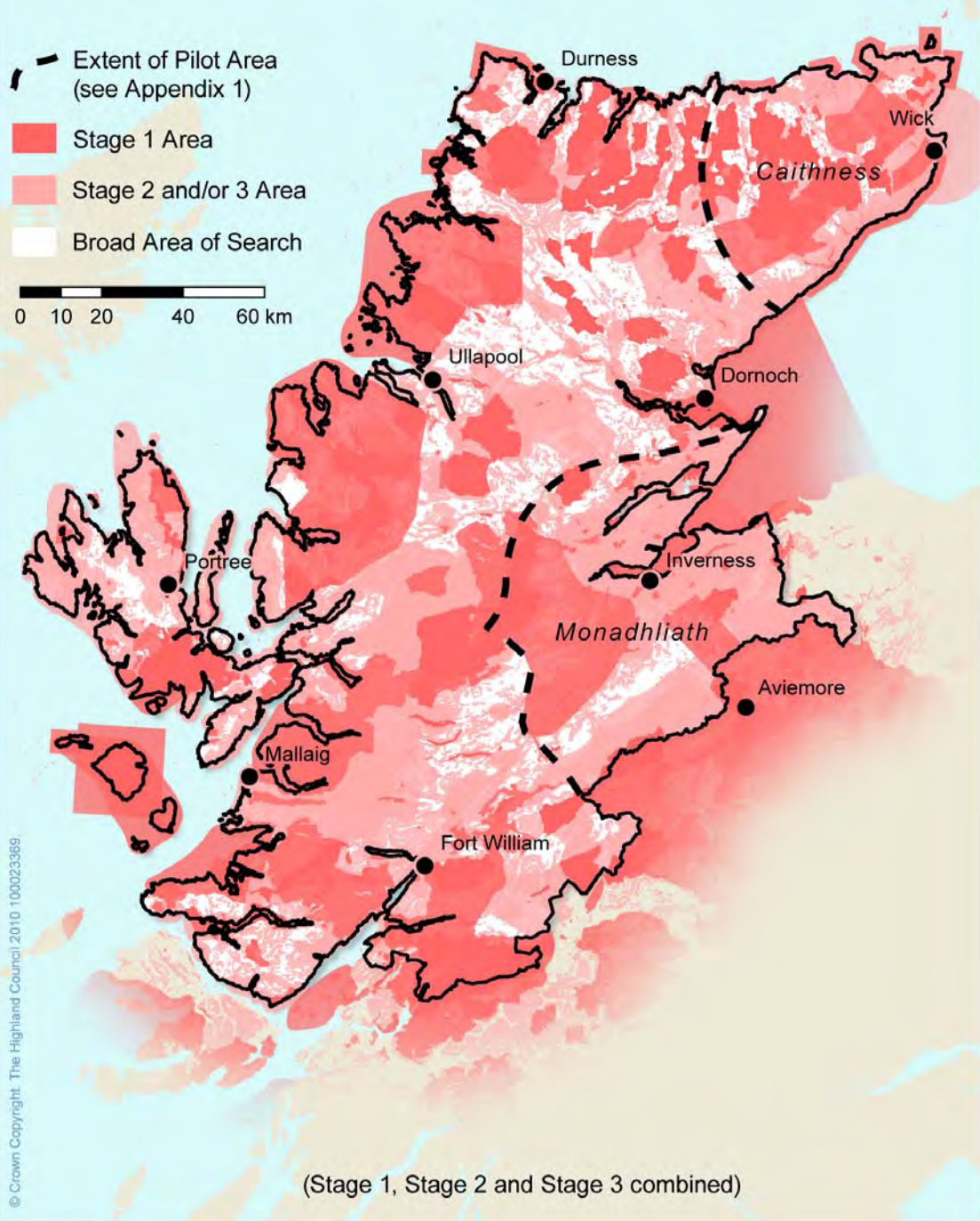
The Broad Areas of Search have been arrived at following the three stages outlined in the previous stages. Map 4a indicates these Broad Areas of Search.

- 4.23 There are certain considerations which the Council has used to highlight the potential of the most viable areas of opportunity *within* the Broad Areas of Search, based on particular considerations. These include areas that are within 5km from A and/or B roads (measured straight). Areas that do not have deep peat resources could be advantageous from a development point of view; however they are not included in this mapping as a suitable dataset for the purpose has yet to be identified.
- 4.24 With regard to the Electricity Grid, PAN45 indicates that policies should recognise that grid improvements do take place and that grid constraints do not signify that an area cannot be a broad area of search. In a Highland context there is opportunity to reflect the planned grid reinforcements and to focus on opportunities to optimise grid use and grid connection, whilst recognising that there are other large areas at a considerable distance from the grid. Areas within 5km of the grid, including the consented Beauldy-Denny line, are therefore identified as potentially having particular development advantage.

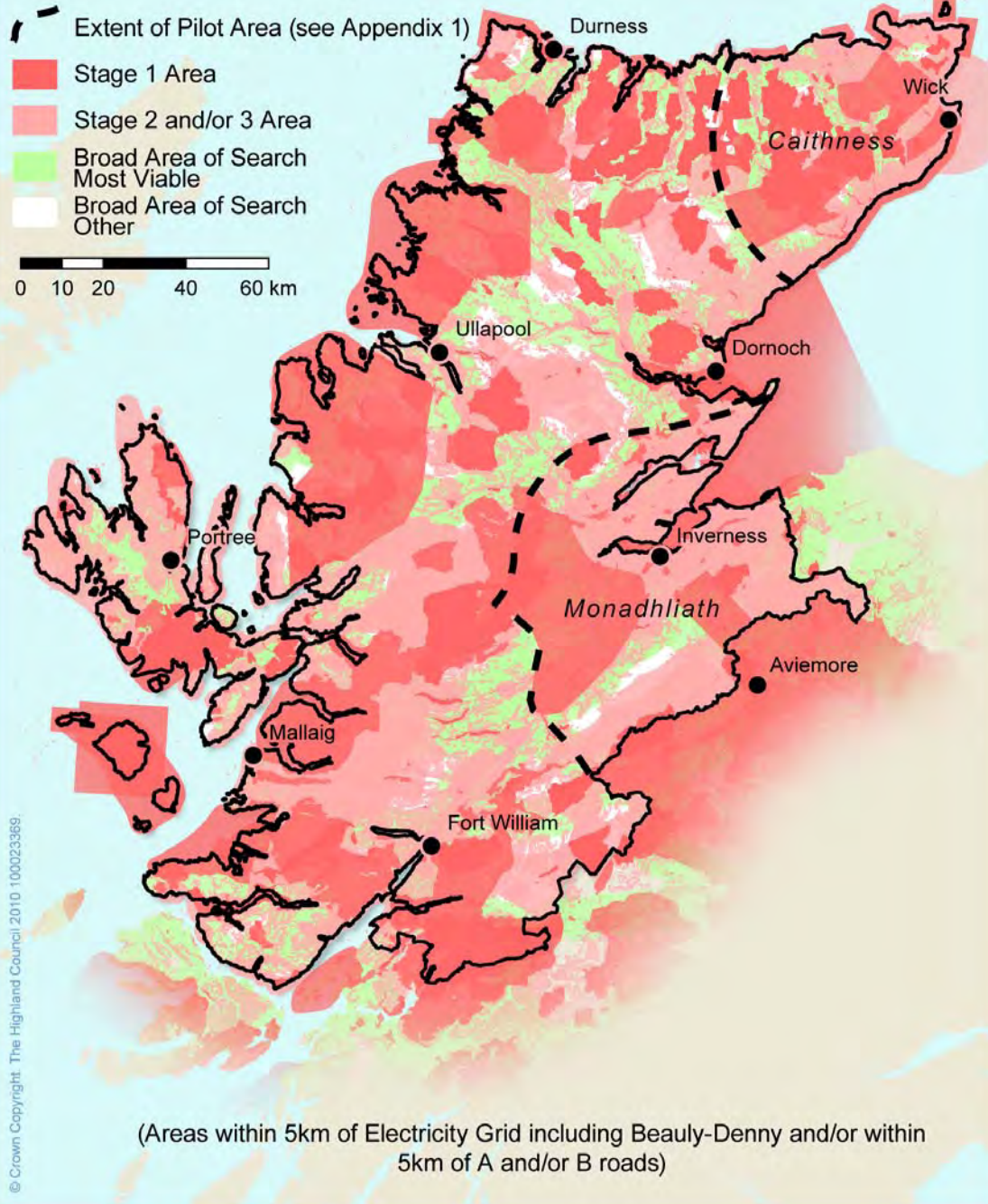
Map 4b indicates a refinement of the Broad Areas of Search to take these considerations into account.



## Map 4a: Stage 4 Identify Broad Areas of Search



## Map 4b: Highlighting Potential of Most Viable Areas of Opportunity Within Broad Areas of Search





**Q.6**

**Do you agree with this approach to the identification of broad areas of search? If not, why not? In particular, do you agree with the intention to present further useful information without using it to further limit the broad areas of search for large windfarms? If you are aware of additional sources of information on these matters which could be useful to the Council then please provide details.**

### **Policy for Areas to be Afforded Significant Protection**

#### **Policy - Areas to be Afforded Significant Protection** **Poileasaidh – Sgìrean airson Buileachadh Dìon Sònraichte**

The areas identified as Areas to be Afforded Significant Protection are considered to be of high sensitivity to wind energy development and its associated infrastructure, and consequently are to be afforded significant protection.

It is thought unlikely that large scale wind energy development will be able to be accommodated in those areas due to the nature of the constraints, and such development is, in principle, directed elsewhere.

Therefore wind energy development and any associated infrastructure will only be permitted in these areas if it can be demonstrated that the scheme meets the requirements of Scottish Planning Policy and:

- Complies with Highland wide Local Development Plan policies 58 and 68 and would not give rise to overwhelming adverse cumulative impact; and
- The requirements of the other parts of this Supplementary Guidance are able to be satisfied.

4.25 The purpose of this policy is to direct large-scale developments away from those areas that are protected for their natural heritage or for cumulative limit reasons. However, Scottish Planning Policy (2010) and indeed the current Local Plan does not rule out developments in these areas completely. Considerable supporting information nonetheless will be required in order to demonstrate that proposals for large-scale wind energy development can be accommodated in these areas and the implications of any scheme on the conservation objectives of any protected site will have to be appropriately assessed.

4.26 The *Areas to be Afforded Significant Protection* will be periodically revised and areas that are considered to be at their limit for wind energy development will be added to the areas to be afforded significant protection. This is to prevent unacceptable cumulative impacts resulting from further wind energy development in such areas.

**Q.7**

**Do you agree with the policy set out above for the areas to be afforded significant protection from large windfarms? If not, why not? Do you agree with the principle that these areas will be periodically revised and added to if necessary? If not, why not?**

## DEVELOPMENT GUIDELINES STIÙIRIDHEAN AIR LEASACHADH

### Amplification of Development Plan Policy 68 Meudachadh air Poileasaidh Plana Leasachaidh 68

4.27 Policy 68 of the Highland wide Local Development Plan (Proposed Plan draft September 2010) sets out the Council's overall policy for renewable energy in the Highlands. The advice that follows provides a fuller interpretation of the 12 criteria (listed below) within the main body of that policy in regard to proposals for on-shore wind energy developments. This advice is not intended to be applicable to other renewable energy developments. The guidelines offer advice on assessing the degree and significance of impact where there is likely to be some impact or effect on a feature or interest. Please note that effects and impacts may still occur even if the development is outwith the boundary of any designated feature or interest.

1. Natural, Built and Cultural Heritage
2. Other Species and Habitat Interests
3. Public Health and Safety
4. Landscape and Visual Impact
5. Community Amenity
6. Safety and Amenity of Individuals and Individual Properties
7. The Water Environment
8. Safety of Airport, Defence and Emergency Service Operations
9. The Operational Efficiency of Other Communications
10. The Quantity and Quality of Public Access
11. Other Tourism, Recreation and Film Industry Interests
12. Traffic and Transport Interests

<b>1 Natural, Built and Cultural Heritage</b> <b>Dualchas Nàdarra, Togte agus Cultarail</b>
--

4.28 Reference should be made to Policy 58 of the Highland wide Local Development Plan. Consideration will be given to the potential impact of development on all the features covered by the policy and not just those expanded upon in this guidance.

4.29 Any proposal for a wind energy development must demonstrate, through a habitats regulations appraisal, that the development including its associated infrastructure would not have an adverse effect alone or in combination with other proposals on the integrity of any international nature conservation designation (Ramsar and Natura 2000 - SPA and SAC - sites) unless there are no alternative solutions and there are imperative reasons of overriding public interest for doing so. Any proposal must also demonstrate it will not compromise the underlying objectives and overall integrity of national designations including, for example, National Scenic Areas, Sites of Special

Scientific Interest and National Nature Reserves unless any significant adverse effects are clearly outweighed by social or economic national benefit that could come from the development. Policy 58 of the Highland wide Local Development Plan, its supporting text and Appendix 1 of the Plan provide the full list of feature types that are safeguarded by the policy.

- 4.30 SNH has recently published [Special Qualities reports for National Scenic Areas](#) which should be referred to where proposals may affect National Scenic Areas. These reports have not been formally adopted by the Council.
- 4.31 In respect of Special Landscape Areas (formerly Areas of Great Landscape Value), the Council has published [citations](#) which should be referred to and which will assist in the assessment of impact of development proposals.
- 4.32 Any wind energy proposal must demonstrate that the development including its associated infrastructure will not have a significant adverse effect on the site, context and setting of historic environment assets. These considerations should extend to designated and significant undesignated assets and areas. Developers are required to adequately consider the implications of development on direct physical impact, indirect impacts and detail any potential for cumulative effects on historic environment assets, their setting and visual amenity and the impacts of any secondary developments such as power lines or transmission stations as part of the process of preparing an Environmental Statement.
- 4.33 Historic Environment Assets are defined as those identified in the [Highland Historic Environment Record](#) and/or in National listings, schedules or registers held by Historic Scotland or other competent authorities, including: conservation areas; listed buildings; historic gardens and designed landscapes; sites and settings of Scheduled (Ancient) Monuments and other unscheduled assets and areas of archaeological significance. Developers are encouraged to seek early discussions with the Council regarding national, regional and local archaeological issues.
- 4.34 Wild Land is identified in the HwLDP as a feature the resource of which is to be safeguarded. As part of a national programme SNH in consultation with the Highland Council will map wildness qualities across the Highlands to identify these regionally or potentially nationally important areas of wild land. The assessment of wildness qualities will include the following:

*Physical attributes*

- Perceived naturalness;
- Lack of modern artefacts or structures;
- Little evidence of contemporary land uses;
- Rugged or otherwise challenging terrain;
- Inaccessibility/accessibility;
- Extent of area;

*Perceptual responses*

- Sense of sanctuary or solitude;
  - Risk or sense of awe or anxiety;
  - Perceived arresting or inspiring qualities; and
  - Fulfilment from physical challenge.
- 4.35 Supplementary Guidance will be produced that will also contain advice on how to best accommodate change within these areas of wild land while safeguarding their qualities. Prior to wild land being identified, proposals that may have an adverse impact on the wild land resource should undergo an assessment process. To produce this assessment applicants should refer to [Scottish Natural Heritage: Assessing the Impacts on Wild Land interim guidance note](#).
- 4.36 The assessment should include consideration of impacts that occur cumulatively as well as individually; they may occur incrementally, particularly through fragmentation and/or erosion in marginal areas. There may be cases where wildness could be adversely affected by development close to wild land but not within it. When determining whether there is an unacceptable impact from outwith wild land areas, noise, impact on views, and light pollution will need to be assessed.

## **2 Other Species and Habitat Interests** **Gnothaichean Gnèithe is Àrainn Eile**

- 4.37 In respect of the animals and plants identified in Annex 4 of the Habitats Directive (European Protected Species), any wind energy proposal must demonstrate that the development including its associated infrastructure will not have an adverse effect on these species, or that all three tests as detailed in Regulation 44 of the Habitats Regulations can be satisfied. . In addition, the Council will give due consideration to the wider natural heritage beyond the confines of designated sites, particularly those listed below, where they are of major importance or contribute to the coherence of the Natura network of European sites:
- Areas of habitats listed in Annex 1 and the habitats of species of community interest listed in Annexes 2, 4 and 5 of the Habitats Directive;
  - Areas which support habitats of naturally occurring wild birds, particularly those on Annex 1 of the Birds Directive, migratory species and birds of conservation concern on the Red and Amber Lists.
- 4.38 Consideration will also be given to species listed in [Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 \(as amended\)](#).
- 4.39 The Council is producing Supplementary Guidance on protected species and this should be referred to by any prospective developer.
- 4.40 SNH's website provides [guidance on bird impact assessment for wind farms](#), as well as guidance on bats and wind turbines.
- 4.41 Policies 59, 60 and 61 of the Highland wide Local Development Plan should be referred to.



### **3 Public Health and Safety** **Slàinte agus Sàbhailteachd Poblach**

- 4.42 Any proposal for a wind energy development must demonstrate that the development will not have a significant adverse effect on the safety of any public place or space (whether this is a building, grounds, an adopted road, a public footpath, car park etc). In particular, this relates to the risk of ice throw and concerns about the possible nuisance and other effects of shadow flicker. It may be appropriate to set back turbines from these public places or spaces as a mitigation measure.

### **4 Landscape and Visual Impact** **Cruth-tìre agus Buaidh Lèirsinneach**

- 4.43 Any proposal for a wind energy development must demonstrate that the development including its associated infrastructure will not have a significant adverse effect individually or cumulatively (with other built, permitted or lodged wind energy proposals) on:
- local landscape character (as defined within a Landscape Character Assessment);
  - any Special Landscape Areas;
  - any National Scenic Area (but see policy test in section 2 of this document);
  - wild areas;
  - important public views (this includes important views from popular public viewpoints, the adopted road network especially designated tourist routes, the public footpath network particularly core paths network and other recognised visitor locations);
  - the setting of any Scheduled (Ancient) Monument; Designed Landscape, listed building or conservation area and other historic sites as agreed with the Council;
  - the spatial framework including areas of capacity for wind energy development and areas of safeguarding, having regard to the “Assessment of Landscape Sensitivity to Wind Turbine Development in Highland” (2010) and any associated documentation that the Council may publish for this purpose.
- 4.44 Developers are urged to consider adequate mitigation of any adverse effects. This should include consideration of such matters as:
- Micro-siting of turbine positions to reduce overall impact of the scheme;
  - Turbine heights, including mast height and rotor diameter;
  - Number of turbines;
  - Turbine colour, including consideration of and reasons for any variance from the typical off white/ pale grey colours;
  - Design and arrangement of any lighting required, to minimise its impact;
  - Undergrounding of any power lines connecting individual turbines to any on-site sub-station;

- Undergrounding or sensitive treatment of those power lines connecting any wind farm sub-station to the electricity distribution system;
  - Arrangements for any transformers for individual turbines (the Council expects these to be accommodated and enclosed within the turbine mast in order to reduce the landscape and visual impact of the development);
  - Length, route, visibility and construction of access tracks, which can have significant impacts.
- 4.45 Developers may refer to the SNH publication [Siting and Designing Windfarms in the Landscape \(2009\)](#).
- 4.46 The Council has produced [Visualisation Standards for Wind Energy Developments](#) (2010) and developers will be expected to follow those in preparing their submission. It may be noted that these differ from guidance by SNH in their publication '*Visual Representation of Windfarms – SNH*' (2006); developers are encouraged to discuss and confirm intentions for the preparation of visualisations with the Council in advance of preparing their submission.
- 4.47 With regard to Electricity Transmission Infrastructure, Policy 70 of the Highland wide Local Development Plan refers.

## **5 Community Amenity** **Goireas Coimhearsnachd**

- 4.48 The Council would encourage turbines associated with large-scale wind energy developments to be located at a distance of at least 2km from settlements especially where they are likely to be a prominent feature in an open landscape. Within this distance, applications will continue to be judged on a case-by-case basis. Community amenity impact should be assessed at a range of receptors including residential properties, work places and recognised visitor sites. This should include consideration of receptors outwith any defined settlement boundary.
- 4.49 Developers are urged to consider adequate mitigation of any adverse effects. This should include planning conditions or agreements to control issues such as: noise levels; traffic management; commissioning and decommissioning arrangements and correction of any electro-magnetic interference. Scottish Government [Planning Advice](#) discusses these matters further and provides links to further guidance and assessment methods. The Council is currently preparing guidance for micro wind energy which will provide advice on issues such as noise and what will be required for assessment.

## **6 Safety and Amenity of Individuals and Individual Properties** **Sàbhailteachd is Goireas Dhaoine Fa Leth is Seilbh Fa Leth**

- 4.50 Any proposal for a wind energy development must demonstrate that the development will not have a significant adverse effect on the safety and amenity enjoyed by any residential property. This will include consideration of noise pollution, ice throw in winter conditions, shadow flicker or shadow throw. It may be appropriate to set back turbines from such properties or implement turbine shut-down when necessary, although significant separation will normally be expected in any case.
- 4.51 The Council will expect wind energy developments to be located at least a minimum distance equivalent to 10 times the blade diameter from any regularly occupied buildings not associated with the development and at least a minimum distance equivalent to the height of the turbine to blade tip from main public roads and railways.
- 4.52 Due to the potential impacts arising from wind energy developments, the presence of wind turbines may have some limiting effects on the potential to subsequently develop land in the area for other uses. It is therefore important to consider the impact of proposed wind energy development not only on existing land uses but also those permitted or which are included as specific proposals in the Development Plan.

## **7 The Water Environment** **An Àrainneachd Uisge**

- 4.53 Any proposal for a wind energy development must demonstrate that the development including its associated infrastructure will not have a significant adverse effect individually or cumulatively (with other built, permitted or lodged wind energy proposals) on ground water, surface water (including water supply) and aquatic ecosystems. They should also be able to demonstrate that the scheme has been clearly designed to minimise the impact on the water environment. Where relevant, developers will be expected to provide geotechnical and hydrological information in support of applications, identifying the presence of peat at each site, including the risk of landslide connected to any development work. Further guidance is provided in the Scottish Government's [Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Generation Developments \(2007\)](#).
- 4.54 Developers will also need to contact SEPA with regard to Control of Pollution Regulations, CAR Regulations and other matters in order to help developers design and execute the least polluting/ harmful proposal. SEPA's [Planning Guidance on Windfarm Developments](#) should be referred to.
- 4.55 Policy 64 of the Highland wide Local Development Plan relates to the Water Environment.

## **8 Safety of Airport, Defence and Emergency Service Operations** **Sàbhailteachd Gnìomhan Port-adhair, Dìon is Seirbheisean Èiginn**

- 4.56 Any proposal for a wind energy development must demonstrate that the development including its associated infrastructure will not have a significant adverse effect individually or cumulatively (with other built, permitted or lodged wind energy proposals) on airport, defence or emergency service operations. This includes flight activity; navigation and surveillance systems; and associated infrastructure. Full consultation with the Civil Aviation Authority, Highlands & Islands Airports Limited; the Ministry of Defence; National Air Traffic Services; Her Majesty's Coast Guard and the Council will be expected at the pre-application stage of any proposal. Applicants will be expected to provide evidence to the Planning Authority with their application that these issues have been addressed and agreement reached with the relevant authorities, including details of any necessary mitigation.
- 4.57 When designing and siting proposals developers should pay particular regard to:
- MOD 'Safeguarding Extents'
  - Health & Safety Executive Safeguarding Zones
  - NATS En Route Plc Safeguarding Maps3
  - Department of Trade and Industry "Wind Energy and Aviation Interest – Interim Guidance"

## **9 The Operational Efficiency of Other Communications** **Èifeachdas Obrachaidh Chonaltraidhean Eile**

- 4.58 The siting of wind turbines must have regard to radio, TV, telecoms and other communication systems. Developments shall be assessed by consultation with relevant operators. Planning conditions or legal agreements may require developers to correct any electromagnetic interference at their own expense.

## **10 The Quantity and Quality of Public Access** **Uimhir is Inbhe Ruigsinneachd Poblach**

- 4.59 Any proposal for a wind energy development must demonstrate that the development including its associated infrastructure will not have a significant adverse effect on the quality and quantity of public access. This will include any effect on a route included in a [Core Paths Plan](#) or an access point to water, or wider access rights.
- 4.60 Developers are urged to consider adequate mitigation of any adverse effects. This should include:
- retention of any existing path or water access point while maintaining or enhancing its amenity value; or
  - alternative access provision that is no less attractive, and is safe and convenient for public use.
- 4.61 For a proposal classified as a Major Development, the Council will require the developer to submit an Access Plan. This should show the existing public, non-

motorised public access footpaths, bridleways and cycleways on the site, together with proposed public access provision, both during construction and after completion of the development (including links to existing path networks and to the surrounding area, and access point to water).

- 4.62 SNH's [Guidance for the Preparation of an Outdoor Access Plan](#) should be referred to.
- 4.63 Policy 78 of the Highland wide Local Development Plan refers to public access..

## **11 Other Tourism, Recreation and Film Industry Interests**

### **Gnothaichean Turasachd, Chur-seachad is Ghnìomhachais Fiolm Eile**

- 4.64 In giving consideration to positive or negative effects that a proposal may be likely to have on the local and national economy, the Council will have regard to a range of considerations which may include but not be limited to:
- the scale and nature of any potential economic spin-offs for local businesses, employment opportunities, etc. arising from the proposals (evidence for this may be available as an output from discussions on community benefit, which are carried out separately from planning matters);
  - effects on industries for which Highland's landscape is important – for example tourism, recreation, film-shooting;
  - effects on industries such as forestry brought about through changes to land use and management.
- 4.65 Where appropriate we will consult the [Highlands of Scotland Film Commission](#) ('Highland Film Commission', based at The Highland Council Headquarters in Inverness) which offers a service to the film, television and commercial production community including information and advice on filming locations.

## **12 Traffic and Transport Interests**

### **Gnothaichean Trafaig is Còmhdhail**

- 4.66 Any proposal for a wind energy development must demonstrate that the development including its associated infrastructure will not have a significant adverse effect individually or cumulatively (with other built, permitted or lodged wind energy proposals) on the public road network. Ideally locations should be chosen that have spare capacity in the road network to carry abnormal loads and the construction traffic associated with the scale of the development proposed. That spare capacity (or mitigation to create capacity) should address the lifetime impact of the development from construction through maintenance to replacement or decommissioning.
- 4.67 Developers are urged to consider adequate mitigation of any adverse effects. This should include pre-application negotiation with the Roads Authority to secure any necessary strengthening / improvements.

**Q.8**

**Do you have any comments on the Development Guidelines set out in this part of the document?**

## **ADDITIONAL GUIDANCE**

### **STIÙIREADH A BHARRACHD**

- 4.68 In addition to the further interpretation of certain development plan policy above, a number of other considerations will need to be taken into account in the determination of any planning application for wind energy developments. This section sets out a number of the key issues.

#### **Community Renewable Energy Developments**

##### **Leasachaidhean Lùth Ath-nuadhachail Coimhearsnachd**

- 4.69 A wide range of models exist whereby a community may develop renewable energy schemes for the benefit of the community. For a scheme to be considered to be a 'community' scheme, appropriate measures must normally be in place for the lifetime of the development for community ownership arrangements and for the power and/or income to go directly to an approved community organisation.
- 4.70 The Council/ Highlands & Islands Enterprise ['Community Toolkit'](#) and the Scottish Government/ Community Energy Scotland publication ['Community Renewable Energy Toolkit'](#) provide useful information.
- 4.71 Policy 69 of the Highland wide Local Development Plan refers.

#### **Design and Layout of Windfarms**

##### **Dealbhadh is Cruth Thuathan-gaoithe**

- 4.72 The design and layout of a windfarm in terms of the number, positions and heights of turbines will be influenced by balancing a number of considerations, including but not limited to:
- the benefits of increasing the separation between turbines in order to reduce turbulence and losses across turbine arrays;
  - the benefits of reducing the separation between turbines in order to reduce the footprint (area) of that size of windfarm, which may enable additional turbines to be added;
  - the effects of different numbers, positions and heights of turbines on the landscape impact of the windfarm, which may help in reducing impact and/or freeing up capacity in the landscape for additional turbines;
  - the effect of different numbers, positions and heights of turbines on the operational efficiency of the windfarm.

## Forestry Coilltearachd

- 4.73 There has been a trend towards targeting commercial forestry plantations for windfarm developments; such areas often are less constrained in terms of conservation designations and can benefit from existing road infrastructure. However, where felling would be required the individual or cumulative effect of these proposals could result in a substantial loss of commercial woodland. This could have a significant impact on longer term local employment and timber supply. The objective of the [Scottish Forest Strategy \(2006\)](#) is to increase Scotland's forest cover from 17% to around 25% by the second half of the century and significant loss of woodland would make that Government aim more difficult to achieve.
- 4.74 Therefore generally developers should look to minimise loss of woodland. The Council is producing [Supplementary Guidance on Trees, Woodlands and Development](#) and this should be referred to by any prospective developer.
- 4.75 The Scottish Government has published a new policy on the '[Control of Woodland Removal](#)'. Annex B of that policy paper identifies windfarms as being one of the principal causes of woodland removal between 1990 and 2008. This gives criteria for determining the acceptability of woodland removal both with and without a requirement for compensatory planting. Annex C provides broad guidance on meeting acceptability criteria for woodland removal and any prospective developer should demonstrate that this proposal meets the necessary criteria.
- 4.76 Policies 52 and 53 of the Highland wide Local Development Plan refer.

## Peat Mòine

- 4.77 Where development is proposed on peatland, applicants should refer to '[Calculating Carbon Savings from Wind Farms on Scottish Peatlands - A New Approach](#)' (2008).. Applicants are encouraged to provide relevant information with regard to the whole life carbon balance of a development where possible, for example using a 'Carbon Calculator'. The Council may ask for a peatland management plan to be submitted by the applicant.
- 4.78 Regard should be had to any published management strategies for peatlands.
- 4.79 There is also the issue of peat slide/bog burst risk; Scottish Government's [Peat Hazard and Risk Assessment Guide](#) is available and developers should demonstrate how proposals will not pose any risk of peat slide or bog burst.
- 4.80 Policy 56 of the Highland wide Local Development Plan refers.



## **Electricity Transmission Cables and Lines** **Càbalan is Loidhnichean Sgaoilidh Dealain**

- 4.81 Precautions need to be taken when carrying out certain prescribed activities in the vicinity of electricity transmission underground cables and overhead lines.

### *Underground Cables:*

- 4.82 If any parts of a proposal or activities which the developer intends to undertake would be sited within 30 metres from an underground cable, then developers are advised to consult the relevant grid company.

### *Overhead Lines:*

- 4.83 Wind turbines should not be sited any closer to an overhead line than a distance equivalent to 5 times the turbine blade diameter.
- 4.84 If any wind turbine(s) proposed would be sited within a distance equivalent to 5 times the turbine blade diameter from an overhead line, then developers are advised to consult the relevant grid company in respect of that part of the proposal.
- 4.85 Other parts of the proposal or activities which the developer intends to undertake may trigger need for consultation with the relevant grid company and developers are therefore advised to consult the relevant grid company for further advice on whether the work they are intending to undertake has the potential to affect the overhead line.

## **Gas Transmission Underground Pipelines** **Pìoban Fo-thalamh Sgaoilidh Gas**

- 4.86 Precautions need to be taken when carrying out certain prescribed activities in the vicinity of gas transmission underground pipelines.
- 4.87 Wind turbines should not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of a pipeline.
- 4.88 If any wind turbine(s) proposed would be sited within a distance equivalent to 2 times the proposed height of the turbine mast away from the nearest edge of a pipeline, then developers are advised to consult the relevant grid company in respect of that part of the proposal.
- 4.89 Other parts of the proposal or activities which the developer intends to undertake may trigger need for consultation with the relevant grid company and developers are therefore advised to consult the relevant grid company for further advice on whether the work they are intending to undertake has the potential to affect the pipeline.

## **Impacts of Other Proposed Developments on Existing or Consented Windfarms** **Buaidh Leasachaidhean Eile San Amharc air Tuathan-gaoithe Maireann no Aontaichte**

- 4.90 It will be necessary to consider the potential impacts of other proposed development or land use change on any existing or consented windfarms in the vicinity. This may include impacts on the operational efficiency of the windfarm due to potential changes to wind patterns or introduce potential conflict between neighbouring uses which are incompatible without mitigation, for example with regard to the standards of residential amenity that can be achieved.
- 4.91 This Supplementary Guidance will generally be read by those seeking to propose wind energy developments rather than by those seeking to propose other types of development which happen to be in the vicinity of windfarms. Therefore this consideration will also be identified within the Physical Constraints Supplementary Guidance to be prepared to supplement Highland wide Local Development Plan Policy 31 – Physical Constraints, which is applicable to development proposals generally.

### **Site Restoration** **Cuidhteachadh Làraich**

- 4.92 The Council will seek assurance that the landowners of a proposed windfarm site can access funds to restore their land at the end of the operational life of the development. The Council will also seek to ensure that funds are available to enable the Council itself to undertake such site restoration if the need arises. Where windfarms are concerned, the Council needs to ensure, as far as it can, that there will be robust financial guarantees in place over sufficiently long periods to enable this to be undertaken if required, bearing in mind that windfarm permissions typically span a 25 year period. These should be secured either by bond of caution (Bond) or by irrevocable letter of credit (LoC) from an appropriate bank. Parent Company Guarantees will not be accepted. Bonds/LoCs from major banks are a safer way of securing the Council's interests in these cases.

### **Mitigation** **Maothachadh**

- 4.93 Where mitigation is to be provided by the developer in response to likely impacts of the development, developers should ensure that suitable mitigation will be available throughout the lifetime of the development and the Council will require arrangements to be in place to secure this. Mitigation may include both on-site and off-site measures, which may be covered by management plans, and will be secured where appropriate by planning conditions or by Section 75 Agreements.

**Q.9**

**Do you have any comments on the Additional Guidance set out in this part of the document?**

## **APPENDIX 1: SPATIAL FRAMEWORK - LANDSCAPE AND VISUAL GUIDANCE** **EÀRR-RÀDH 1: FRÈAM FARSAINGEACHD – STIÙIREADH CRUTH-TÌRE** **AGUS LÈIR SINNEACH**

As noted in the Spatial Framework and Development Guidelines sections of this document, an important input at stage 1 of the development of the spatial framework is the assessment of the visual and landscape impact of wind farms, particularly cumulative impact.

The inputs to the spatial framework have been informed by a detailed assessment of landscape and visual impact (including cumulative impact) of wind farms in two pilot areas – Monadhliath and Caithness - undertaken in consultation with SNH, as set out in this appendix. An [Assessment of Landscape Sensitivity to Wind Turbine Development in Highland \(2010\)](#) undertaken by Macaulay Scientific Consulting Limited for the Council, the Cairngorms National Park Authority and Scottish Natural Heritage (“the Macaulay Report”) has been referred to in that work, along with additional materials from the Macaulay study (“Macaulay”).

This work in respect of large windfarm development has led to the identification of the following area types:

- Type 1 areas - areas to include in the areas of significant protection due to them being at or near their cumulative limit in landscape capacity terms (this is stage 1 of the development of the spatial framework);
- Type 2 areas - areas to include amongst other constraints and policy criteria in relation to particular tourism and recreational interests, based on landscape and visual considerations;
- Type 3 areas - further areas which it is considered large windfarm development should be steered away from, by virtue of particular landscape sensitivities;
- Type 4 areas - candidate broad areas of search.

However, it should be noted that identification of an area in this appendix as Type 2, 3 or 4 is provisional as it is on landscape and visual grounds alone. Part or whole of such an area may have been identified for other, non-landscape reasons (or due to presence of a landscape designation) for a degree of safeguard at an earlier stage of preparation of the spatial framework. Reference should be made to Maps 1 – 4b in the Spatial Framework section of this document.

In addition, the landscape and visual work results in more specific guidance on different types of wind energy development which may, if other policy considerations permit, be appropriate in particular areas (and also provides guidance on types that would not be appropriate).

All this is with reference to sub-areas within the two areas of Highland that have been studied, and to large, medium and small developments (as set out in table 2 at the start of section 4 of this guidance). As explained above, aside from this exercise the landscape designations such as National Scenic Areas or Special Landscape Areas have already previously been identified for the appropriate level of protection in the draft spatial framework.

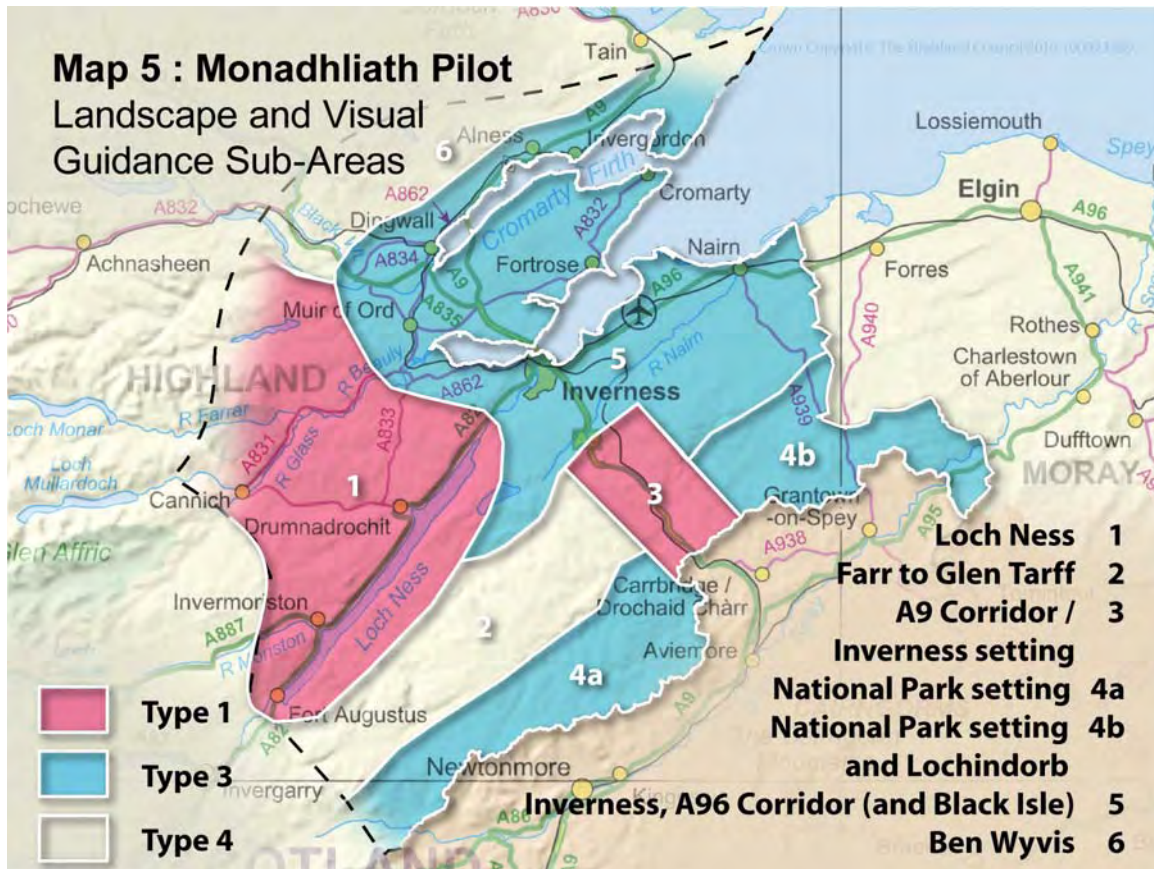
**Q.10** Do you have any comments on the broad approach taken to developing landscape and visual guidance?

## PILOT AREA: MONADLIATH SGÌRE DEUCHAINN: AM MONADH LIATH

The Sub-Area reference numbers cross-refer to the associated map. It should be noted that this is only a consultation draft and may be subject to amendment. Furthermore towards the edges of the pilot area, particularly western and northern edges, the suggested guidance is less certain given the need to undertake fieldwork also for adjoining areas which will inform this.

<b>SUB-AREA FO-SGÌRE</b>	<i>Locational description/ name and reference number</i>
<b>Purpose of identifying this sub-area Adhbhar gus am fo-sgìre seo ainmeachadh</b>	<i>What we are trying to achieve by identifying this particular area with reference to the PAN45 steps to producing a spatial framework.</i>
<b>Reason(s) for the sub-area being defined as shown Adhbhar(an) gus am fo-sgìre a shònrachadh mar a chithear</b>	<i>Why we have shown the boundaries where we have (could relate to general landscape and visual observations, to specific views, to Macaulay Study outcomes, to Coastal Development Strategy or possibly to designated landscape areas – but not majoring on that)</i>
<b>Development type(s) steered away Seòrsa(chan) leasachaidh air an dìon bho</b>	<i>Which types of wind energy development we think should be specifically excluded from the sub-area, having reference to the sizes shown in table 2 at the start of section 4 of this guidance</i>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone) Seòrsa(chan) leasachaidh airson comasan comasach (bho shealladh cruth-tìre is lèirsinneachd a-mhàin)</b>	<i>Which types of wind energy development we think there could be potential capacity for in the sub-area, having reference to the sizes shown in table 2 at the start of section 4 of this guidance and before having regard to any other planning constraints</i>
<b>Other development guidance (if any) Stiùireadh leasachaidh eile (ma tha gin ann)</b>	<i>Anything else we think should be set out in guidance specific to this sub-area e.g. guidance more specific about types of development, distribution, spacing, relationship to settlement, etc.</i>





SUB-AREA	Loch Ness (1)
<b>Purpose of identifying this sub-area</b>	<p>To guard against cumulative erosion of the landscape qualities of the SLA and an important tourist route.</p> <p>In terms of PAN45 this is <b>Type 1</b> due to cumulative limit (area for significant protection).</p>
<b>Reason(s) for the sub-area being defined as shown</b>	<p>To the south, the boundary is loosely defined by the change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types.</p> <p>To the north, the boundary is defined at the western end by the need to prevent large scale windfarm cluster from growing to point where it impinges upon views in the Great Glen, avoiding mirroring of windfarms from one side to other and to provide a respite gap.</p> <p>The boundary at the eastern end of north side shows the protection area extending northwards beyond Cannich and Beauly, to create a visual break between windfarms in the sub area.</p> <p>There is high visual sensitivity from Routeways (The Macaulay Report).</p> <p>There is high landscape character sensitivity in the immediate environs of Loch Ness and high/medium sensitivity extending towards Beauly and Cannich which is something of a gateway to the Glen Affric NSA (Macaulay). NB. Note presence of Loch Ness and Duntelchaig SLA.</p>
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium (with the exception of Strathglass, Glen Urquhart and Glen Convinth).</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small.</li> <li>• Medium (within Strathglass, Glen Urquhart and Glen Convinth).</li> </ul>
<b>Other development guidance (if any)</b>	<p>There should be detailed consideration of the sequential impacts of any turbines permitted along the A82.</p>

<b>SUB-AREA</b>	<b>Farr to Glen Tarff (2)</b>
<b>Purpose of identifying this sub-area</b>	To recognise the existing clustering of windfarms and acknowledge the scope for some further development. In terms of PAN45 this is <b>Type 4</b> (broad areas of search).
<b>Reason(s) for the sub-area being defined as shown</b>	<p>The boundary of this area is loosely defined by a change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types.</p> <p>Reference has also been made to the boundary of the Loch Ness and Duntelchaig SLA.</p> <p>This is an existing windfarms location (cluster).</p> <p>The sub area extent is limited by the need to protect the A9 tourist route and the setting of Cairngorms National Park.</p> <p>This is primarily low landscape character sensitivity, with some medium sensitivity (Macaulay).</p>
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Other development guidance (if any)</b>	Scope for extensions of existing windfarms or new windfarms, but need to avoid visual coalescence of windfarms across the cluster.

<b>SUB-AREA</b>	<b>A9 Corridor/ Setting of Inverness (3)</b>
<b>Purpose of identifying this sub-area</b>	<p>To protect the A9 tourist route corridor.</p> <p>To protect the setting of Cairngorm National Park.</p> <p>To protect the setting of Inverness as viewed from the north and the approach from the south.</p> <p>In terms of PAN45 this is a <b>Type 1</b> area due to cumulative limit (areas for significant protection).</p>
<b>Reason(s) for the sub-area being defined as shown</b>	<p>Close visibility from A9 and railway.</p> <p>Peaks and south-facing slopes towards National Park boundary in Strathspey.</p> <p>Peaks and north-facing slopes towards Inverness and A96 Corridor.</p> <p>More settled farmland area in proximity to travel routes which is distinct from the upland moorland which contains large windfarm developments and distinct from area with views to more heavily settled Inverness and Black Isle to north.</p> <p>High visual sensitivity from routeways (The Macaulay Report).</p> <p>NB. Note presence of Drynachan, Lochindorb and Dava Moors SLA.</p>
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small (but only related closely to settlement).</li> </ul>
<b>Other development guidance (if any)</b>	<p>Consideration of sequential impacts of any turbines permitted along A9 and railway.</p>

<b>SUB-AREA</b>	<b>National Park setting (4a)</b>
<b>Purpose of identifying this sub-area</b>	To protect the setting of the Cairngorm National Park. In terms of PAN45 this is a <b>Type 3</b> area (refining what's left)
<b>Reason(s) for the sub-area being defined as shown</b>	Protecting the ridgeline and south-facing slopes towards National Park which protects localised short-distance views from Park and longer views from Cairngorm Mountains. Or should there be a reconsideration of the northern boundary of this sub-area in terms of whether there is part of the sub-area within which development could be accommodated without affecting views from the National Park?
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium</li> <li>• Small</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	None.
<b>Other development guidance (if any)</b>	

<b>SUB-AREA</b>	<b>National Park setting and Lochindorb (4b)</b>
<b>Purpose of identifying this sub-area</b>	To protect the setting of the Cairngorm National Park. To protect qualities of Drynachan, Lochindorb and Dava Moors SLA with particular emphasis on the immediate environs of Lochindorb. In terms of PAN45 this area is <b>Type 3</b> (refining what's left).
<b>Reason(s) for the sub-area being defined as shown</b>	Protecting the ridgeline and south-facing slopes towards National Park which protects localised short-distance views from Park and longer views from Cairngorm Mountains. Protecting valuable asset, which provides relatively unique and accessible upland landscape and tourist routes from Speyside to Moray Firth coast. Having regard to existing windfarm development including those within the Moray Council area. NB. Note presence of Drynachan, Lochindorb and Dava Moors SLA.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium</li> <li>• Small</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	None.
<b>Other development guidance (if any)</b>	



<b>SUB-AREA</b>	<b>Inverness, A96 Corridor (and Black Isle) (5)</b>
<b>Purpose of identifying this sub-area</b>	To identify appropriate type(s) and patterns of wind energy development within the settled landscape. In terms of PAN45 this is a <b>Type 3</b> area (refining what's left).
<b>Reason(s) for the sub-area being defined as shown</b>	There is a visual envelope of major settled area on lower lying land, as approached from each direction. The sub-area is encircled by hills and ridges beyond. There is a high visual sensitivity from routeways, settlements and dwellings (The Macaulay Report). This is a low/ medium landscape character sensitivity area (Macaulay). NB Note presence of Cromarty Sutors, Rosemarkie and Fort George SLA, and presence of Drynachan, Lochindorb and Dava Moors SLA.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large (with possible exception that developments of small numbers of tall turbines may be appropriate in specific large-scale industrial settings)</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large (but only to extent that developments of small numbers of tall turbines may be appropriate in specific large-scale industrial settings)</li> <li>• Medium</li> <li>• Small</li> </ul>
<b>Other development guidance (if any)</b>	<p>What guidance can we give on appropriate patterns relative to settlement e.g. avoiding encirclement of settlements by small turbines?</p> <p>The Black Isle is shown as being within this sub-area. As this is towards the edge of the pilot area, more fieldwork will be required in order to determine what types of development (including pattern and scale) would be appropriate and whether it need be limited as above. Indeed, might there be other areas in this sub-area where such an alternative strategy could likewise be considered?</p>

<b>SUB-AREA</b>	<b>Ben Wyvis (6)</b>
<b>Purpose of identifying this sub-area</b>	To recognise the existing clustering of windfarms and acknowledge scope for some further development. In terms of PAN45 this <u>may</u> be a <b>Type 4</b> (broad areas of search) but this needs to be confirmed through further fieldwork.
<b>Reason(s) for the sub-area being defined as shown</b>	The boundary is loosely defined by a change in character type and the general lack of settlement compared to the sub-area to south. This is an existing windfarms location (cluster). There is high and medium visual sensitivity across much of this sub-area from Munros and Corbetts and Routeways (The Macaulay Report). This is a primarily low landscape character sensitivity area, although some medium and high areas are also defined (Macaulay). NB Presence of Ben Wyvis SLA.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Other development guidance (if any)</b>	The scope for extensions of existing windfarms or new windfarms is very limited due to the visual sensitivities noted above.

## **Q.11**

**FOR EACH SUB-AREA IDENTIFIED ABOVE FOR THE  
MONADHIATH PILOT AREA:**

**Do you have any comments on the sub-area identified in terms of its extent, purpose and reasons?**

**Do you have any comments on how the sub-area has been classified in terms of protection from and potential capacity for development, from a landscape and visual point of view?**

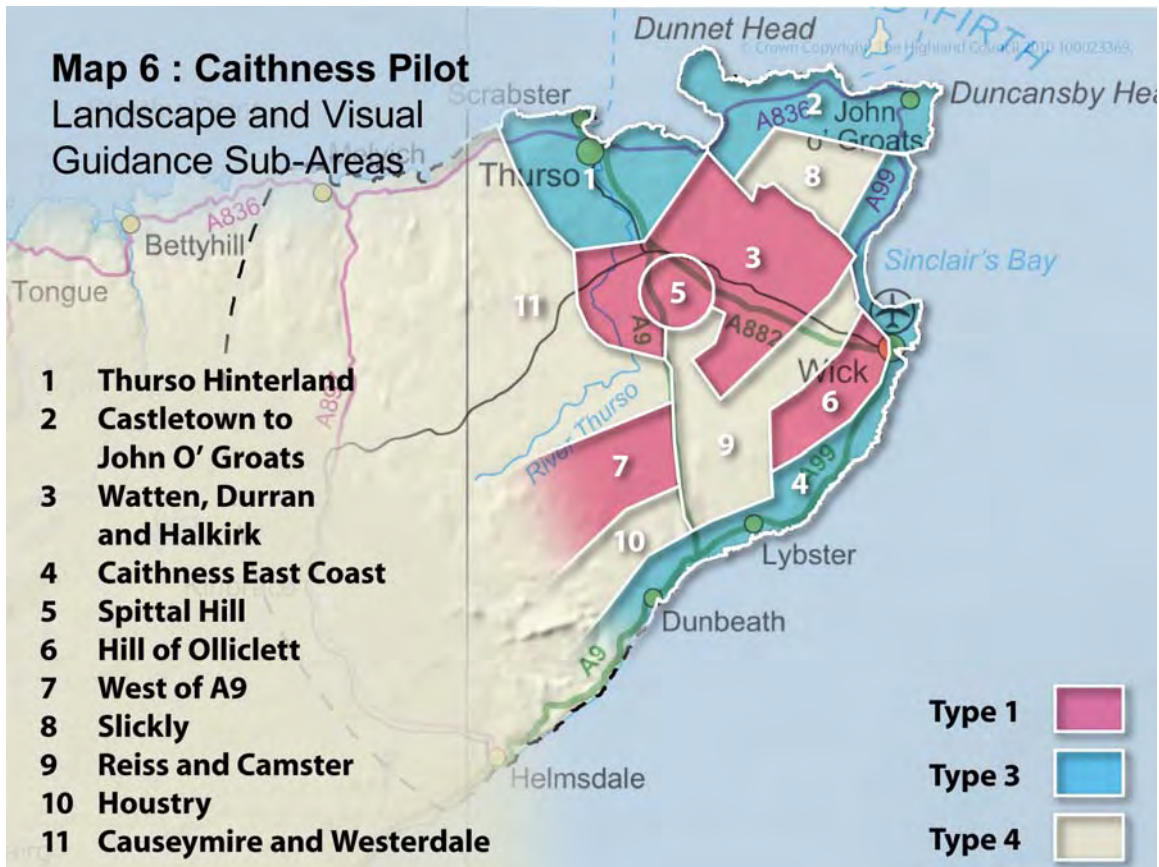
**Do you have any comments on any other development guidance provided above, or suggestions as to further guidance that may be appropriate for wind energy development proposals within the sub-area?**

**DO YOU HAVE ANY OTHER COMMENTS SPECIFICALLY ABOUT THE MONADHLIATH PILOT AREA?**

## PILOT AREA: CAITHNESS SGÌRE DEUCHAINN: GALLAIBH

The Sub-Area reference numbers cross-refer to the associated map. It should be noted that this is only a consultation draft and may be subject to amendment. Furthermore towards the edges of the pilot area, particularly western and southern edges, the suggested guidance is less certain given the need to undertake fieldwork also for adjoining areas which will inform this.

<b>SUB-AREA FO-SGÌRE</b>	<i>Locational description/ name and reference number</i>
<b>Purpose of identifying this sub-area Adhbhar gus am fo-sgìre seo ainmeachadh</b>	<i>What we are trying to achieve by identifying this particular area with reference to the PAN45 steps to producing a spatial framework.</i>
<b>Reason(s) for the sub-area being defined as shown Adhbhar(an) gus am fo-sgìre a shònrachadh mar a chithear</b>	<i>Why we have shown the boundaries where we have (could relate to general landscape and visual observations, to specific views, to Macaulay Study outcomes, to Coastal Development Strategy or possibly to designated landscape areas – but not majoring on that)</i>
<b>Development type(s) steered away Seòrsa(chan) leasachaidh air an dìon bho</b>	<i>Which types of wind energy development we think should be specifically excluded from the sub-area, having reference to the sizes shown in table 2 at the start of section 4 of this guidance</i>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone) Seòrsa(chan) leasachaidh airson comasan comasach (bho shealladh cruth-tìre is lèirsinneachd a-mhàin)</b>	<i>Which types of wind energy development we think there could be potential capacity for in the sub-area, having reference to the sizes shown in table 2 at the start of section 4 of this guidance and before having regard to any other planning constraints</i>
<b>Other development guidance (if any) Stiùireadh leasachaidh eile (ma tha gin ann)</b>	<i>Anything else we think should be set out in guidance specific to this sub-area e.g. guidance more specific about types of development, distribution, spacing, relationship to settlement, etc.</i>



<b>SUB-AREA</b>	<b>Thurso Hinterland (1)</b>
<b>Purpose of identifying this sub-area</b>	To protect the setting of Thurso from Large windfarms. In terms of PAN45 this is a <b>Type 3</b> area (refining what's left)
<b>Reason(s) for the sub-area being defined as shown</b>	At the moment this area has no operational or approved Large windfarm development. There is high visibility from routeways across much of the area and some medium visibility from settlements (The Macaulay Report). This area helps to limit the extent of cumulative impacts from routeways (The Macaulay Report). This area would give an appropriate separation distance for Large, and offer guidance for appropriate settlement related development.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul>
<b>Other development guidance (if any)</b>	What guidance can we give on appropriate patterns of development relative to settlement e.g. avoiding encirclement of settlement, avoiding dominance of wind turbines within the landscape, possibly applying separation distances between clusters, and also possibly considering appropriate relationship of proposals to existing buildings?



<b>SUB-AREA</b>	<b>Castletown to John O' Groats (2)</b>
<b>Purpose of identifying this sub-area</b>	To protect remote qualities but identify appropriate development for the settled areas. In terms of PAN45 this area is <b>Type 3</b> (refining what's left).
<b>Reason(s) for the sub-area being defined as shown</b>	To protect the remote qualities experienced at the Duncansby and Dunnet Heads and the sensitivity of views to and from the Headlands. To safeguard against diminishing the perceived scale of the cliffs. The boundary is loosely defined by change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types. Mainly Medium Visual Sensitivity from Routeways as opposed to the high sensitivity which covers much of Caithness (The Macaulay Report). NB. SLAs for Duncansby and Dunnet Heads.  The Island of Stroma lies off this section of coast but has not been included in the sub-area. What development guidance would be appropriate for the island?
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large (to keep the grassland and coastal landscape distinct from the moorland landscape where Large windfarm development may occur).</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul> For both scales, settlement related potential. However, no potential within remote areas as isolated structures would form new visual foci drawing attention away from sea views. Also large structures on or near the headlands would compromise their perceived scale and seclusion.
<b>Other development guidance (if any)</b>	What guidance can we give on appropriate patterns of development relative to settlement e.g. possibly applying separation distances between clusters, and considering appropriate

	relationship of proposals to existing buildings?
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<b>SUB-AREA</b>	<b>Watten, Durran and Halkirk (3)</b>
<b>Purpose of identifying this sub-area</b>	To identify appropriate type(s) and patterns of wind energy development within the settled landscape. To protect the area south of the A882 to provide some respite from cumulative impacts on this route. In terms of PAN45 this is <b>Type 1</b> due to cumulative limit (area for significant protection).
<b>Reason(s) for the sub-area being defined as shown</b>	To include the main settled areas north of the B876 and at Westerdale and Olgrinmore to the west. The boundary is loosely defined by change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types. Mainly medium visibility sensitivity from settlement (The Macaulay Report).
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium – on/adjacent the base of Spittal Hill (sub-area 5).</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium (but not on/adjacent the base of Spittal Hill (sub-area 5))</li> </ul> For both scales, mainly settlement related potential.
<b>Other development guidance (if any)</b>	What guidance can we give on appropriate patterns of development relative to settlement e.g. avoiding encirclement of settlement, avoiding dominance of wind turbines within the landscape, possibly applying separation distances between clusters, consider appropriate relationship of proposals to existing buildings?

<b>SUB-AREA</b>	<b>Caithness East Coast (4)</b>
<b>Purpose of identifying this sub-area</b>	To identify appropriate type(s) and patterns of wind energy development within the settled coastal landscape. In terms of PAN45 this area is <b>Type 3</b> (refining what's left)
<b>Reason(s) for the sub-area being defined as shown</b>	Mostly medium landscape character sensitivity, some low sensitivity around Wick (Macaulay). The boundary is loosely defined by a change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types. Mainly High with some Medium Visual Sensitivity from Routeways (The Macaulay Report). Some Medium sensitivity from settlements (The Macaulay Report).
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul>
<b>Other development guidance (if any)</b>	<p>Cumulative impacts may occur between onshore and offshore wind energy developments. It may be undesirable to view off-shore development with onshore development in the foreground. Detailed assessment at planning application stage will assess this issue.</p> <p>What guidance can we give on appropriate patterns of development relative to settlement e.g. avoiding dominance of wind turbines within the landscape, possibly applying separation distances between any clusters, consider appropriate relationship of proposals to existing buildings?</p>

<b>SUB-AREA</b>	<b>Spittal Hill (5)</b>
<b>Purpose of identifying this sub-area</b>	<p>To protect this important landmark and avoid some potential cumulative impact.</p> <p>In terms of PAN45 this is <b>Type 1</b> due to cumulative limit (area for significant protection).</p>
<b>Reason(s) for the sub-area being defined as shown</b>	<p>Almost entirely High Visual Sensitivity from Routeways (The Macaulay Report).</p> <p>This area prevents overwhelming cumulative impacts in a High visibility area from routeways (The Macaulay Report).</p> <p>Offers a separation/screening area from development providing relief from cumulative impacts.</p> <p>Boundary defined by extent of hill relative to surrounding land.</p> <p>Prevents scaling this important and highly visible landmark which is seen from large distances away (despite its limited height).</p>
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium</li> <li>• Small</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	None
<b>Other development guidance (if any)</b>	

SUB-AREA	Hill of Olliclett (6)
<b>Purpose of identifying this sub-area</b>	Prevents encirclement of Wick. Respite gap from cumulative impacts on A99 and A882. In terms of PAN45 this is <b>Type 1</b> due to cumulative limit (area for significant protection).
<b>Reason(s) for the sub-area being defined as shown</b>	From Wick this is the rough extent of visibility to Southwest and prevents an encirclement of Wick. There is some medium sensitivity for visibility from settlements (The Macaulay Report). This area prevents overwhelming cumulative impacts in a High visibility area from routeways (The Macaulay Report).
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Small</li> </ul>
<b>Other development guidance (if any)</b>	What guidance can we give on appropriate patterns of development relative to settlement e.g. avoiding dominance of wind turbines within the landscape, possibly applying separation distances between any clusters, consider appropriate relationship of proposals to existing buildings?



SUB-AREA	West of A9 (7)
<b>Purpose of identifying this sub-area</b>	<p>Protects the representative view across the flow country to distant mountains.                      Provide respite on A9 from cumulative impacts.                      In terms of PAN45 this is <b>Type 1</b> due to cumulative limit (area for significant protection).</p>
<b>Reason(s) for the sub-area being defined as shown</b>	<p>The boundary is loosely defined by change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types.                      High Visual Sensitivity from Routeways (The Macaulay Report)                      This is a respite gap on A9 to lessen cumulative impact. It protects a representation of an important view across Flow country pool systems to the striking skyline profile of well defined distant summits.                      This area prevents overwhelming cumulative impacts in a High visibility area from routeways (The Macaulay Report).                      NB Presence of The Flow Country and Berriedale Coast SLA.</p>
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Large</li> <li>• Medium</li> <li>• Small</li> </ul>
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Other development guidance (if any)</b>	

<b>SUB-AREA</b>	<b>Slickly (8) land between sub areas 2, 3 and 4</b>
<b>Purpose of identifying this sub-area</b>	Potential for large development In terms of PAN45 this is <b>Type 4</b> (broad areas of search).
<b>Reason(s) for the sub-area being defined as shown</b>	The boundary is loosely defined by change in character type which helps keep the clear distinction between different character types rather than blurring this by having windfarm development across the transition in character types. It is also largely medium visibility from routeways (The Macaulay Report) as opposed to high which covers much of Caithness, and has limited settlement. A 12 turbine windfarm development has been given planning permission at Stroupster so there is already planned development within this area.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul> (To maximise the potential of this sub-area by focussing on potential for Large.)
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Other development guidance (if any)</b>	How much capacity for windfarm development is within this area? What pattern of windfarm development would be appropriate bearing in mind any existing or permitted windfarms? Should turbines be clustered or dispersed? How should windfarm development be separated from settlement within or adjacent to the area?

<b>SUB-AREA</b>	<b>Reiss and Camster (9) between sub-areas 3, 4, 6 and the A9.</b>
<b>Purpose of identifying this sub-area</b>	Identify potential for large windfarm development. In terms of PAN45 this is <b>Type 4</b> (broad areas of search).
<b>Reason(s) for the sub-area being defined as shown</b>	To the south appropriate respite gap has been afforded for Wick and to the north the extent of settlement related development and respite gap on the A882 defines the boundary. There are some operational or approved windfarms in this area as well as some in the 'planning pipeline'.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul> (To maximise the potential of this sub-area by focussing on potential for Large.)
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Other development guidance (if any)</b>	How much capacity for windfarm development is within this area? What pattern of windfarm development would be appropriate bearing in mind any existing or permitted windfarms? Should turbines be clustered or dispersed? How should windfarm development be separated from settlement within or adjacent to the area?

<b>SUB-AREA</b>	<b>Houstry (10) between sub-areas 4 and 7 and west of the A9.</b>
<b>Purpose of identifying this sub-area</b>	Identify potential for Large windfarm development In terms of PAN45 this is <b>Type 4</b> (broad areas of search).
<b>Reason(s) for the sub-area being defined as shown</b>	Defined by the extent of the protection areas which means excluding the majority of the settled area along with coast and providing a reasonable size of respite on the A9 (which has extensive views across the Flow country towards the mountains). There are some operational or approved windfarms in this area as well as some in the 'planning pipeline'.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul> (To maximise the potential of this sub-area by focussing on potential for Large.)
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Other development guidance (if any)</b>	How much capacity for windfarm development is within this area? What pattern of windfarm development would be appropriate bearing in mind any existing or permitted windfarms? Should turbines be clustered or dispersed? How should windfarm development be separated from settlement within or adjacent to the area?

<b>SUB-AREA</b>	<b>Causeymire and Westerdale (11) west of the A9 between sub-areas 7 and 3.</b>
<b>Purpose of identifying this sub-area</b>	Identify further potential for Large windfarm development In terms of PAN45 this is <b>Type 4</b> (broad areas of search).
<b>Reason(s) for the sub-area being defined as shown</b>	To the northern boundary the area excludes the main settled areas which also have high visibility from routeways (The Macaulay Report). To the South the boundary has been identified to enable some respite from cumulative impacts on the A9 whilst protecting views to the mountains. There are some operational or approved windfarms in this area as well as some in the 'planning pipeline'.
<b>Development type(s) steered away</b>	<ul style="list-style-type: none"> <li>• Small</li> <li>• Medium</li> </ul> (To maximise the potential of this sub-area by focussing on potential for Large.)
<b>Development type(s) for which there is potential capacity (from landscape and visual point of view alone)</b>	<ul style="list-style-type: none"> <li>• Large</li> </ul>
<b>Other development guidance (if any)</b>	How much capacity for windfarm development is within this area? What pattern of windfarm development would be appropriate bearing in mind any existing or permitted windfarms? Should turbines be clustered or dispersed? How should windfarm development be separated from settlement within or adjacent to the area?

## **Q.12**

**FOR EACH SUB-AREA IDENTIFIED ABOVE FOR THE CAITHNESS PILOT AREA:**

**Do you have any comments on the sub-area identified in terms of its extent, purpose and reasons?**

**Do you have any comments on how the sub-area has been classified in terms of protection from and potential capacity for development, from a landscape and visual point of view?**

**Do you have any comments on any other development guidance provided above, or suggestions as to further guidance that may be appropriate for wind energy development proposals within the sub-area?**

**DO YOU HAVE ANY OTHER COMMENTS SPECIFICALLY ABOUT THE CAITHNESS PILOT AREA?**



## **APPENDIX 2: ADVICE ON PROCESS**

### **EÀRR-RÀDH 2: COMHAIRLE MUN PHRÒISEAS**

#### **Community Benefit**

##### **Buannachd Coimhearsnachd**

- i. As stated in the HwLDP, the Council will expect developments to benefit the local community and contribute to the wellbeing of the Highlands, whilst recognising wider national interests.
- ii. Developers should therefore engage with communities at an early stage and contact the Council's Chief Executive office (Area Corporate Managers) which deals with community benefit matters, maintaining separation of such negotiations from the planning process. The Council has a policy on [Community Benefit](#) and established practices for dealing with negotiations and other arrangements. The Council is also currently exploring additional options for community benefit in Highland.
- iii. The Council will seek to enter into agreements with developers as appropriate on behalf of local communities for environmental and socio-economic purposes. 'Community benefit' arrangements unrelated to the implementation of the renewable energy development itself, or its potential local economic benefits, will be kept entirely separate from the Planning Application decision process. However, information on the scale and nature of any potential economic spin-offs for local businesses, employment opportunities, etc. arising from the proposals will be a material consideration when the Council determines the application. Arrangements for preparation of a report providing such information should be agreed beforehand with the Local Planning Authority.

#### **Pre-Application Consultation**

##### **Co-chomhairle Ro-iarrtais**

- iv. New regulations mean that applicants intending to submit an application for Major or National Development must carry out a community consultation exercise before a formal planning application is made. National Developments are identified in the National Planning Framework, whilst Major Development types are set out in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulation 2009. This pre-application consultation (PAC) is a statutory requirement for planning applications submitted to the Council from 3rd August 2009. [Forms and guidance](#) to assist developers in fulfilling these requirements are available on the Council's website.

#### **Pre-Application Advice**

##### **Comhairle Ro-iarrtais**

- v. Recognising the benefits of early pre-application advice, the Highland Council Major Development Team has established a series of regular meetings which give developers the opportunity to discuss their proposals with officials from across Council services and other agencies. This service is not compulsory but we actively encourage developers of Major Development and certain other types

of development to make use of the opportunity. [Forms and guidance](#) providing more details of the service are available on the Council's website. The service delivers a pre-application advice pack to the developer and can help to highlight any particular constraints present, surveys and assessments that will be required, etc.

### **Environmental Impact Assessment (EIA)** **Measadh Buaidh Àrainneachd**

- vi. Environmental Impact Assessment (EIA) is likely to be required for projects which fall into a category within the scope of the [Environmental Impact Assessments \(Scotland\) Regulations 1999](#) or where it is considered environmental issues require to be fully appraised. Where wind farms of more than 2 turbines or where the hub height of any turbine or height of any other structure exceeds 15 metres are proposed, the Council must determine whether or not an environmental impact assessment is required, i.e. a 'screening opinion'. All wind farm developments proposed in 'sensitive areas' must go through this screening process; sensitive areas are defined in the relevant regulations and include such designations as Special Protection Areas, Special Areas of Conservation, National Scenic Areas, and Sites of Special Scientific Interest.
- vii. If the Council decides that an EIA is not required, it remains within our powers to request additional environmental information. In respect of micro wind energy proposals, the Council is developing further guidance with respect to information likely to be required which will generally be significantly less than for bigger proposals.

### **Habitats Regulations Appraisal, including Appropriate Assessment** **Measadh Riaghailtean Àrainn, a' gabhail a-steach Measadh Iomchaidh**

- viii. Where necessary, proposals will be subject of Habitats Regulations Appraisal (HRA) under the Conservation (Natural Habitats & c) Regulations 1994 (as amended). Where through HRA it is identified that proposals are likely to have a significant effect on a European nature conservation site, alone or in combination with any other proposal, the proposals must be subject to an assessment of the implications for the conservation interests for which the site is designated. This is known as an 'Appropriate Assessment' and is separate to the requirement for an Environmental Impact Assessment (EIA). It is also separate from Strategic Environmental Assessment (SEA) and HRA to be undertaken on this Supplementary Guidance document. An Appropriate Assessment is carried out by the Competent Authority, being the body making the planning decision on the proposals. Information compiled by the developer for the EIA can be used by the Competent Authority for the Appropriate Assessment.

## **Adjoining Planning Authorities** **Ùghdarrasan Dealbhadh Faisg air Làimh**

- ix. Development close to The Highland Council planning authority's border with adjacent planning authority areas could have an impact on those adjacent areas. Likewise development in those areas could have an impact on Highland. Windfarm developments in particular can have impacts over a significant distance, for example in terms of landscape and visual impact. Some of the maps in this document show areas of constraint extending beyond the Highland Council development planning boundary. However, reference should be made where appropriate to the development plans and guidance of neighbouring planning authorities as well as those of The Highland Council.
- x. The Highland Council will consult neighbouring planning authorities in respect of windfarm proposals where appropriate. The judgment as to whether to consult the neighbouring authority will be made on a case by case basis. However, in respect of windfarms over 20MW we will normally consult on all such proposals that are within 35 kilometres of the mutual boundary.

## **Construction Environmental Management Plans** **Planaichean Stiùiridh Àrainneachd Togalaich**

- xi. Major Developments and developments that are subject of Environmental Impact Assessment will be expected to follow a robust project environmental management process, following the approach set out in the Council's Guidance Note "[Construction Environmental Management Process for Large Scale Projects](#)" or a similar approach.
- xii. Policy 73 of the Highland wide Local Development Plan refers.

## **Information on Constraints** **Fiosrachadh air Bacaidhean**

- xiii. Sources of further information on constraints is available either through links and references provided in this Guidance or through those in the Highland wide Local Development Plan. A valuable additional source of information on various constraint factors is the Highland Renewable Energy Resource Assessment, which underpins the Highland Renewable Energy Strategy.

**Q.13**

**Do you have any comments on the Advice on Process set out in this part of the document?**

### APPENDIX 3: GLOSSARY

### ÈARR-RÀDH 3: BEAG-FHACLAIR

CAA	Civil Aviation Authority
CAR	Controlled Activities Regulations 2005
EIA	Environmental Impact Assessment
HIAL	Highlands & Islands Airports Ltd.
HRA	Habitats Regulations Appraisal
HRES	Highland Renewable Energy Strategy
HwLDP	Highland wide Local Development Plan
km	Kilometre
KW	Kilowatt
MOD	Ministry of Defence
MW	Megawatt
NATS	National Air Traffic Services
NNR	National Nature Reserve
NSA	National Scenic Area
PAC	Pre-Application Consultation
PAN45	Planning Advice Note 45 (recently superseded except Annex 1)
RERA	Renewable Energy Resource Assessment
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEPA	Scottish Environment Protection Agency
SLA	Special Landscape Area (formerly AGLV - Area of Great Landscape Value)
SNH	Scottish Natural Heritage
SPA	Special Protection Area
SPP	Scottish Planning Policy (2010)
SPP6	Scottish Planning Policy 6 “Renewable Energy” (superseded by Scottish Planning Policy (2010))
SSSI	Sites of Special Scientific Interest

## APPENDIX 4: USEFUL REFERENCES ÈARR-RÀDH 4: IOMRAIDHEAN FEUMAIL

### The Highland Council

Highland Windfarm Activity Map – updated about every three months

<http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewbleenergy/>

The Council's Programme 'Strengthening the Highlands'

<http://www.highland.gov.uk/yourcouncil/corporateplan/>

Assessment of Landscape Sensitivity to Wind Turbine Development in Highland (2010)

[www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/windenergyspg](http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/windenergyspg)

Special Landscape Areas (formerly Areas of Great Landscape Value) - the Council has published citations

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/Special+Landscape+AreaCitations.htm>

Highland Historic Environment Record

<http://www.highland.gov.uk/yourenvironment/conservation/archaeology/historicenvironmentrecord.htm>

The Council is producing Supplementary Guidance on Protected Species – to be released for consultation shortly.

Highland wide Local Development Plan – Proposed Plan (2010)

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/HWLDPProposedPlan.htm>

Council's Visualisation Standards for Wind Energy Developments (2010)

<http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewbleenergy/>

(It may be noted that these differ from guidance by SNH in their publication '*Visual Representation of Windfarms – SNH*' 2006)

Core Paths Plan

<http://www.highland.gov.uk/leisureandtourism/what-to-see/countrysideaccess/corepathplans.htm>

The Council/ Highlands & Islands Enterprise '*Community Toolkit*'

<http://www.highland.gov.uk/livinghere/communityplanning/communitybenefit/>

Highland Forest and Woodland Strategy 2006

<http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/treesandforestry/highland-forest-and-woodland-strategy.htm>

### Supplementary Guidance on Woodland, Trees and Development

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/treesandwoodlandsdevelopmentsg.htm>

### Council policy on Community Benefit

<http://www.highland.gov.uk/livinghere/communityplanning/communitybenefit/>

Pre-application consultation (PAC) - statutory requirement for planning applications submitted to the Council from 3rd August 2009; forms and guidance to assist developers in fulfilling these requirements

<http://www.highland.gov.uk/yourenvironment/planning/pre-application-advice/pre-application-advice-statutory.htm>

### Delivering Major Developments – A Pre-Application Guide (Non-Statutory)

<http://www.highland.gov.uk/yourenvironment/planning/pre-application-guide-non-statutory.htm>

Guidance Note “Construction Environmental Management Process for Large Scale Projects”

<http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewbleenergy/>

Highland Renewable Energy Resource Assessment and the Highland Renewable Energy Strategy (2006)

<http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewbleenergy/highlandrenewableenergystrategy.htm>

## Scottish Government

Scottish Planning Policy (2010)

<http://www.scotland.gov.uk/Publications/2010/02/03132605/0>

Planning Advice Note 45 (2002) and Annex 2 (2008) have been superseded (February 2011) by new Scottish Government Planning Advice

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/renewables>

Scottish Government’s Peat Landslide Hazard and Risk Assessment Guide, 2007

<http://www.scotland.gov.uk/Publications/2006/12/21162303/0>

Scottish Government/ Community Energy Scotland publication ‘Community Renewable Energy Toolkit’

<http://www.scotland.gov.uk/Publications/2009/03/20155542/0>

‘Calculating Carbon Savings from Wind Farms on Scottish Peatlands - A New Approach’ (2008)

<http://www.scotland.gov.uk/Publications/2008/06/25114657/0>

The Peat Hazard and Risk Assessment Guide

<http://www.scotland.gov.uk/Publications/2006/12/21162303/0>



Scottish Government policy on the '*Control of Woodland Removal*'

<http://www.forestry.gov.uk/woodlandremoval>

## **Legislation**

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/publications/legislation>

Habitats Directive and Regulations – information and links on SNH website

<http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/legal-framework/habitats-directive/>

Annex 1 of the Birds Directive

[http://ec.europa.eu/environment/nature/legislation/birdsdirective/index\\_en.htm](http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm)

Migratory species and birds of conservation concern on the Red and Amber Lists

Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended)

<http://www.statutelaw.gov.uk/legResults.aspx?LegType=All+Legislation&title=Wildlife+and+Countryside+Act+&Year=1981&searchEnacted=0&extentMatchOnly=0&confersPower=0&blanketAmendment=0&TYPE=QS&NavFrom=0&activeTextDocId=809266&PageNumber=1&SortAlpha=0>

Environmental Impact Assessments (Scotland) Regulations 1999

<http://www.hmso.gov.uk/legislation/scotland/ssi1999/19990001.htm>

Conservation (Natural Habitats & c) Regulations 1994 (NB. this is not a link to the amended version)

<http://www.legislation.gov.uk/uksi/1994/2716/contents/made>

## **Scottish Natural Heritage**

SNH's Windfarm Footprint Map

<http://www.snh.gov.uk/planning-and-development/renewable-energy/research-data-and-trends/trendsandstats/windfarm-footprint-maps/>

SNH's publication Renewables Trends in Scotland 2009

<http://www.snh.gov.uk/docs/C241321.pdf>

SNH Special Qualities reports for National Scenic Areas

<http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-designations/nsa/special-qualities/>

SNH interim guidance on Assessing the Impacts on Wild Land

<http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/landscape-policy-and-guidance/wild-land/>

SNH guidance on bird impact assessment for wind farms

<http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/>

SNH guidance on bats and wind turbines

<http://www.snh.gov.uk/docs/C245244.pdf>

SNH guidance on Siting and Designing Windfarms in the Landscape (2009)

<http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/>

SNH guidance for the Preparation of an Outdoor Access Plan

<http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/greenspace-and-outdoor-access/>

### **Miscellaneous**

SEPA planning guidance on wind farm developments

<http://www.sepa.org.uk/planning/energy.aspx>

MOD 'Safeguarding Extents'

Health & Safety Executive Safeguarding Zones

NATS En Route Plc Safeguarding Maps3

Department of Trade and Industry "Wind Energy and Aviation Interest – Interim Guidance"

<http://webarchive.nationalarchives.gov.uk/+http://www.berr.gov.uk/energy/sources/renewables/planning/onshore-wind/aeronautical/page18755.html>

Highlands of Scotland Film Commission ('Highland Film Commission')

<http://www.highland.gov.uk/businessinformation/economicdevelopment/filmcommission/>

Scottish Forest Strategy (2006)

<http://www.forestry.gov.uk/sfs>

<b>Q.14</b> Are there any other useful references that the Council should consider adding to this list?
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## **Appendix 5: Additional Reference Maps**

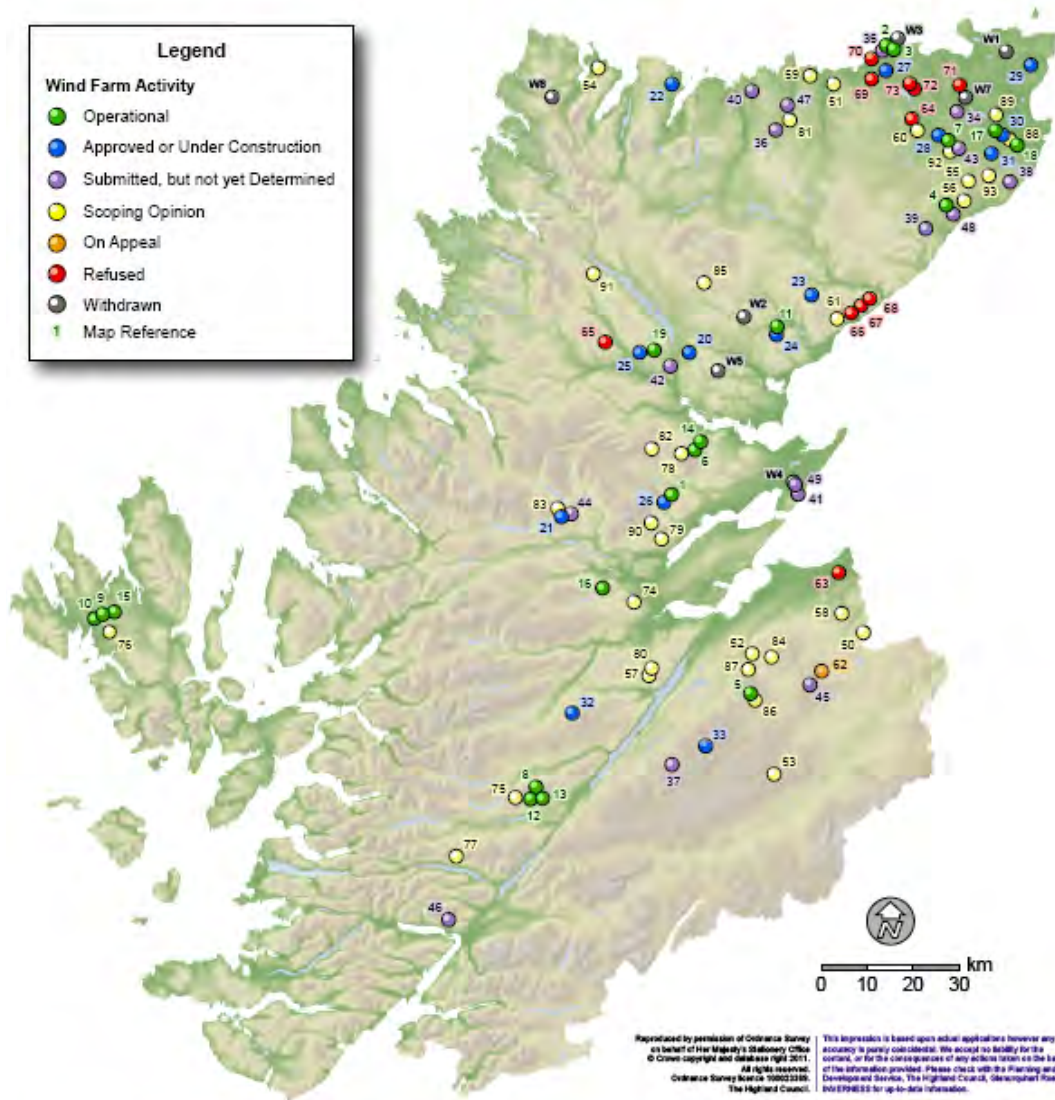
### **Eàrr-ràdh 5:**

The following additional reference maps are included in this appendix:

- Map 7: Windfarm Activity (as at February 2011)
- Map 8: RAF Training Area – Low Flying
- Map 9: Tourist and Recreation Routes
- Map 10: Electricity Grid

## Map 7: Windfarm Activity Map

### Highland Wind Farm Activity - February 2011 Aithisg Tuath Gaoithe - An Gearran 2011



#### Wind Farm News Headlines

Nanclach Ltd (Infinergy) have lodged an Appeal against the refusal of Tom nan Clach Wind Farm. 33 turbine Dunmaglass Wind Farm near Inverness was Approved by Scottish Ministers in December. Braemore Wind (Wind Prospect and Alpha Wind) submitted their application to the Scottish Government for a site 5km south of Lairg, the 81MW project will feature 27 turbines in a roughly apostrophe shaped array with blade tip heights of up to 126m. An application was submitted to Highland Council for a single turbine at Cullisse near Nigg, producing only 330kW but with a maximum blade tip height of almost 67m. A second application at Hill of Lieurary, Westfield in Cathness was refused in February. Both The Druim Bà and the Moy Wind Farm ideas have been scaled back following Public Consultation. German Windkraft Nord (WKN) are Scoping a 30 turbine 90MW project at Sallachy west of Loch Shin.





Highland Wind Farm Activity - February 2011		The Highland Council Comhairle na Gàidhealtachd			
Aithisg Tuath Gaoithe - An Gearran 2011					
REF	LOCATION	DEVELOPER	STATUS		
			TOTAL TURBINES	MW CAPACITY	
1	Novas, Soarros, CSER	RWE upower Renewables	34	17	Completed
2	Novas, By Thross, CSER	Renewable Energy Systems (RES)	2	2	
3	Novas Phase 3, CSER	Renewable Energy Systems (RES)	4	5	
4	Southport, Housay, Dursoch, CSER	Anthony Hall	15	12.75	
5	Ferr, Tomadh, INBS	RWE upower Renewables	40	40	
6	Bairn Tharadha, St of Doroch Fhà, CSER	Scottish Power (SP)	17	30.75	
7	Caiseaym, CSER	RWE upower Renewables	21	48	
8	Millemum, South of Glen Morean, INBS	Renewable Development Co (RDC)	16	40	
9	Barr Aird, Curvegan, RSL	Renewable Development Co (RDC)	10	23	
10	Barr Aird Extension, RSL	Renewable Development Co (RDC)	2	4.6	
11	Kilbride, South Bona, CSER	Renewable Development Co (RDC)	18	47.5	
12	Millemum Extension (A), INBS	Millemum Wind Energy Ltd	4	10	
13	Millemum Extension (B), INBS	Millemum Wind Energy Ltd	5	15	
14	Bairn Iain Oighean, CSER	Rocky/Sas and Millemum Renewables Ltd	2	4.6	
15	Edinbane, RSL	Vattenfall	14	31.5	
16	Furibun, Marybank, RSL	Scottish & Southern Energy (SSE)	25	35	
17	Flea Hill, Beataie, CSER	Donald Miller	5	2.3	
18	Adairn, Wick, CSER	James and Ronald Irwin	5	5	
19	Ashery, Lurg, CSER	Scottish & Southern Energy (SSE)	19	36	
20	Lurg, S...	Lurg Windfarm Ltd	5	6.9	
21	Lochmurchad, Garva, RC	ICZN Ltd	17	51	
22	Melness, SU	Melness Cables Estate Ltd	5	2.55	
23	Grindobush, Broca, SU	Scottish & Southern Energy (SSE)	65	71.75	
24	Kilgarr, Easraon, Strath Broca, SU	West Coast Energy	5	20	
25	Rosehall, SU	E.ON UK Renewables Ltd	19	24.7	
26	Novas, Salween, RC	RWE upower Renewables	18	38.8	
27	Bairn Hill, Westera, CA	Bairn Wind Farm Ltd	21	50.5	
28	Caiseaym Extension, CA	RWE upower Renewables	5	7	
29	Strapoe, Hysker, CA	RWE upower Renewables	12	36	
30	Wahagar, CSER	Donny Miller (Whisper Renewables)	5	10	
31	Canella, CSER	E.ON UK Renewables Ltd	25	50	
32	Glenstrath & Strathglass Wind Energy Project, INBS	Community Energy Ltd and Scottish Ltd	5	10	
33	Dunroscaye, Strathmore, INBS	Renewable Energy Systems (RES)	35	98	
34	Spald Hill, Soddal, CA	Spald Hill Wind Farm Ltd	30	77.5	
35	Novas Wind Farm Extension (Phase II), CSER	Renewable Energy Systems (RES)	5	6.9	
36	Stathly Sluab, Stathly, SU	Scottish & Southern Energy (SSE)	77	177	
37	Corriegarr, Bothack, IN	North Bona Windpower	30	40	
38	Burn of Wick, East Chel, CA	RWE upower Renewables	9	27	
39	Dursoch, CA	West Coast Energy	23	65	
40	Bethyil, S...	North Bona Windpower	2	5	
41	Hgg, RC	Fair Renewable Ltd	5	10	
42	Blaenent, Lurg, CSER	Blaenent Wind Ltd	27	81	
43	Holroyd, CA	Scottish Power	15	41.4	
44	Corranbar, Garva, RSL	E.ON UK Renewables Ltd	16	47.5	
45	Gleann, Tomadh, IN	Garva Energy UK Ltd	31	65	
46	Diam Fada, Lathol, LD	North Bona Windpower	4	10	
47	Stathly North, Stathly, SU	Scottish & Southern Energy (SSE)	25	75	
48	Upper Emsay Wind Cluster, CSER	Calvinas Power	4	3.2	
49	Gulbass, Hgg, CSER	K-Mechanics	1	0.3	
50	Cairn Duin, Farness, NA	RED	24	32	
51	Ardara, Nairn, SU	SSE Renewable	15	30	
52	Chagan, Davock, IN	West Coast Energy	5	7.5	
53	All Duine, BE	RWE upower Renewables		50	
54	Dunpess, SU	Community Development Group Ltd	2	0.33	
55	Rumster, CA	Rumster Community Wind Energy Project	5	8	
56	Nairnham Mains, CA	Im Stocker	2	4.6	
57	Abrachan, IN	Abrachan Forest Trust	1	1.5	
58	Adygou, Ardloch, NA	Wind Hydrogen Ltd	5	6.5	
59	Nairn, SU	Fourain Power	5	10	
60	Westerdale, CA	Scottish Power	50-60	130	
61	Chackag, SU	Wind Hydrogen Ltd	7	14	
62	Auchmore, Muir M. Dist, IN	North Bona Windpower	5-7	13-21	
63	Bairnham, Uisgeag, INBS & RSL	Redjeant	36	50+	
64	Glen Uisge, SU	Community Wind Farm Alliance	21	49	
65	Milag, LD	North Bona Windpower	27	78	
66	Cairn na Croise, Strath Ruardele, RC	Rocky/Sas	15	20.9	
67	Dreik, Chigwall, RC	Rocky/Sas	2	4.6	
68	Dun Bn, Drummedoch, INBS	Drum Bn Sustainable Energy	25	65	
69	Strath Fozay, SU	Chackag & Kelly	21	54	
70	Glenmore, Bona Bridge, CSER	Wind Energy (Glenmore)	40	120	
71	Lochmurchad Extension, Garva, RSL	ICZN Ltd	13	20.9	
72	Moy Wind Farm, INBS	Carbon-Fine Developments	20	50	
73	Dalness, Lurg, CSER	SSE Renewable		50+	
74	Kylasay, Tomadh, INBS	RWE upower Renewables	19	38-87	
75	Doroch, INBS	West Coast Energy	10	35	
76	Wahagar Phase II, CSER	Vattenfall Renewables	6-9	12-27	
77	Cogin Moss Wind Duine, Beataie, CSER	Madden Energy	7	15	
78	Black Loch Wind Farm, Evandale, CSER & RSL	Fair Renewable Pro / Carbon Energy		~50	
79	Salsburgh Wind Farm, Lurg, CSER	WKN Windkraft Nord AG (WKN)	up to 30	90	
80	Bairn & Chel, Mythen, CSER	RWE upower Renewables	up to 20	up to 50	
81	Canella Forest, CSER	Simon Hutchin	16-20		

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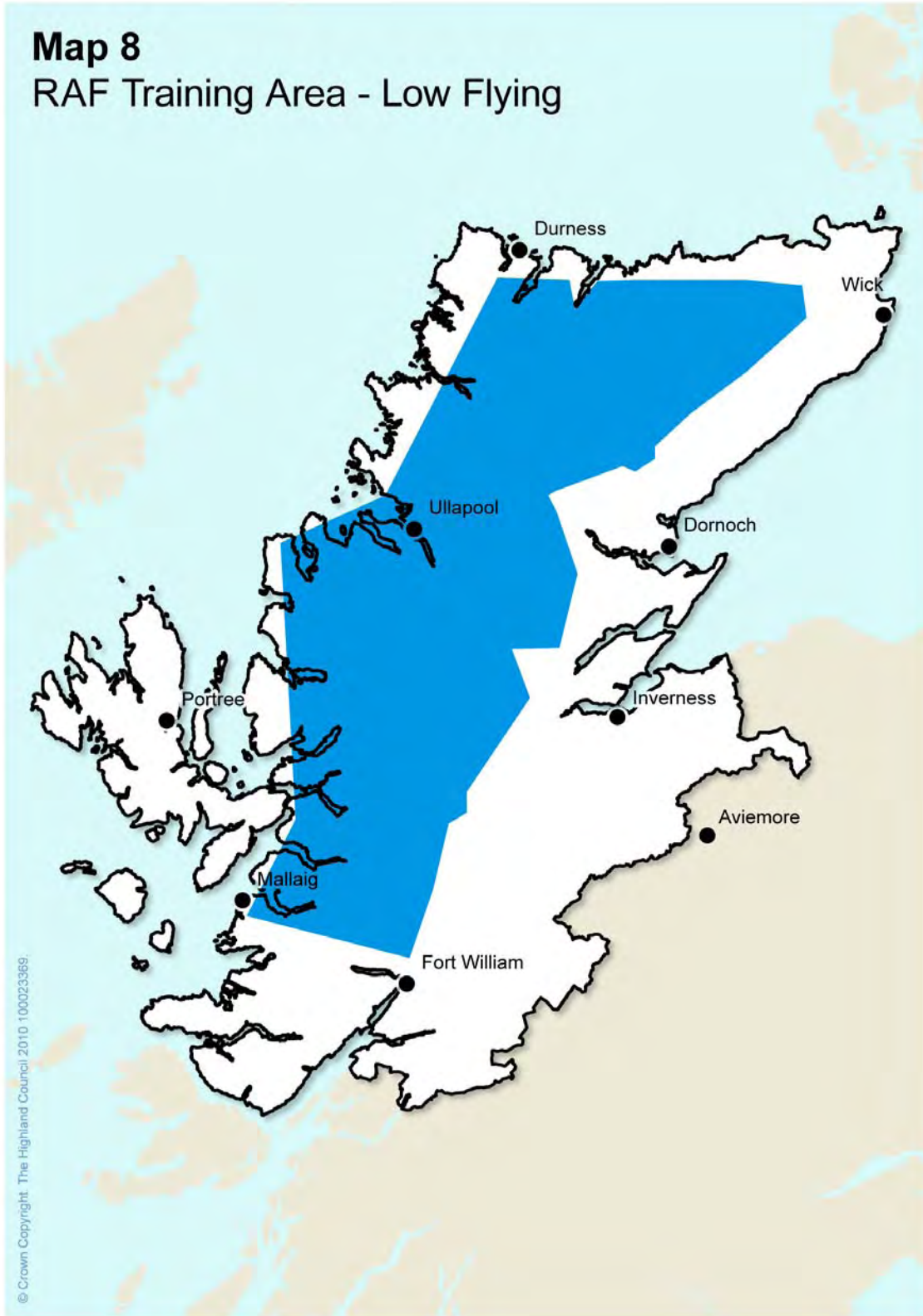
Draft Supplementary Guidance: Onshore Wind Energy, April 2011, The Highland Council  
 Dreachd Iùl Leasachail: Lùth Gaoithe Air-tìr, An Giblean 2011, Comhairle na Gàidhealtachd

REF	LOCATION	DEVELOPER	No. of TURBINES	MW CAPACITY	STATUS
62	Tom nan Clach, Tomatin, INBS	Infinergy	17	59.1	On Appeal
63	Broombank, Auldearn, INBS	J Scott	-1	-1	Refused
64	Ogirmore, CSER	L Aikhenhead	-2	-5	
65	Invercaasley, Laig, CSER	Airtricity Devts UK Ltd	25	-50	
66	West Garty, Helmsdale, CSER	Moon UK Ltd	-16	-12	
67	Gartymore, Helmsdale, CSER	RES	-14	-11	
68	Criskag, Loth, Helmsdale, CSER	Border Wind Ltd	-8	-5	
69	South Shebster, CSER	Mr & Mrs C W Sutherland	0	-10	
70	Bonowston, Dounreay, CSER	Scottish Power	-10	-17	
71	Duman Mains, Duman, CSER	SSE Renewables	-13	-19.5	
72	Hill of Lezary, Westfield, CSER	Scotrenewables plc	-3	-8	
73	Hill of Lezary, Westfield, CSER	Scotrenewables plc	-2	-4	
W1	Scolary, CA	British Energy	48	120	Withdrawn
W2	Strath Broca (West), SU	RDC	23	46	
W3	Fons Extension (W), CA	Fivesone Ltd	2	2	
W4	Cullisea, RC	Wind Prospect Ltd	6	5	
W5	Carbunmore, SU	Renewable Energy Systems (RES)	33	49.5	
W6	Farmhead Hill, Durness, SU	Mr Elliot	3	6	
W7	Bower Quarry, CA	J Gunn	1	1	

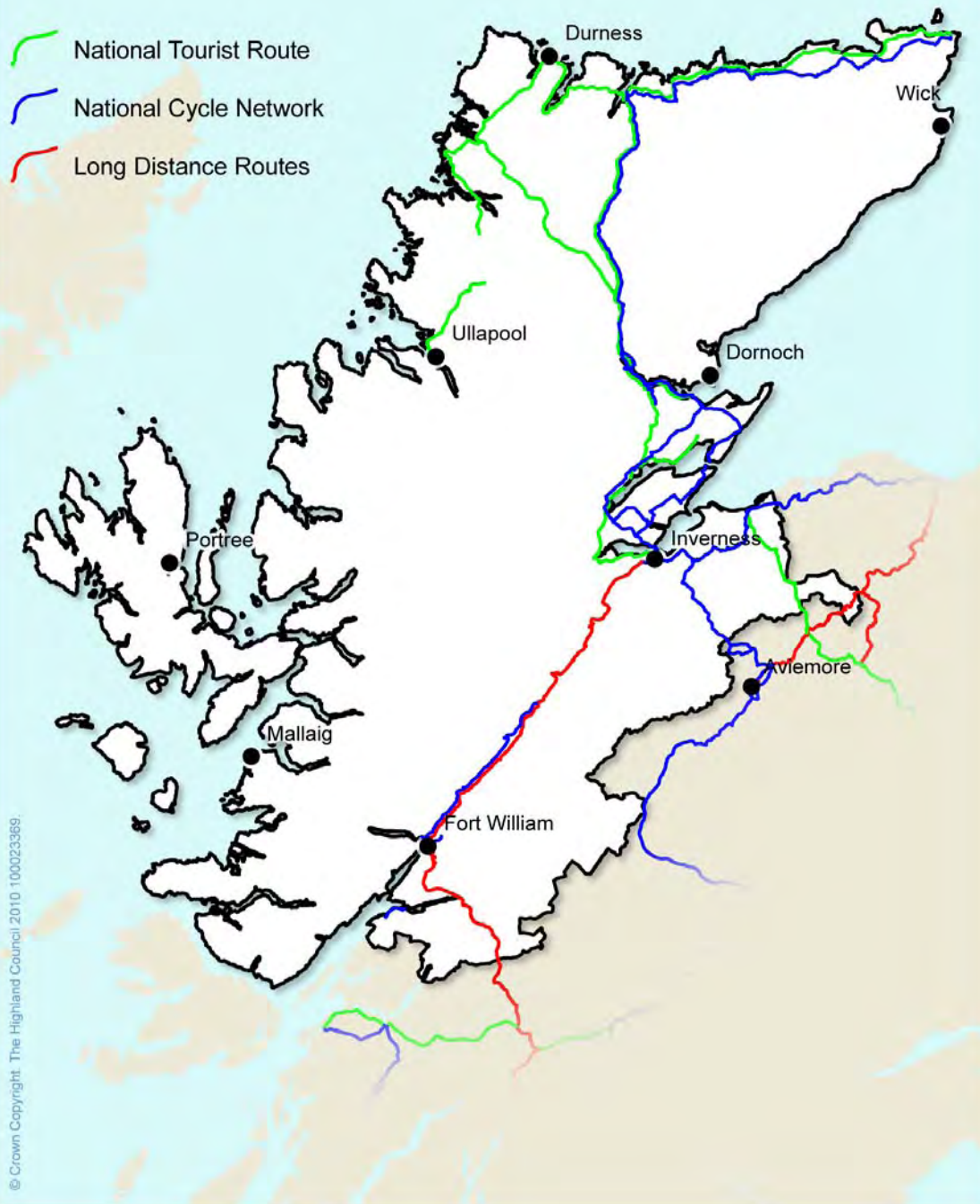
Errors and Omissions Excepted



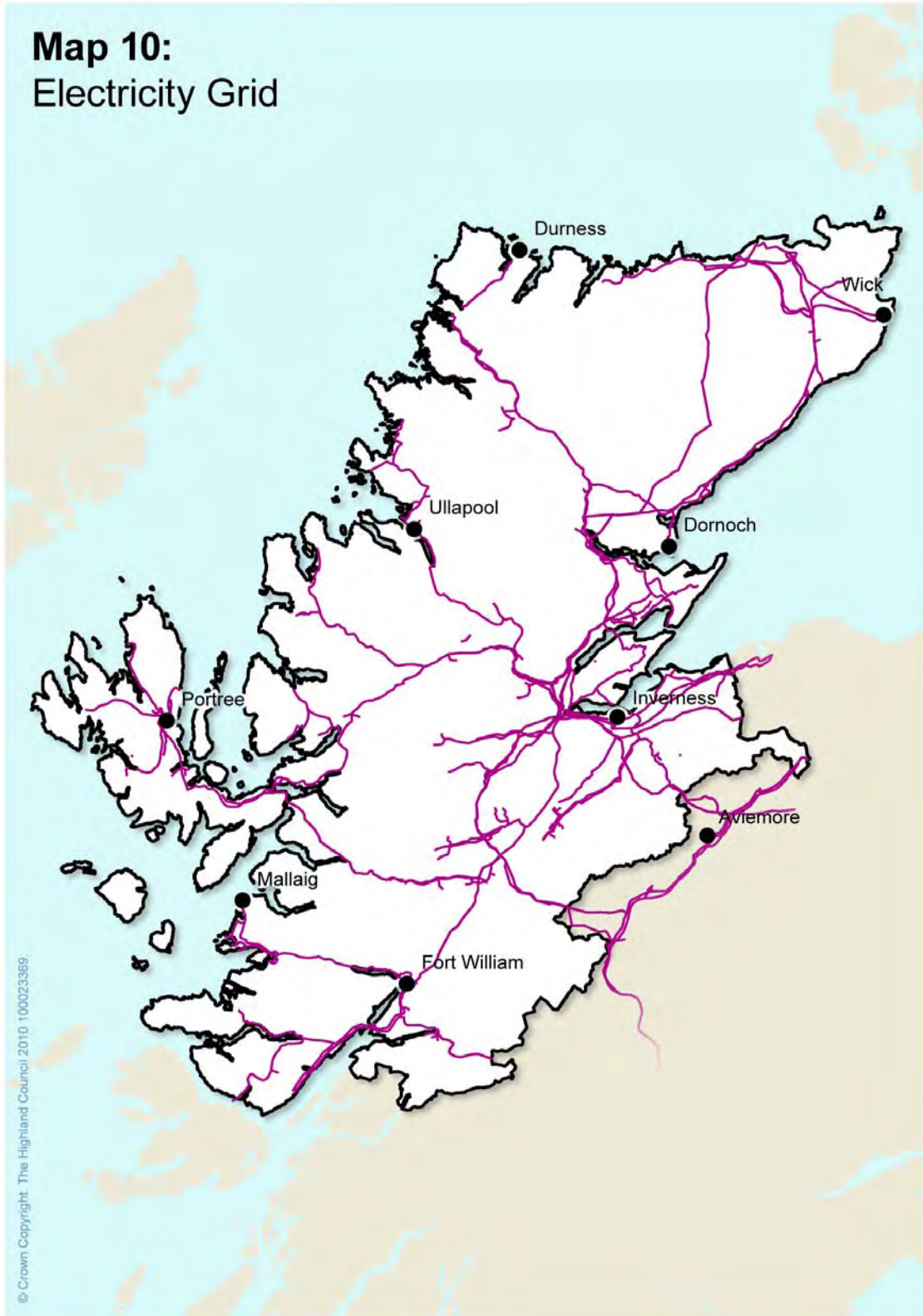
## Map 8 RAF Training Area - Low Flying



## Map 9: Tourist and Recreation Routes



## Map 10: Electricity Grid



**ANY OTHER COMMENTS  
(on any part of the document)?**

