

EAST RENFREWSHIRE COUNCIL23 March 2016Report by Director of EnvironmentLOCAL DEVELOPMENT PLAN (SUPPLEMENTARY PLANNING GUIDANCE)**PURPOSE OF REPORT**

1. The purpose of this report is to ask the Council to approve the Renewable Energy Supplementary Planning Guidance and complementary Strategic Environmental Assessment (SEA) Environmental Report for publication and consultation.

**RECOMMENDATIONS**

2. It is recommended that the Council:
- (a) Approves the Renewable Energy Supplementary Planning Guidance and SEA Environmental Report for formal publication and consultation
  - (b) Delegates to the Director of Environment to approve any minor inconsequential changes to the guidance prior to their publication for consultation

**BACKGROUND AND REPORT**

3. Section 22 of the Planning etc. (Scotland) Act 2006 makes provision for the preparation of Supplementary Planning Guidance (SPG) in connection with a Local Development Plan (LDP). Supplementary Planning Guidance can be prepared and adopted alongside the Local Development Plan or subsequently. When adopted, it forms a statutory part of the Local Development Plan.

4. The purpose of Supplementary Planning Guidance is to provide detailed guidance on Local Development Plan Policies and Proposals. Supplementary Planning Guidance sits apart from the Local Development Plan (LDP) and is an important tool in the Development Management process.

5. A previous version of the Renewable Energy SPG was reported to the Council in June 2015 seeking approval to go out to consultation. The Renewable Energy policy had been assessed through the SEA process that accompanied the LDP and it was considered that the SPG could proceed on this basis. However, after further detailed consideration and prior to consultation and on the advice of Scottish Natural Heritage, it was considered prudent to check the process carried out by other Local Authorities regarding their own Renewable Energy SPG's. During this process, it was identified that the revised SPG would benefit from a separate SEA given recent changes to Scottish Planning Policy. A decision was therefore taken to move directly to the scoping stage of the SEA process.

6. A thorough assessment of the potential environmental impacts of the proposals contained within the guidance has now been undertaken and has influenced the content of the final version of the SPG.

7. A Scoping Report was submitted to the Consultation Authorities in November 2015 and the three consultees (Scottish Natural Heritage, Historic Scotland and Scottish Environmental Protection Agency) agreed that a 6 week consultation period was acceptable.

8. The SPG and SEA Environmental Report are now being presented to Council to allow this consultation period to commence as soon as practicable.

9. Following the adoption of the Renewable Energy SPG, East Renfrewshire Council will issue a post adoption statement for the Strategic Environmental Assessment, as required by the legislation.

10. Paragraphs 11 to 16 below provide details of the proposed SPG and SEA Environmental Report, with both documents contained within the appendices to this report.

#### Renewable Energy Supplementary Planning Guidance (Appendix1)

11. Renewable Energy Supplementary Planning Guidance was prepared alongside the Proposed Local Development Plan and assessed through the Local Development Plan Examination process. The Reporter recommended Policy E1 be Modified and the supporting Supplementary Planning Guidance be reviewed to accord with the requirements of Scottish Planning Policy (2014). Scottish Planning Policy (2014), which replaced the 2010 document, was published when the Local Development Plan was at Examination and introduced revised criteria for preparing Spatial Frameworks for identifying areas likely to be most appropriate for onshore wind-farms. The Reporter concluded that the current Supplementary Planning Guidance was therefore no longer in accordance with current guidance and required to be reviewed.

12. To reflect the Reporters findings officers have prepared a revised Supplementary Planning Guidance which contains the Spatial Framework as required by Scottish Planning Policy. This review also provided the opportunity to take on board the outcomes from further technical studies including the Glasgow and Clyde Valley Landscape Capacity Study (2014).

13. The SPG develops wind energy guidance for East Renfrewshire and identifies Areas of Greatest Potential for large scale wind farm development (in excess of 20MW). Details are also provided on other forms of renewable energy including commercial scale solar farms and biogas, and domestic scale microgeneration.

#### SEA Environment Report - Renewable Energy SPG (Appendix 2)

14. This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005.

15. The purpose of this SEA Environmental Report is to provide information on the Renewable Energy SPG and its SEA process; identify, describe and evaluate the likely significant effects of the plan and reasonable alternatives; provide an early and effective opportunity for the Consultation Authorities (Scottish Natural Heritage, Historic Scotland and Scottish Environmental Protection Agency) and the public to offer views on any aspect of this Environmental Report.

16. The SEA Environmental Report is the key consultation document in the Strategic Environmental Assessment process. There is a specific obligation upon the Council as Responsible Authority to take account of the views expressed by the Consultation Authorities and any other respondents to the Environmental Report.

## **FINANCE AND EFFICIENCY**

17. There are no finance or efficiency matters arising from this report.

## **CONSULTATION**

18. The Planning etc. (Scotland) Act 2006 sets out specific requirements in relation to publicity and consultation of Supplementary Planning Guidance. It is intended that the Supplementary Planning Guidance and SEA Environmental Report will be issued for a 6 week consultation commencing in March 2016.

19. The SPG document has been subject to consultation with relevant Council Departments.

## **PARTNERSHIP WORKING**

20. As described within this report, the SPG preparation is and will continue to be the subject of ongoing consultation with a wide range of stakeholders.

## **IMPLICATIONS OF THE PROPOSALS**

21. There are no other new staffing, property, IT, sustainability or equalities issues at this point in time.

## **CONCLUSIONS**

22. Supplementary Planning Guidance forms an important and statutory part of the Local Development Plan and provides an opportunity for the Council to provide detailed guidance on key matters that shape and influence the growth and change of East Renfrewshire up to 2025 and beyond.

23. The Renewable Energy SPG provides detailed guidance and a spatial framework for considering proposals for Renewable Energy schemes. The SEA Environmental Report has informed the details of the SPG and is a key part of the adoption process.

## **RECOMMENDATIONS**

24. It is recommended that the Council:

- a) Approves the Renewable Energy Supplementary Planning Guidance and SEA Environmental Report for formal publication and consultation
- b) Delegates to the Director of Environment to approve any minor inconsequential changes to the guidance prior to their publication for consultation

Director of Environment

Further information can be obtained from: Iain MacLean, Head of Environment on 0141 577 3720 or [iain.macleam@eastrenfrewshire.gov.uk](mailto:iain.macleam@eastrenfrewshire.gov.uk)  
March 2016

**KEY WORDS:** A report seeking approval of the Supplementary Planning Guidance. Planning, Brief, Renewable, Energy, Supplementary, Planning, Guidance, Strategic, Environmental, Assessment, Report.

# Proposed Supplementary Planning Guidance

## Renewable Energy

February 2016



**Director of Environment  
Andrew J Cahill B.Sc. (Hons.)**

Planning Contact Number: 0141 577 3001  
Email: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)

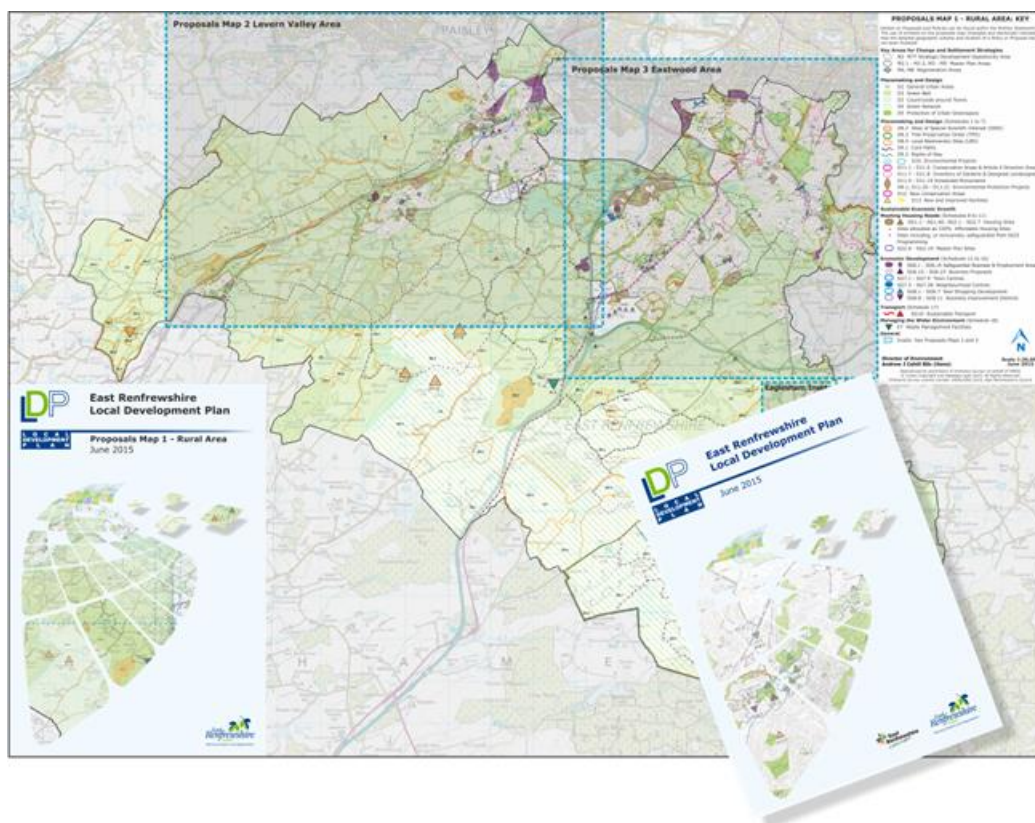
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## 1. FOREWORD

### 1.1. Introduction

- 1.1.1. This Supplementary Planning Guidance (SPG) has been prepared under Section 22 of the Planning etc. Scotland Act 2006. It will be a material consideration in the determination of planning applications until such time as it is adopted when it will form part of the Adopted Local Development Plan. It sets out policies and other advice to assist in positively planning for renewable energy.
- 1.1.2. [Part 1](#) of the SPG provides details of the current renewable energy policy context, in particular, focusing on Scottish Government targets and the Spatial Framework for Onshore Wind outlined in Scottish Planning Policy (2014).
- 1.1.3. [Part 2](#) identifies the specific wind energy context for East Renfrewshire, utilising data collected in the East Renfrewshire Wind Energy Study (2012) and Landscape Capacity Study (2014). This data is used to provide advice to developers and Development Management officers regarding the “Areas of Greatest Potential” for wind energy developments over 20MW.
- 1.1.4. [Part 3](#) focuses on established and emerging technologies that can be used at either the commercial or domestic scale and highlights the need for a mix of renewable energy resources to help combat climate change.



## PART 1

### 2. RENEWABLE ENERGY POLICY CONTEXT AND SPATIAL FRAMEWORK FOR ONSHORE WIND

#### 2.1. Scottish Government Targets

- 2.1.1. The Scottish Government's commitment to energy reduction, and developing the renewables agenda as a major component of its policy, is established in the Climate Change (Scotland) Act 2009.
- 2.1.2. The Act created a statutory framework for a reduction in greenhouse gas emissions in Scotland by setting an interim 42% reduction target for 2020 and an 80% reduction target for 2050.
- 2.1.3. To help meet the greenhouse gas reduction targets, The Scottish Government's "2020 Routemap for Renewable Energy in Scotland", published in 2011, set ambitious targets to meet the equivalent of 100% of Scotland's demand for electricity from renewable energy by 2020.
- 2.1.4. The commitment to securing the transition to a resource efficient and low carbon economy is one of four priorities laid out in Scotland's Economic Strategy (2015). The Scottish Government sees this transition as being vital to maximising Scotland's sustainable growth, and therefore securing jobs and investment, as well as supporting the achievement of climate change targets.
- 2.1.5. In March 2015, the independent Committee on Climate Change published the 2015 Progress Report "Reducing emissions in Scotland". The document provides some of the most up to date indicators of progress towards meeting climate change targets and states that in 2013, "Scotland's generation from renewables was equivalent to 44% of Scotland's gross electricity consumption". This was an increase from 40% in 2012 and means the 2015 interim target of 50% is likely to be met.
- 2.1.6. Despite the positive indicators, further progress towards the 100% target in 2020 has to be supported by policy and guidance at the national, regional and local levels.



## 2.2. Scottish Planning Policy (2014)

2.2.1. Scottish Planning Policy (2014) states that development plans should seek to ensure an area's full potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations.

2.2.2. The planning system should:

- support the transformational change to a low carbon economy, consistent with national objectives and targets<sup>[63]</sup>, including deriving:
  - 30% of overall energy demand from renewable sources by 2020;
  - 11% of heat demand from renewable sources by 2020; and
  - the equivalent of 100% of electricity demand from renewable sources by 2020;
- support the development of a diverse range of electricity generation from renewable energy technologies - including the expansion of renewable energy generation capacity - and the development of heat networks;
- guide development to appropriate locations and advise on the issues that will be taken into account when specific proposals are being assessed;
- help to reduce emissions and energy use in new buildings and from new infrastructure by enabling development at appropriate locations that contributes to:
  - Energy efficiency;
  - Heat recovery;
  - Efficient energy supply and storage;
  - Electricity and heat from renewable sources; and
  - Electricity and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

2.2.3. Local Development Plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area. They should set out the factors to be taken into account in considering proposals for energy developments. These will depend on the scale of the proposal and its relationship to the surrounding area and are likely to include the considerations set out at paragraph 169 of SPP (2014). (See page 18 of this SPG for the full set of considerations).

## 2.3. Local Development Plan Policy

- 2.3.1. The Adopted Local Development Plan contains policy E1: Renewable Energy that is informed by Scottish Planning Policy (2014) and places an emphasis on the assessment of applications through the considerations set out at paragraph 169 of the SPP. The need to set out the Spatial Framework for Onshore Wind is a key element of the document.

### Policy E1: Renewable Energy

The council will support renewable energy infrastructure developments, including micro-renewable energy technologies on individual properties, wind turbine developments, hydro electric, biomass and energy from waste technologies in appropriate locations. The assessment of applications for such developments will be based on the principles set out in Scottish Planning Policy (2014), in particular, the considerations set out at paragraph 169 and additionally, for onshore wind developments, the terms of Table 1: Spatial Frameworks. Where appropriate, the applicant will be required to submit satisfactory mitigation measures to alleviate any adverse environmental impacts.

The council will prepare statutory supplementary guidance which accords with the Scottish Planning Policy (2014), and which contains the full spatial framework for onshore wind energy, sets policy considerations against which all proposals for renewable energy infrastructure developments will be assessed, and provides further detailed information and guidance on renewable energy technologies”;



## 2.4. Spatial Framework for Onshore Wind

2.4.1. As detailed below, Scottish Planning Policy (2014) requires planning authorities to set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms. The development plan should also indicate the minimum scale of onshore wind development that the spatial framework applies to.

2.4.2. In East Renfrewshire, and for the purposes of clarity when considering the spatial framework, a wind farm is considered to be any wind energy development containing a minimum of 2 turbines of any height.

*“Planning authorities should set out in the development plan a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities.”*

*Scottish Planning Policy (2014)*

2.4.3. Scottish Planning Policy (2014) identifies three groupings of areas within Table 1: Spatial Frameworks to provide a clear and consistent national approach to developers and planning officers regarding the location of wind farms.

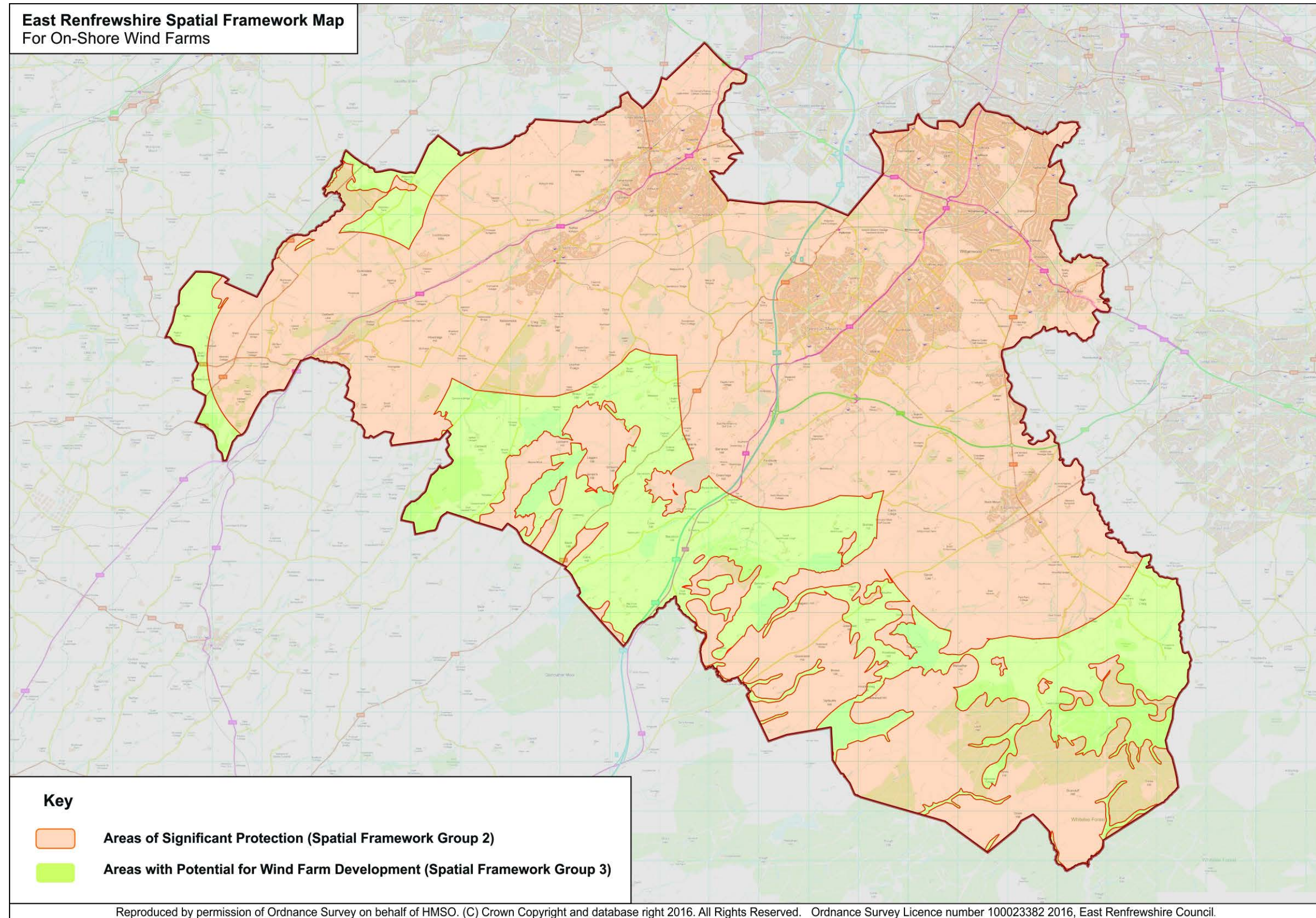
2.4.4. The three groupings are:

<p><b>Group 1: Areas where wind farms will not be acceptable:</b> National Parks and National Scenic Areas</p>		
<p><b>Group 2: Areas of significant protection:</b> Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.</p>		
<p><b>National and International designations:</b></p> <ul style="list-style-type: none"> <li>• Works Heritage Sites;</li> <li>• Natura 2000 and Ramsar sites;</li> <li>• Sites of Special Scientific Interest;</li> <li>• National Nature Reserves;</li> <li>• Sites identified in the Inventory of Gardens and Designed Landscapes;</li> <li>• Sites identified in the Inventory of Historic Battlefields.</li> </ul>	<p><b>Other nationally important mapped environmental interests:</b></p> <ul style="list-style-type: none"> <li>• Areas of wild land as shown on the 2014 SNH map of wild land areas;</li> <li>• Carbon rich soils, deep peat and priority peatland habitat.</li> </ul>	<p><b>Community separation for consideration of visual impact:</b> An area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.</p>
<p><b>Group 3: Areas with potential for wind farm development</b> Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.</p>		

- 2.4.5. In East Renfrewshire, there are no Group 1 areas (where wind farms would not be acceptable). There is a large Group 2 area (where significant protection would be required) which includes two Sites of Special Scientific Interest (SSSI) (Brother Loch and Little Loch), and two sites in the Inventory of Gardens and Designed Landscapes (Greenbank House, Clarkston, and Rouken Glen Park, Giffnock). Beyond the Group 2 area, the remaining part of East Renfrewshire is Group 3 (with potential for wind farm development).
- 2.4.6. Scottish Planning Policy (2014) states in Group 2 of the Spatial Framework that community separation for consideration of visual impact should be provided in:
- “an area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.”*
- 2.4.7. In accordance with Group 2 of the SPP (2014), the East Renfrewshire spatial framework applies a 2 kilometre buffer to settlements affording significant protection from wind farm development.
- 2.4.8. It should be noted that the development plans process is complemented by the development management process and therefore, consideration of the local context is contained within Part 2 of the SPG.



Figure 1: Spatial Framework Map





## PART 2:

### 3. WIND ENERGY GUIDANCE FOR GROUP 2 AND GROUP 3 AREAS

#### 3.1. Introduction

- 3.1.1. The Spatial Framework map contained in Part 1 is an important tool to set the context for wind energy developments across Scotland and provides a clear indication of the local areas requiring protection according to the criteria in Table 1. It is evident that East Renfrewshire contains both Group 2 and Group 3 areas and in order to provide further project level information for these areas, Part 2 of this SPG will focus on specific wind energy guidance and studies that detail a wider range of environmental considerations.
- 3.1.2. East Renfrewshire already contains wind farms that have been erected within both Group 2 and Group 3 areas. SPP (2014) indicates that wind farms in Group 2 areas may still be appropriate in some circumstances, however, it will need to be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.
- 3.1.3. The Group 3 area is recognised by SPP (2014) as having potential for wind farms and that new developments are likely to be acceptable, subject to detailed consideration against identified policy criteria.
- 3.1.4. Part 2 of the SPG will identify the scope for future development within East Renfrewshire and provide guidance for developers and decision makers to understand the opportunities and limitations throughout the Group 2 and Group 3 areas.



## 3.2. Wind Energy Guidance

### National

- 3.2.1. Scottish Planning Policy (2014) <sup>1</sup> confirms that there are detailed considerations including cumulative impact, natural heritage, landscape and visual impacts and impacts on communities and individual dwellings that development management should consider in deciding applications for wind farm developments and guidance in the form of this SPG can provide clarity regarding the Council's vision for wind energy in the area.
- 3.2.2. The impact of wind turbines can vary greatly depending on the location of the proposed development in relation to the landscape character, settlements and residential properties and indeed the scale of the turbines themselves.
- 3.2.3. The Scottish Government document Onshore Wind Turbines (December 2013) <sup>2</sup> confirms that in the first instance the advice of Scottish Natural Heritage in its capacity as the national agency and statutory advisor on landscape matters should be followed in respect of impact on landscape character appraisal and visual impact analysis.
- 3.2.4. The guidance confirms that wind turbines and wind farms can by their very nature impact on the landscape. The impact will also be dependent on the character of the landscape and its ability to absorb the development. This ability will depend on the features of the landscape itself, for example landform, ridges, hills etc. Different layouts and scale of turbines will be more or less suited to particular landscape types.
- 3.2.5. Scottish Natural Heritage provides further guidance on wind turbine design and layout through its publication Siting and Designing Wind Farms in the Landscape (May 2014) <sup>3</sup>

### Regional

- 3.2.6. Scottish Planning Policy (2014) is encompassed in Policy E1 'Renewable Energy' of the Local Development Plan and will be reflected in **Clydeplan's Strategic Development Plan 2**.
- 3.2.7. The current **Strategic Development Plan (May 2012)**<sup>4</sup> supports renewable energy and sets out a spatial framework against which applications for wind farm development in excess of 20 megawatts can be assessed. It identifies in Diagram 16 - Wind Energy Broad Areas of Search and includes Strategy Support Measure 9 - Natural Resources Planning. It states that having identified the broad areas of search, it will be for the Local Development Plans to take forward the refinement of this area to establish their long term potential.

<sup>1</sup> [www.gov.scot/Topics/Built-Environment/planning/Policy](http://www.gov.scot/Topics/Built-Environment/planning/Policy)

<sup>2</sup> [www.gov.scot/Resource/0044/00440315.pdf](http://www.gov.scot/Resource/0044/00440315.pdf)

<sup>3</sup> [www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/](http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/)

<sup>4</sup> [www.clydeplan-sdpa.gov.uk/sdp/approved-strategic-development-plan-may-2012](http://www.clydeplan-sdpa.gov.uk/sdp/approved-strategic-development-plan-may-2012)

- 3.2.8. The emphasis on the refinement at the local level has been tailored to provide clear guidance for large scale wind farm development in East Renfrewshire.
- 3.2.9. The data collated through the East Renfrewshire Wind Energy Study (2012) is further supplemented by the **Landscape Capacity Study (2014)** (which can be viewed at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)) carried out at the strategic level and which identifies specific capacity issues for East Renfrewshire and the wider Glasgow and Clyde Valley area.
- 3.2.10. The Landscape Capacity Study focuses on sensitivity and capacity issues (Appendix 1, Table 1) and identifies that residual capacity within East Renfrewshire is limited. Any remaining opportunities for larger scale developments are more likely in the Plateau Moorland (LCT18) in the south east of the council area. However, it is noted that this area already contains Whitelee Wind Farm which has a significant impact on the remaining available capacity.
- 3.2.11. Smaller scale developments may be possible throughout other parts of the East Renfrewshire area, including the Rugged Upland Farmland (LCT6) area, however potential cumulative impacts may limit the extent of these development opportunities.
- 3.2.12. The Landscape Capacity Study (2014) references the Wind Energy Study (2012) and notes that the detail in the earlier document provides a solid basis when considering wind energy developments in East Renfrewshire.

### Local

- 3.2.13. Scottish Planning Policy (2014) states “The spatial framework is complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community, and cumulative impacts”
- 3.2.14. In preparing the Local Development Plan the Council reviewed the broad areas of search taking into account local considerations including environmental designations, capacity, landscape character and impact upon settlements and residential properties.
- 3.2.15. This review was informed by the **East Renfrewshire Wind Energy Study (October 2012)**, prepared by Land Use Consultants for East Renfrewshire Council (available to view at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)).
- 3.2.16. The analysis for the Wind Energy Study was carried out prior to SPP (2014) being published, however the study reflects local considerations including landscape character and cumulative impact and therefore provides a valuable tool to inform developers and the development management process, beyond the parameters of the Spatial Framework identified in Part 1.
- 3.2.17. The 2012 Wind Energy Study reviewed the land use and planning designations, leading to the identification of areas where wind farms might be sited, and those areas where there is less capacity for wind farm development **in excess of 20 megawatts**. Consideration of landscape character, views and cumulative impact was a key part of the project scope.

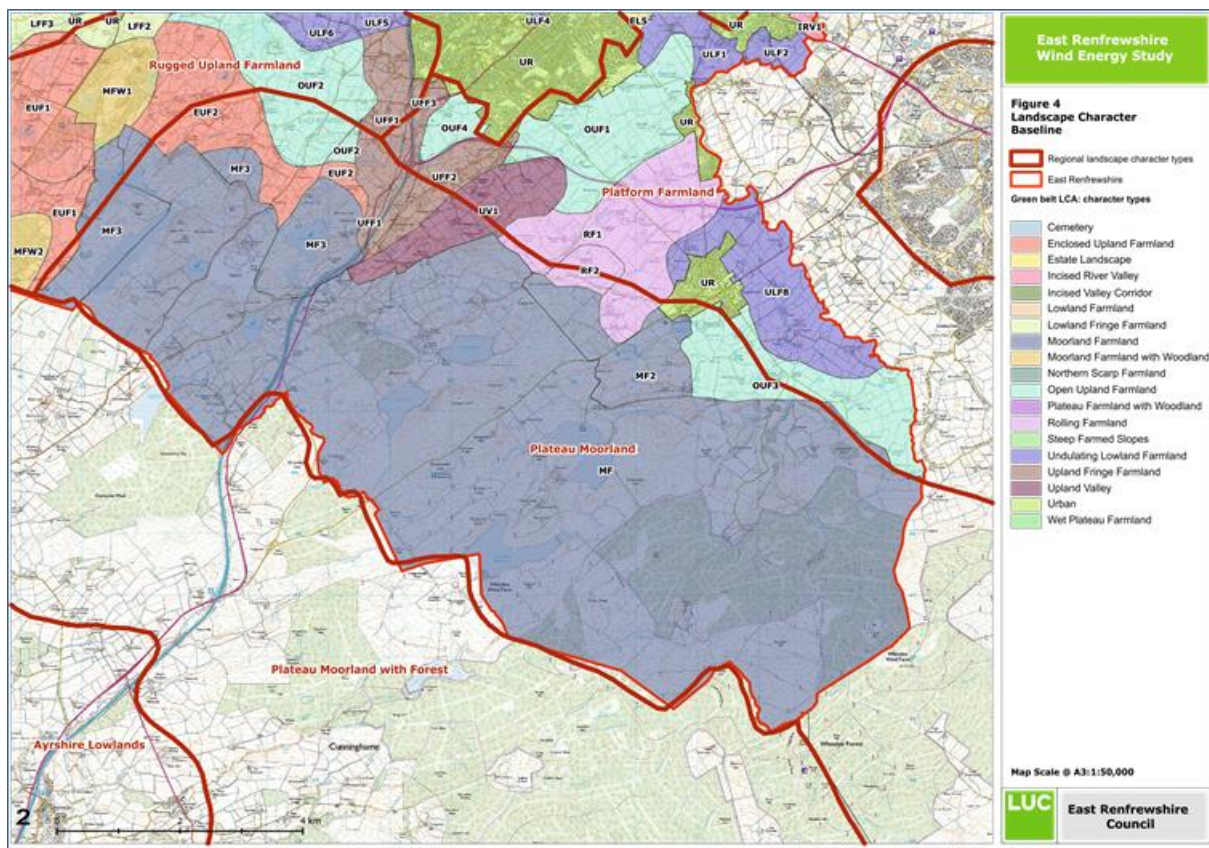


- 3.2.18. The study focused on the broad area of search but considered constraints, local landscape character and views across the East Renfrewshire area, excluding the designated green belt which, due to its proximity to settlements, would be unlikely to be acceptable for wind farm development in excess of 20 megawatts.
- 3.2.19. In order to allow a fuller understanding of cumulative development within the wider landscape, wind farm development within 10 kilometres of the study area boundary was also assessed.
- 3.2.20. The inclusion of this broad area of study allowed a full understanding of the potential impact of development upon settlements, and the wider landscape and environment.
- 3.2.21. Although the Council has identified areas of lower landscape capacity for wind farm development, with reference to cumulative impacts, it has chosen to include the areas of lower capacity under the category of areas of potential constraint. It is accepted that these areas could be affected by new large scale wind farm development. The analysis which has been undertaken also indicates that limited new development in these areas may be acceptable where it can be demonstrated not to significantly affect the underlying landscape character of these areas.
- 3.2.22. The Council will however protect land affected by the following designations from wind farm development with a generating capacity in excess of 20 megawatts:
- 3.2.23. ***International and National Designations*** A number of Sites of Special Scientific Interest (SSSI) are present within the East Renfrewshire area including Brother Loch and Little Loch (NS5052). Large scale wind farm development should be directed away from Sites of Special Scientific Interest and any other international or national designation which may exist in the future.
- 3.2.24. ***Green Belt*** The East Renfrewshire green belt is identified in the Local Development Plan and performs a crucial role in directing planned growth to the right location and protecting and enhancing the quality, character and landscape setting of settlements.
- 3.2.25. The majority of the East Renfrewshire green belt is not considered suitable for wind farm development over 20 megawatts due to its proximity to settlements. It should be noted that this view is informed by work undertaken at the Strategic and Local level and does not seek to restrict developers wishing to pursue wind energy developments that are sensitively designed. Nevertheless, this section of the SPG is intended as a tool to direct development to areas that have the greatest potential for large scale wind energy developments.

### 3.3. Areas of Greatest Potential for Wind Farms over 20MW (Large Scale)

- 3.3.1. The identification of Areas of Greatest Potential also take into account a range of local considerations which are outlined below:
- 3.3.2. **Local Landscape Considerations** A local landscape character assessment has been undertaken to allow a finer grain of characterisation than has been applied at the strategic level.
- 3.3.3. The character of East Renfrewshire is described and classified at a regional scale in the Glasgow and Clyde Valley Landscape Character Assessment (1999). The area is almost entirely classified as plateau moorlands, and forms part of a wider area of this type, referred to as the Western (Ayrshire) Plateau, and stretching from Neilston to the Duneaton Valley in South Ayrshire.
- 3.3.4. The key characteristics of this landscape type are:
- “Distinctive upland character created by the combination of elevation, exposure, smooth plateau landform, moorland vegetation and the predominant lack of modern development;
  - A sense of apparent naturalness and remoteness which contrasts with the farmed and settled lowlands.”
- 3.3.5. Whilst this is relevant, there are also local variations which can be detected. In particular, the “smooth plateau landform” is only apparent to the east, while the landform is more irregular to the west. The area to the south of the Council area is classified as plateau moorland (plateau moorland with forest sub-type) in the Ayrshire Landscape Character Assessment.
- 3.3.6. An assessment of the landscape character of the East Renfrewshire green belt was undertaken in 2005 (Green Belt Landscape Character Assessment, 2005). This study does not examine the area outside the green belt but provides a locally appropriate level of detail for the adjacent areas and has informed this most recent review of the search area (see Figure 2, *Local Landscape Character*).

Figure 2: Landscape Character



3.3.7. The area outside the green belt and some areas extending into it are classified as moorland farmland. Key characteristics are given are detailed in the Landscape Character Assessment as follows:

- *“Knolly, undulating rough moorland extending southwards into more undulating broad plateau, elevated to heights of 200m to 330mm AOD, which gives upland exposed character openness reinforced by lack of dominant tree cover;*
- *Large scale open irregular field pattern on upper slopes enclosing rough grazing and moorland/ heathland pasture;*
- *Predominant land cover is rough pasture with some reedy, wet areas and some flooded areas;*
- *Lack of development with few scattered farms in the landscape;*
- *Field boundaries comprise partially derelict stone walls and replacement fences;*
- *Typically vast open moorland landscape with limited areas of small block of woodland typically associated with cluster of buildings;*
- *Surrounding views are to the elevated moorland.*

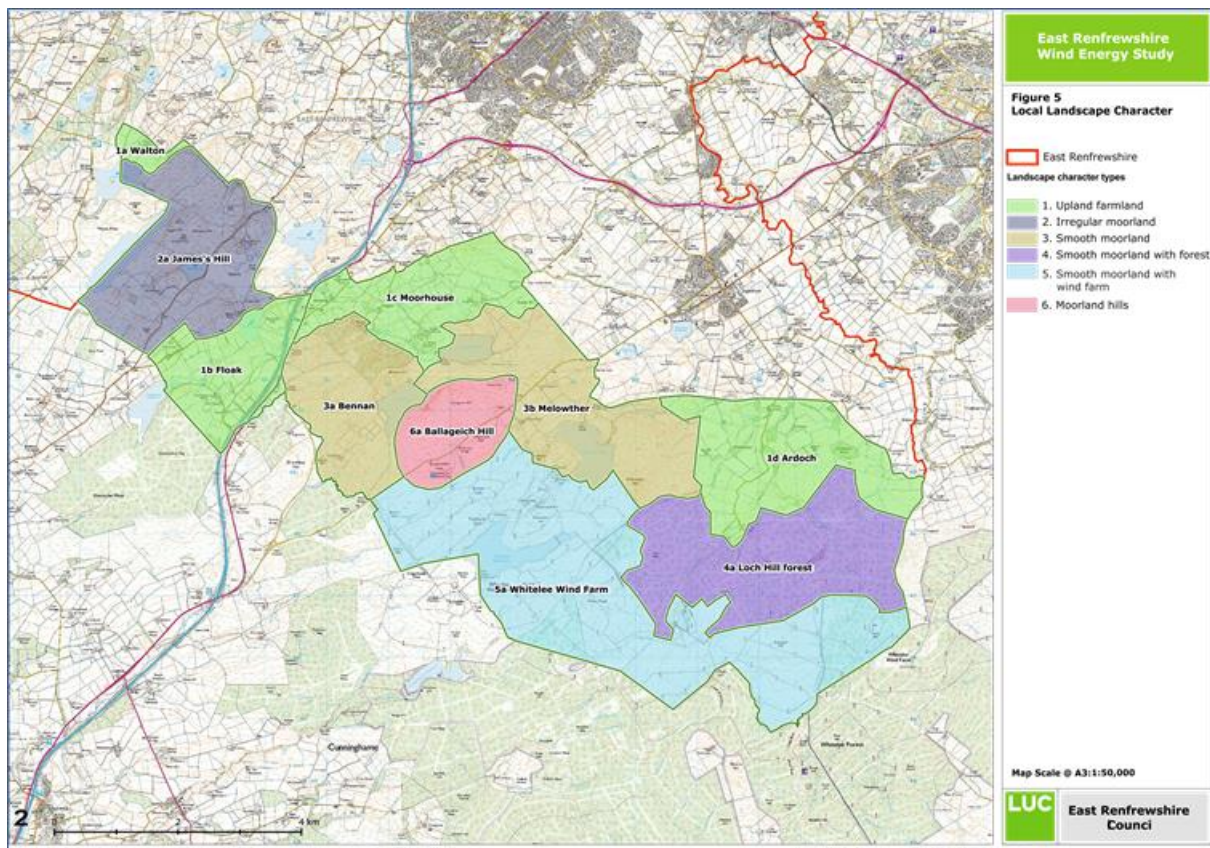


3.3.8. The East Renfrewshire Wind Energy Study takes each landscape character type and assesses it in relation to its sensitivity to change, cumulative development and capacity to accommodate wind farms in excess of 20 megawatts. This has been informed by a range of factors:

- Views for each local character area landscape and visual characteristics have been recorded and provide a basis for assessing landscape sensitivity to wind farm development;
- Cumulative impact has been assessed taking into account the level of development present in, or visible from, each landscape;
- The level of capacity was established for each character area based on an assessment of the local landscape and visual sensitivities combined with a current picture of cumulative development. In this way a general impression of landscape capacity for large scale wind farm development could be gauged.

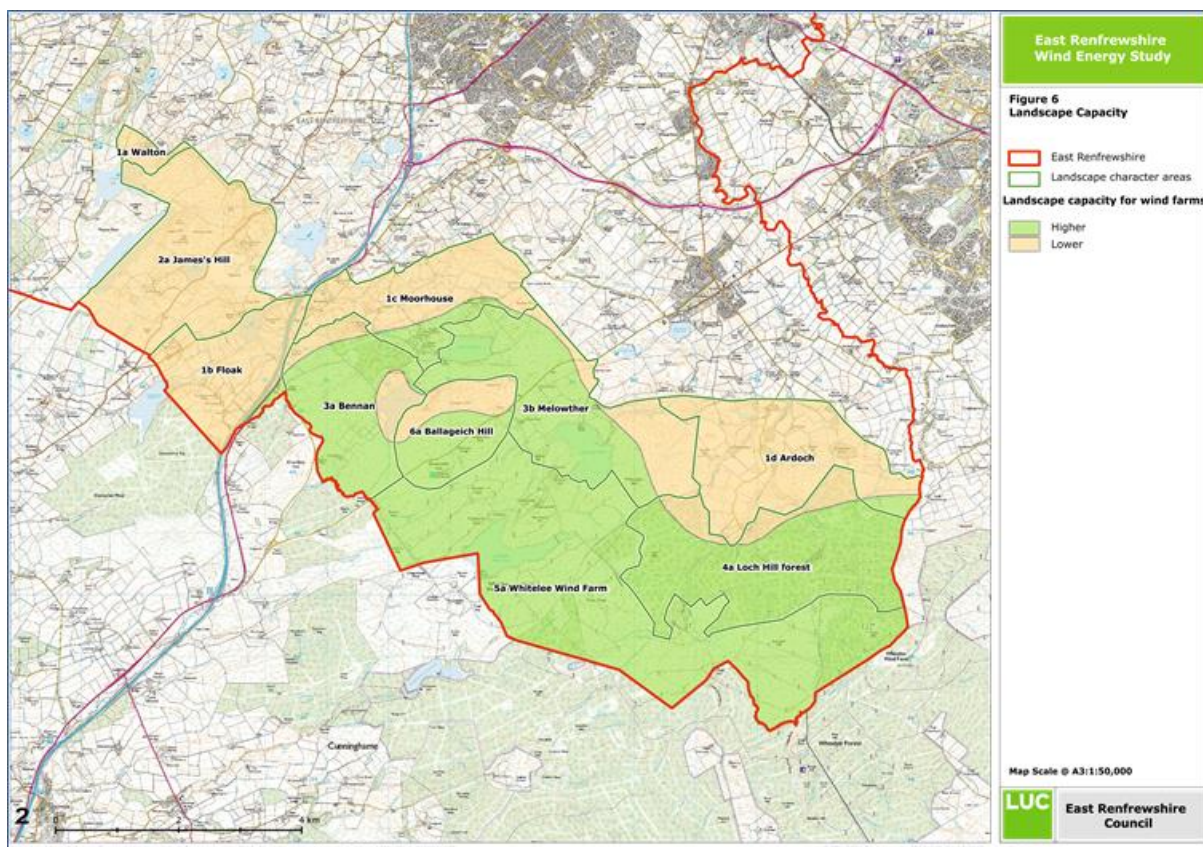
3.3.9. The likely landscape capacity of each character area is summarised in (Appendix 2, Table 2) and should be taken into account in the consideration of proposals for large scale wind farm development. This is illustrated in Figure 2, Local Landscape Character.

Figure 3: Local Landscape Character



- 3.3.10. Using this information a division of the study area into landscapes of relatively 'higher capacity' and 'lower capacity' has been adopted and is shown in Figure 3, Landscape Capacity. The areas which have lower capacity for large scale wind farm development are considered to be potentially constrained. Whilst all proposals will need to demonstrate that landscape and visual amenity are not adversely affected, there will be additional considerations in these areas of lower capacity, including potential for effects on landscape scale, landmarks, key views and cumulative effects.
- 3.3.11. The areas of higher capacity relate to the smooth moorland areas in the south and east of the rural area. The plateau edge along the north of the study area is of lower capacity, as is the more irregular hilly landscape to the west of the M77. The higher northern slope of Ballageich Hill is also considered to be of lower capacity for development.

Figure 4: Landscape Capacity



- 3.3.12. Having identified that there are areas within East Renfrewshire that are less likely to be able to accommodate wind energy developments over 20MW, the Council has sought to identify areas that have the most potential for developments of this scale.
- 3.3.13. This area differs from that shown in the Strategic Development Plan but, as stated earlier in this SPG, the Strategic Development Plan shows only a broad area of search and specifically requests local authorities to refine it in their Local Development Plans. The Areas of Greatest Potential as shown on Figure



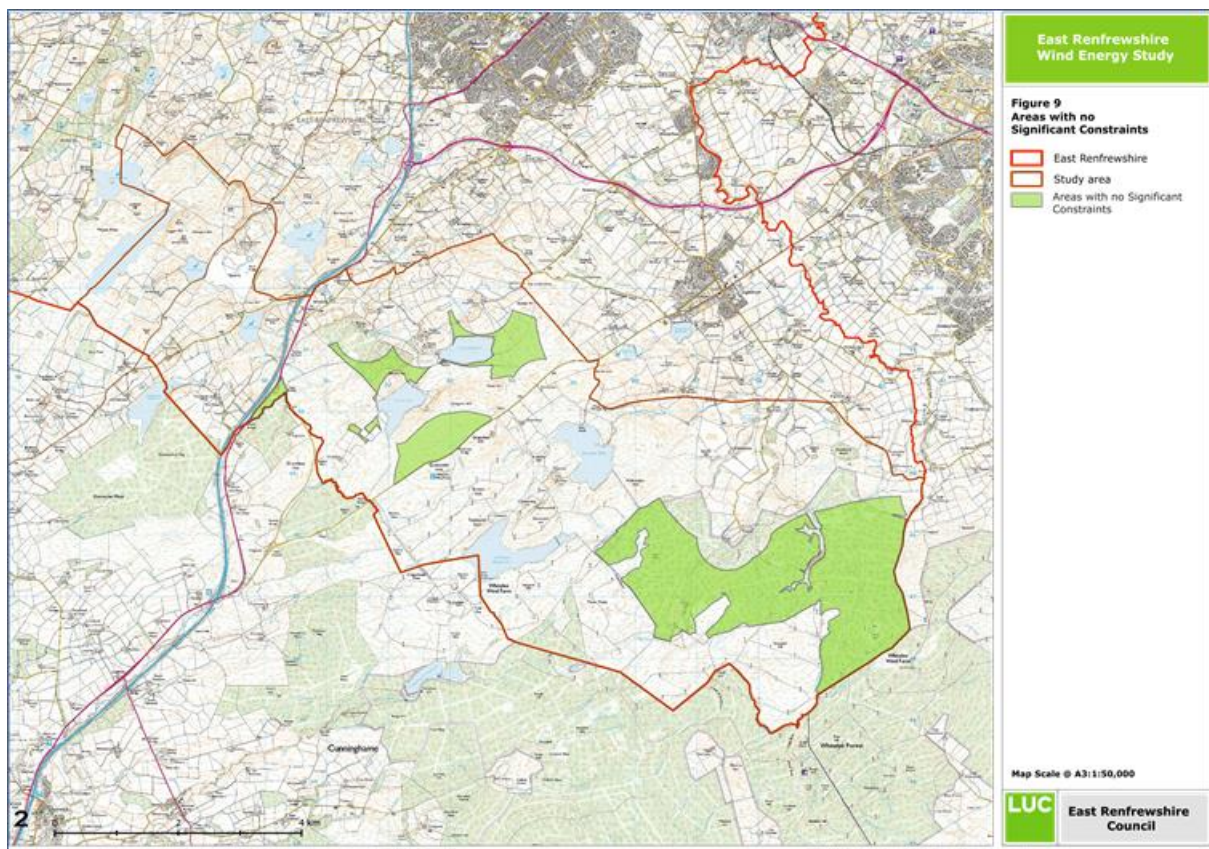
4 has been amended following scrutiny of local considerations including cumulative impact and landscape character.

3.3.14. Those areas considered to have a lower capacity for further large scale wind energy development because of cumulative or visual impact have been removed from the areas of search. The areas that remain are those considered to be the most appropriate for further large scale wind energy development.

3.3.15. Specifically the measures which have informed the East Renfrewshire Areas of Greatest Potential for large scale wind farm development (in excess of 20MW) are:

- Green belt;
- 2km buffer around settlements;
- Landscape capacity;
- Local Biodiversity Sites;
- 500m buffer around dwellings.

Figure 5: Areas of Greatest Potential for Wind Farm Development over 20 Megawatts



### 3.4. Single Turbines and Wind Farms Under 20 MW (Small Scale)

3.4.1 Single turbine sites and wind farm developments under 20 Megawatts are likely to contain a variety of turbine heights and scales and consequently can have a varying impact upon the landscape within which they sit. For this reason it is not thought appropriate to identify areas of greatest potential for these development types. However, by using government guidance and local data it is possible to indicate where there may be particular restrictions on development for single/ small scale wind energy developments. These are listed below:

- International and national designations;
- Cumulative landscape and visual impact.

3.4.2 As with large scale wind farm development, proposals should generally be directed away from international and national designations.

3.4.3 Policy D3 of the Local Development Plan and the SPG on Rural Development indicates that some renewable energy proposals within the green belt may be acceptable.

3.4.4 Therefore, there may be scope for single/ small scale wind energy developments to be accommodated in selected locations away from settlements and to avoid proximity to and significant cumulative impacts with large wind farms.

3.4.5 Impact on residential amenity will be a significant factor. Proposed developments within 2 km of the edge of cities, towns and villages (Group 2 in the Spatial Framework) will be considered on a case by case basis taking into account specific local circumstances and geography.

3.4.6 In addition, the visual and noise impact of proposals located within 500m of a residential property will be considered on a case by case basis.

### 3.5. Environmental Considerations for all wind energy developments

3.5.1. In addition to local landscape considerations the following potential environmental considerations have been identified and these align with the criteria contained in the SEA Environmental report for this SPG:

#### 3.5.2. [Natural Heritage](#)

##### Site of Special Scientific Interest (SSSI)

- There are 6 SSSIs within the authority boundary. They are areas designated for their geological and biological importance. Developments that may impact upon this site area unlikely to be considered appropriate.

##### Local Biodiversity Sites (LBS)

- Several Local Biodiversity Sites are located across the Council area and proposals which are likely to affect them, will require to demonstrate that the reasons for designation of the site will not be adversely affected by the construction and operation of the proposed wind farm development.

#### 3.5.3. [Non Designated Natural Heritage](#)

- European Protected Species (e.g. bats, Great Crested Newts and otters);
- Other Protected Species (e.g. badgers, water voles and birds);
- Local Biodiversity Action Plan species;
- **Broadleaved woodland**
- Species listed on the Scottish Biodiversity List.

The impact of proposals on the natural heritage will require to be assessed and appropriate mitigation put in place. In addition, prior to granting planning permission the Council will require to be satisfied that proposals will not impact adversely on any European Protected Species.

Applications will be assessed on their own merits in relation to bird issues and applicants should be guided by Scottish Natural Heritage in respect of the requirements for ornithological studies.

#### 3.5.4. [Visual and Noise Impact](#)

##### Impact on Settlements

- It is recognised that large scale wind farm development can impact upon local communities. Proposals affecting areas located within 2 km of a settlement and not in the green belt (i.e. parts of Neilston, Newton Mearns and Eaglesham) will require to demonstrate that visual and noise impacts on the settlement will be minimised and will not adversely affect residential amenity.



#### Impact on Individual Dwellings

- Applicants will require to demonstrate that there will be no unacceptable impacts on the residential amenity, including visual and noise impact, of individual residential properties.

It is expected that wirelines and noise assessments will be submitted with Environmental Impact Assessments and appropriate mitigation put in place.

#### 3.5.5. [Forestry and Woodland](#)

Scottish Government through the Forestry Commission has a range of policies in place which seek to support forestry development in Scotland and the Scottish Forestry Strategy sets out an ambition to see Scotland's woodland resource increase to 25% of our land area.

This strong presumption in favour of protecting Scotland's woodland resources relies on the retention of established woodland and introduction of new planting. The Scottish Forest Strategy <sup>5</sup> states that removal should only be allowed where it would achieve significant and clearly defined additional public benefits.

Wind energy proposals which will impact upon existing woodland/forestry will require to conform to Forestry Commission Policy and early engagement with this key agency is recommended. SEPA also has guidance on the Management of Forestry Waste. <sup>6</sup>

#### 3.5.6. [Historic Environment](#)

There are a number of listed buildings, scheduled monuments, archaeological sites, designed landscapes and conservation areas across the Council area. It is Council policy to prevent unacceptable impact on these sites **and their settings. Applicants will require to demonstrate that this is the case.**

Listed buildings, scheduled monuments, designed landscapes and conservation areas within the Council area can be found on the council website. <sup>7</sup>

The West of Scotland Archaeology Service maintain the Sites and Monuments Records which hold information on a range of archaeological sites and this can be found on the WOSAS website. <sup>8</sup>

#### 3.5.7. [Tourism and Recreation Interests](#)

A number of multi-use access routes and opportunities for recreation and outdoor pursuits exist across the Council area including core paths, Dams to Darnley Country Park, golf courses and angling clubs. The visual impact of wind farms from access routes, recreational resources and viewpoints will be considered in the determination of planning applications.

<sup>5</sup> [www.forestry.gov.uk/pdf/FCFC101.pdf/\\$FILE/FCFC101.pdf](http://www.forestry.gov.uk/pdf/FCFC101.pdf/$FILE/FCFC101.pdf)

<sup>6</sup> [www.sepa.org.uk/media/143845/forestry\\_waste\\_guidance\\_note.pdf](http://www.sepa.org.uk/media/143845/forestry_waste_guidance_note.pdf)

<sup>7</sup> [www.eastrenfrewshire.gov.uk/listed-buildings](http://www.eastrenfrewshire.gov.uk/listed-buildings).

<sup>8</sup> [www.wosas.net](http://www.wosas.net).

There is the potential that poorly sited and designed wind farms will affect adversely the enjoyment of the area and the following criteria will be useful in determining the impact of development:

- The location in relation to cycling and walking routes;
- The relative scale of recreation and tourism in the area;
- The potential to create positive tourism opportunities associated with the development.

#### 3.4.7 Peat Soils and Water

Wind farm development should be designed to cause least disruption to soil and water. The disturbance of soils, particularly peat, may lead to the release of stored carbon, contributing to greenhouse gas emissions. Where peat and carbon rich soils are present, applicants should assess the likely effects associated with the proposal. Further guidance is available in the joint publication “Good Practice During Windfarm Construction”.<sup>9</sup>

**Consideration should also be given to groundwater dependent ecosystems, which rely on the hydrological regime to thrive.**

The potential impact of development on water bodies including watercourses, lochs and riparian areas is an important consideration. Scottish Environment Protection Agency early input is required to the potential impact of the location, layout and design of the proposed development.

Apart from water quality and quantity, the Water Framework Directive<sup>10</sup> also requires maintenance of the good ecological status of water bodies and consideration of any potential impacts on hydromorphological and hydrological processes. These issues may be a constraint to wind farm developments in terms of location, layout and design.

#### 3.4.8 Aviation and Defence

The proximity of parts of the Council area to Glasgow Airport raises issues relating to safety and consultation with aviation authorities will be crucial for many wind energy developments.

#### 3.4.9 Broadcasting Installations

It is the applicant’s responsibility to demonstrate that they have consulted network owners and that they are satisfied with the proposal. As turbines can cause disruption to radio and television signals it is important to know the location of such installations. It is expected that where a transmission is affected the developer will provide alternative arrangements to those whose service is disrupted.

<sup>9</sup> [www.snh.gov.uk/docs/A1168678.pdf](http://www.snh.gov.uk/docs/A1168678.pdf)

<sup>10</sup> [www.gov.scot/Topics/Environment/Water/15561/WFD](http://www.gov.scot/Topics/Environment/Water/15561/WFD)

## PART 3:

### 4. RENEWABLE TECHNOLOGIES

#### 4.1. Introduction

- 4.1.1. Wind energy developments have been the primary source of renewable energy in the East Renfrewshire area and pressure for more wind farms is expected to continue for the foreseeable future. However, the movement towards a diverse mix of renewable energy sources is supported by the Scottish Government and SPP (2014) identifies important criteria in the assessment of all energy infrastructure developments. An understanding of the available renewable energy sources is vital if the delivery of a more diverse range of energy sources is to be achieved.

#### 4.2. Criteria for Assessing Renewable Energy Schemes

- 4.2.1 In assessing proposals for all wind energy developments, the Council will consider the details contained in Paragraph 169 of SPP (2014). There may be opportunities for the erection of large scale wind farms (over 20 MW), small scale wind farms (under 20MW) and single turbines (of any height) subject to the identified criteria below, whilst also satisfying the terms of Policy E1 of the Local Development Plan. Alternative renewable energy developments will be subject to the same scrutiny and will be required to consider national, regional and local policies.

**Para 169 (SPP 2014)**

*Proposals for energy infrastructure developments should always take account of spatial frameworks for wind farms and heat maps where these are relevant. Considerations will vary relative to the scale of the proposal and area characteristics but are likely to include:*

- *net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;*
- *the scale of contribution to renewable energy generation targets;*
- *effect on greenhouse gas emissions;*
- *cumulative impacts – planning authorities should be clear about likely cumulative impacts arising from all of the considerations below, recognising that in some areas the cumulative impact of existing and consented energy development may limit the capacity for further development;*
- *impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker;*
- *landscape and visual impacts, including effects on wild land;*
- *effects on the natural heritage, including birds;*
- *impacts on carbon rich soils, using the carbon calculator;*
- *public access, including impact on long distance walking and cycling routes and scenic routes identified in the NPF;*
- *impacts on the historic environment, including scheduled monuments, listed buildings and their settings;*
- *impacts on tourism and recreation;*
- *impacts on aviation and defence interests and seismological recording;*
- *impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;*
- *impacts on road traffic;*
- *impacts on adjacent trunk roads;*
- *effects on hydrology, the water environment and flood risk;*
- *the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration;*
- *opportunities for energy storage; and*
- *the need for a robust planning obligation to ensure that operators achieve site restoration.*

- 4.2.2 Early discussion with the Planning Service is encouraged and will help to highlight key issues which will require to be addressed through the Environmental Impact Assessment and design statement.
- 4.2.3 The Supplementary Planning Guidance identifies areas where cumulative impact of wind farm development is known to exist and where, as a result, further development may not be appropriate. If it is considered that further development will contribute to this, the applicant will be required to submit a cumulative impact assessment.

### 4.3 Alternative Renewable Energy Projects

- 4.3.1 Whilst wind energy is likely to make the most substantial contribution to renewable energy targets in the East Renfrewshire area, Scottish Planning Policy advises that development plans should support a diverse range of renewable energy projects and ensure that an area's potential to accommodate them is realised and optimised.

*Local development plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area. They should set out the factors to be taken into account in considering proposals for energy developments. These will depend on the scale of the proposal and its relationship to the surrounding area and are likely to include the considerations set out at [paragraph 169](#).*

*Scottish Planning Policy (2014)*

- 4.3.2 The list of potential renewable energy sources is wide and varied. Developments could include a focus on district heating, biomass, solar PV, hydro, geothermal or other sources and potential issues surrounding the scale, location and impact of these types of developments will determine the viability of the various energy sources.
- 4.3.3 The commercial development of these sources will be affected by many factors, including the level of policy support, and a precautionary approach will be applied in determining the extent of support for alternative renewable energy sources.
- 4.3.4 This precautionary approach should not deter developers from seeking to involve the Council at the outset of any development proposals,
- 4.3.5 Further studies may be commissioned by the Council to determine Areas of Greatest Potential for alternative energy sources, with a focus on locational/environmental considerations such as scale, visual impact, landscape features, carbon rich soils etc. Any results of these potential studies will feature in subsequent versions of this SPG.
- 4.3.6 Solar farms and anaerobic digestors are two examples of potentially viable renewable developments that could be capable of delivering renewable energy at a commercial scale.

## 4.4 Electricity

### Solar PV

- 4.4.1 Solar energy in Scotland has largely been confined to small scale domestic or community schemes. Recent advances in technology and the falling price of solar installations mean that applications for solar farms are becoming a distinct possibility.
- 4.4.2 Anecdotal evidence suggests that public opinion is generally supportive of this technology and the potential for the development of solar farms largely rests on the selection of locations that minimise the impact on the rural environment.
- 4.4.3 There is support for co-location with existing wind farms and the use of vacant and derelict land for ground based solar installations, with industrial rooftop locations also providing a further opportunity.

## 4.5 Fuels

### Biogas

- 4.5.1 The production of Biogas, and other fuels, from a variety of natural sources can contribute to the Scottish Government's renewable energy targets and help combat climate change.
- 4.5.2 The council recognises the importance of supporting a mix of renewable energy sources and the need for medium-large scale commercial projects to meet consumer demand and climate change targets.
- 4.5.3 Anaerobic digestors are an example of a commercially viable method of producing useable fuels, that when based on purely natural sources, such as grass, would fall within the category of renewable energy.
- 4.5.4 Energy from waste may play a part in the production of Biogas or other types of energy source, however, it should be recognised that mixed residual waste is considered to be a partially renewable energy source. Waste that consists of things made from oil, such as plastic products, does not qualify as a renewable source, however, anything that has recently been growing and is biodegradable, such as food, paper or wood would be considered as a renewable source.

## 4.6 Domestic Scale Microgeneration

- 4.6.1 Beyond the commercial scale, domestic microgeneration (the production of heat, less than 45 kilowatt capacity, and/or electricity, less than 50 kilowatt capacity, from zero or low carbon source technologies) can have a significant impact on reducing reliance on fossil fuels and shifting cultural attitudes towards supporting a decentralised energy system. In addition to the carbon benefits, increased use of micro-renewables plays an important part in

diversifying our energy mix, ensuring security of energy supply. It can allow energy to be produced and consumed locally, help alleviate fuel poverty (especially in off-gas network areas) and play a part in meeting renewable energy targets.

- 4.6.2 These various micro-renewable technologies can be used individually or in combination to provide renewable energy in all seasons. The best micro-renewable technology to use will vary depending on the local context, available resource and the energy requirements of the applicant. Micro-renewables can be retrofitted to existing buildings, where they may be the subject of a specific application; or they can be built into new developments.



- 4.6.3 For further information on the technologies and further advice and guidance you see Planning Advice Note 45 Annex *Planning for Micro Renewables* [www.scotland.gov.uk/Publications/2006/10/03093936/14](http://www.scotland.gov.uk/Publications/2006/10/03093936/14)
- 4.6.4 The comments in Appendix 3 (Table 3) relate only to planning permission and do not cover the need for any other permissions, for instance listed building consent; approval under the Building Regulations or any Environmental Health implications.
- 4.6.5 Domestic renewable energy production should be considered alongside energy efficiency measures that can help limit the energy requirements of individual households. A variety of measures are outlined in East Renfrewshire's complementary **SPG Energy Efficient Design** ([www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)).

## 5 CONTACT DETAILS

For further advice on this Supplementary Planning Guidance and its application, please contact:

**Principal Planner**  
Council Offices  
2 Spiersbridge Way  
Spiersbridge Business Park  
Thornliebank, G46 8NG  
Phone: 0141 577 3876  
Fax: 0141 577 3781  
Email: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)



## Appendix 1

Table 1: Summary of sensitivity and capacity in East Renfrewshire (LCS, 2014)

Landscape Character Type (LCT)	Turbine Typology	Sensitivity	Underlying Capacity	Current Residual Capacity
<b>3 Urban Greenspace</b>	Small	Medium	Low capacity for wind energy development at all scales: there may be limited opportunities for small turbines within this landscape	As underlying capacity
	Small-medium	High-medium		
	Medium	High		
	Large	High		
	Very large	High		
<b>5 Plateau Farmland</b>	Small	Low	Moderate to higher overall capacity for wind turbine development at a range of scales, up to large typology	Lower residual capacity for all turbine scales, except for small or small-medium turbines
	Small-medium	Medium-low		
	Medium	Medium		
	Large	High-medium		
	Very large	High-medium		
<b>6 Rugged Upland Farmland</b>	Small	Medium	Moderate to lower capacity for wind energy development at small or small-medium scales, with lower capacity for medium development and limited capacity for large or very large turbines	As underlying capacity
	Small-medium	Medium		
	Medium	High-medium		
	Large	High		
	Very large	High		
<b>12 Upland River Valley</b>	Small	Medium	Lower capacity for wind turbine development at all but the smallest developments	As underlying capacity
	Small-medium	High-medium		
	Medium	High		
	Large	High		
	Very large	High		
<b>18 Plateau Moorlands</b>	Small	Medium-low	Moderate to higher capacity for small, small-medium or medium scale wind turbine development, and moderate capacity at large or very large scales	May be capacity for development which is set back from the ridge
	Small-medium	Medium-low		
	Medium	Medium		
	Large	High-medium		
	Very large	High-medium		

## Appendix 2

Table 2: Landscape Capacity of Each Character Area (WES, 2012)

Area	Character Type	Capacity
<b>1a) Walton</b>	<p>Upland farmland located between the higher ground of Neilston Pad and Lochend Hill.</p> <p>Skylines are formed by the adjacent hills and it has a strong relationship with Neilston Pad, which is popular for recreational activities.</p>	<p>Sensitive to wind turbine development due to its complex landform, and the low but distinctive ridges which frame it.</p> <p>Site visible from Neilston Pad.</p> <p>Development of wind turbines could result in cumulative impact with Middleton wind farm.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p>
<b>1b) Floak</b>	<p>Upland farmland located between the M77 and a minor road to the northwest.</p> <p>The area is medium- large in scale and simple in landform and cover, though with some distinctive features.</p>	<p>Relatively sensitive to wind energy development where landform is more enclosed.</p> <p>Development in this area may give rise to cumulative impacts in addition to Whitelee and Harelaw and Moorhouse (currently at Planning Appeal).</p> <p>Development at Harelaw would physically limit capacity for further development.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p>
<b>1c) Moorhouse</b>	<p>Upland farmland located at the northern edge of the plateau. It generally has a gently shelving landform which becomes more complex and irregular to the west and more simple and convex to the east.</p> <p>The skylines are relatively simple and there are few clear landmarks.</p>	<p>The area has moderate sensitivity to wind energy development with the western part being somewhat more sensitive due to its irregular landform. The eastern part is slightly less sensitive where it is more closely associated with the smoother moorland.</p> <p>Development in this area would likely have cumulative impacts in addition to Whitelee. If Moorhouse and Harelaw are consented this would bring additional cumulative impact.</p> <p>The northern edges and western parts of the area are considered to have lower capacity however the more southerly area fringing the smooth moorland have a slightly higher capacity for wind farms of 20 megawatts or over.</p>

Area	Character Type	Capacity
<p><b>1d) Ardoch</b></p>	<p>Upland farmland centred on the upper valleys of the Netherton and Ardoch Burns.</p> <p>The area gently slopes northwards and lies at the edge of the plateau. Landcover is varied relative to other areas of this type, being mainly enclosed pasture with occasional arable land.</p>	<p>Limited capacity for substantial development within this area due to the irregular landform and potential for visibility from settlements to the north.</p> <p>Turbines at Whitelee are visible to the south however there may be scope for further small scale development at the southern edge of this area, close to the edge of the forest.</p> <p>Cumulative impacts may occur in relation to the consented turbines, and turbine selection would be a key issue in this relatively smaller scale landscape.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p>
<p><b>2a) James's Hill</b></p>	<p>This is a landscape of irregular and diverse landform, comprising a chain of low, rounded, steep sided hills.</p> <p>James's Hill is the highest point and is surrounded by hummocky moorland which contrasts with smoother moorland further east.</p> <p>Receptors in this landscape are limited to users of the B769 and a few dwellings.</p> <p>Bannerbank Quarry is a major intervention in the eastern part of the area, though other human influence is limited.</p>	<p>The area is considered to be sensitive to wind energy development, due to its more sensitive irregular landform, though it is affected by human intervention around the quarry.</p> <p>The development of Middleton and, if consented, Harelaw wind farms is likely to reduce further capacity and may lead to cumulative impact.</p> <p>Lower capacity to accommodate wind farms of 20 megawatts or over.</p>
<p><b>3a) Bennan</b></p>	<p>An area of smooth, gently undulating moorland forming part of the wider moorland plateau. Aside from Bennan Hill there are no distinct landmarks.</p> <p>The area includes Bennan Loch, a coniferous plantation, and a small area of enclosed pasture but is otherwise open moorland.</p> <p>The area is visually enclosed, is not overlooked from the M77 and is not a recreational landscape.</p>	<p>The area is considered to be less sensitive to wind turbines, as an area largely undifferentiated smooth moorland. It is visually enclosed and few sensitivities have been identified.</p> <p>Developments in this area may give rise to cumulative effects alongside Whitelee. Development of Moorhouse wind farm would physically limit available space, but may not affect the capacity of this landscape to accommodate further development.</p> <p>Overall this area has higher capacity to accommodate wind energy development of 20 megawatts or over.</p>

Area	Character Type	Capacity
<b>3b) Melowther</b>	<p>The area extends from Lochcraig Reservoir to Melowther Hill and lies at the northern edge of the smooth moorland plateau. It is a simple, gently undulating landscape, with only topographical variation occurring around the valley of Dunwan Burn.</p> <p>Aside from enclosed fields of semi improved pasture around Greenhill, the area is unenclosed grass moorland.</p> <p>The area has a simple skyline and few significant landmarks. The area is not a recreational landscape.</p>	<p>The area of smooth moorland has limited sensitivity in terms of its landform and scale, though its location at the northward facing plateau edge means it is highly visible and thus more sensitive than similar areas of smooth moorland character.</p> <p>The areas of greatest sensitivity are those to the north, where the moorland plateau begins to drop away. Further south sensitivity decreases on the plateau itself. Cumulative effects would arise where development in this area will be seen in combination with Whitelee, particularly if development results in the perception of turbines extending beyond the plateau.</p> <p>Overall this landscape has higher capacity to accommodate wind farms of 20 megawatts or over, though the northern edge has lower capacity.</p>
<b>4a) Loch Hill Forest</b>	<p>This smooth moorland landform is generally marked by forestry. It lies at the edge of the plateau and is dissected by the upper valleys of burns.</p> <p>There is some variety in land cover and there are areas of blanket coniferous plantation.</p> <p>There are few views out of the dense forest, and few receptors, though parts of the area are publicly accessible via Whitelee wind farm.</p> <p>The area lies at the northern edge of the plateau, as the land begins to shelve away towards Eaglesham, and is therefore more visible from areas to the north</p>	<p>Development in this area would be highly visible from the north, though turbines would potentially be viewed as part of the Whitelee Wind Farm.</p> <p>Changes to forest cover would be required and this could result in changes to the skyline and screening of existing turbines at Whitelee. Locally the smaller scale landscapes would be of greater sensitivity than the more open parts of the plateau.</p> <p>This area is considered to have higher capacity for further development, particularly if carried out along the southern edge in the context of Whitelee.</p> <p>The northern part of the area is more visible and is therefore of lower capacity.</p>

Area	Character Type	Capacity
<p><b>5a) Whitelee Moor</b></p>	<p>This area comprises a large open tract of smooth moorland plateau. The landscape undulates gently although there are steeper slopes and hills and the pronounced crag at Dunwan Hill is the only significant natural landmark.</p> <p>There is little enclosure with manmade dams to the western part of the site at Loch Goin and Dunwan. Over 80 turbines are located here connected by tracks across the moor.</p> <p>The skylines in this area are open and smooth and only interrupted by turbines. There are few residential receptors and the crag at Dunwan Hill is the only significant natural landmark.</p>	<p>Although there is unlikely to be any physical capacity for further development due to the number of existing turbines, the underlying landscape has reduced sensitivity.</p> <p>Future development in this area could include re-powering of Whitelee.</p> <p>The landscape has a higher capacity to accommodate wind energy development of over 20 megawatts.</p> <p>The capacity is currently constrained by existing development.</p>
<p><b>6a) Ballageich Hill</b></p>	<p>This area of low, rounded hills is elevated above the surrounding moorland. It is a simple, large scale moorland landscape but has more distinction as a group of upstanding hills.</p> <p>The hills act as local landmarks, particularly the steeper slopes viewed from Eaglesham Road.</p> <p>The area is adjacent to Whitelee wind farm and will be impacted upon by Moorhouse wind farm if it is consented.</p> <p>Due to its elevated nature, the landscape will enable views to other wind energy developments in the wider area.</p>	<p>This more distinctive section of elevated landscape within the moors is considered to be of higher sensitivity, particularly on its steeper northern side, where the turbines are likely to be more widely visible.</p> <p>Turbines may also affect perception of these low hills.</p> <p>The southern facing slopes of the hills are considered to be of lower sensitivity as development would be more screened from the north and this area is more associated with the lower sensitivity smooth moorland.</p> <p>The northern parts of this landscape are considered to have lower capacity to accommodate wind farms of 20 megawatts or over and the southern areas are considered to have higher capacity.</p>

## Appendix 3

Table 3: Guidance for Domestic Properties

Technology	What is Permitted without Needing Planning Permission
<p><b>Wind turbines</b> – can be either freestanding on a mast or fixed to a building on a pole.</p> <p>Energy generation can be good if wind speeds are adequate, however they can be visually intrusive and there are concerns that some generate a degree of noise, vibration, light flicker and disturb television reception.</p>	<p><b>Free-standing turbines</b> - Not permitted development in a conservation area or in the curtilage of a listed building. Outwith these locations, only one turbine per property is permitted and should be sited at least 100 metres from the curtilage of another dwelling. The installation must be:</p> <ul style="list-style-type: none"> <li>• sited to minimise its effect on the amenity of the area;</li> <li>• only be for domestic generation; and</li> <li>• removed when no longer needed.</li> </ul> <p>Whilst planning permission is not required in these instances, you will still require to seek the prior approval of the Council for the design and size of the proposed turbine).<sup>(2)</sup></p> <p><b>Turbines attached to a dwelling</b> will always require planning permission.</p>
<p><b>Solar electricity</b> – can either be fixed to a building (either the roof or a wall) or freestanding solar panelling can be installed at or near ground level. There are potential issues with visual intrusion.</p>	<p><b>Solar panels on dwellings</b> – Not permitted development in a conservation area or on a listed building. Outwith these locations panels are permitted subject to them protruding no more than 1 metre from the surface of the wall, roof or chimney.</p> <p><b>Free-standing solar panels</b> - Not permitted in a conservation area or within the curtilage of listed building.</p> <p>Outwith these locations panels are not permitted forward of any principal elevation or side wall, where that elevation/wall fronts a road.</p> <p>Panels will only be permitted up to 3 metres above ground level and only where the area of ground covered by development takes up no more than half of the front or rear garden (excluding the ground area of the original house and any hard surface or deck).<sup>(3)</sup></p>

Technology	What is Permitted without Needing Planning Permission
<p><b>Heat pumps</b> – collect low level heat from outside a building (from the ground, water or the air) and release it at a higher temperature inside the building</p>	<p><b>Air-source heat pump</b> - Not permitted development in a conservation area if the pump is visible from a road, and not at on a listed building. Outwith these areas only one installation per property, which should be sited at least 100 metres from the curtilage of another dwelling.</p> <p>The installation must be:</p> <ul style="list-style-type: none"> <li>• sited to minimise its effect on the amenity of the area;</li> <li>• for domestic generation; and</li> <li>• be removed when no longer needed (even though planning permission is not needed in these instances, you will need to apply and get the prior approval of the Council for the design and size of the proposed heat pump).<sup>(2)</sup></li> </ul> <p><b>Ground-source and water-source heat pumps</b> are permitted within the curtilage of a house or flat.<sup>(1)</sup></p> <p><b>Combined heat and power system</b> In a conservation area, a flue is not permitted on the principal elevation of a property; and not on a listed building.</p> <p>Outwith these areas permission is not needed for an external boiler flue providing that its height is no more than 1 metre above the highest part of the roof (excluding the chimney).<sup>(1)</sup></p>
<p><b>Biomass Boilers</b> – burn wood, usually in the form of pellets or chips. They are deemed carbon neutral because the carbon emitted during burning is the same as that absorbed during growth. There can be some concerns about the smoke/particles that they emit and the visual impact of the boiler and flue.</p>	<p>Boilers will largely be located inside a dwelling and consequently will not require planning permission.</p> <p>The flue is not permitted on the principal elevation of a property within a conservation area, a listed building or within an Air Quality Management Area.</p> <p>Outwith these areas permission is not needed for an external boiler flue providing that its height is no more than 1 metre above the highest part of the roof (excluding the chimney).<sup>(1)</sup></p>

Legislation notes:

<sup>(1)</sup> [The Town and Country Planning \(General Permitted Development\)\(Domestic Microgeneration\)\(Scotland\) Amendment Order 2009](#)

<sup>(2)</sup> [The Town and Country Planning \(General Permitted Development\)\(Domestic Microgeneration\)\(Scotland\) Amendment Order 2010](#)

<sup>(3)</sup> [The Town and Country Planning \(General Permitted Development\)\(Scotland\) Amendment Order 2011](#)

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# Strategic Environmental Assessment Environmental Report

## Renewable Energy Supplementary Planning Guidance

February 2016



**Director of Environment  
Andrew J Cahill B.Sc. (Hons.)**

Planning Contact Number: 0141 577 3001  
Email: [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)

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## Document Responsibility

Name	Position	Organisation
Louise Carr	Geographical Systems Officer	East Renfrewshire Council
Jamie Gilliland	Chartered Planner	East Renfrewshire Council

## Change History

Version	Date	Comments
0.1	January 2016	Initial Draft
1.0	February 2016	Draft for consultation

## 1. COVER NOTE

### 1.1. PART 1

To: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
or  
SEA Gateway  
Scottish Executive  
Area 1 H (Bridge)  
Victoria Quay  
Edinburgh  
EH6 6QQ

### 1.2. PART 2

An SEA Scoping Report is attached for the plan, programme or strategy (PPS) entitled:  
**Supplementary Planning Guidance: Renewable Energy**

The Responsible Authority is:  
**East Renfrewshire Council**

### 1.3. PART 3

Please tick the appropriate box

- The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. Or
- The PPS falls under the scope of Section 5(4) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. Or
- The PPS does not require an SEA under the Environmental Assessment (Scotland) Act 2005. However, we wish to carry out an SEA on a voluntary basis. We accept that, as this SEA is voluntary, the statutory 5 week timescale for views from the Consultation Authorities cannot be guaranteed.

**1.4. PART 4**

**Contact Name:** Jamie Gilliland

**Job Title:** Planning Officer

**Contact Address:** 2 Spiersbridge Way, Spiersbridge Business Park,  
Thornliebank, East Renfrewshire, G46 8NG

**Contact Tel No:** 0141 577 3056

**Contact Email:** [ldp@eastrenfrewshire.gov.uk](mailto:ldp@eastrenfrewshire.gov.uk)

**1.5. PART 5**

**Signature:**  
(electronic Signature  
is acceptable)

**Date:**

## 2. NON TECHNICAL SUMMARY

### 2.1. Introduction

- 2.1.1. East Renfrewshire Council has prepared Supplementary Planning Guidance (SPG) for Renewable Energy. The guidance will form part of the Adopted East Renfrewshire Local Development Plan.
- 2.1.2. The Renewable Energy SPG has been produced as the result of a desire by East Renfrewshire Council to guide future wind energy developments in the area. The area has been under significant pressure from wind farm development and the SPG is seen as an opportunity to advise developers of potential local concerns at the outset.
- 2.1.3. The Environmental Report forms the basis of the Strategic Environmental Assessment (SEA) associated with the guidance. The report highlights any adverse environmental impacts brought about by the proposals contained within the guidance and provides measures to mitigate against them.
- 2.1.4. The Environmental Report focuses on the spatial framework and environmental categories within the local authority area. It provides an assessment of potential impacts and emphasises the central importance of the SEA process when developing the SPG.

### 2.2. Consultation Period and Contact Details for Providing Comments

- 2.2.1. As required under Section 16 of the Environmental Assessment (Scotland) Act 2005, copies of the Environmental Report associated with the Proposed Supplementary Planning Guidance, together with the proposed guidance document, will be sent to the three Consultation Authorities (SNH, SEPA, HES). As additionally required, an advert will be placed in local newspapers inviting comments on the report and will be made available to view at Council Offices, libraries and on the Council's website.
- 2.2.2. A six week consultation period was identified during the scoping stage and the three consultation authorities all agreed that this is an appropriate period for consultation. It is intended that the SPG/SEA will be available for consultation from March 2016.
- 2.2.3. Any representation received will be considered and any amendments to the SPG/SEA will be contained in the final published versions.

### 2.3. Summary of Assessment Findings

- 2.3.1. The Environmental Report noted that in most categories the SPG had either a positive or neutral environmental impact. Where negative environmental impacts were identified, measures to mitigate against these impacts are detailed within the SPG.
- 2.3.2. The SPG was found to be generally positive in environmental terms. The Spatial Framework is a tool designed to protect areas from inappropriate wind farm developments and the SPG also emphasises the need for careful planning to mitigate impacts on the wider environment, including water and soil resources. Where appropriate, project level EIA will further enhance the environmental protection and



at the local decision making level development planning and development management will be supported by the SPG.

## **2.4. Monitoring**

- 2.4.1. The Council as the responsible authority is required to monitor the significant environmental impacts of implementing the supplementary planning guidance. The baseline tables and State of Environment report will be updated to monitor the number of turbines and their location within the authority. In additional applications for alternative renewable energy will also be monitored.

### 3. INTRODUCTION

#### 3.1. Background

- 3.1.1. East Renfrewshire Council has produced a Local Development Plan (LDP) for the whole of its area under the Town and Country Planning (Scotland) Act 1997 as amended by The Planning etc (Scotland) Act 2006, which sets out Policies and Proposals for the use, development and protection of land within East Renfrewshire.
- 3.1.2. The Renewable Energy Supplementary Planning Guidance (SPG) supplements Policy E1 of the Local Development Plan. A previous version of the SPG was prepared as part of the suite of documents intended to be adopted alongside the Local Development Plan. However, during the preparation of the LDP, Scottish Planning Policy 2014 (SPP 2014) was published by the Scottish Government. SPP (2014) introduced changes to how Local Authorities should consider renewable energy developments and included a requirement for the preparation of a spatial framework for onshore wind farms. This meant that Policy E1 of the LDP had to be amended, and the Renewable Energy SPG had to be revised to reflect the requirement of SPP (2014).
- 3.1.3. Figure 1 identifies the boundaries and geographical extent of East Renfrewshire administrative authority.

#### Findings from the Scottish Planning Policy SEA

- 3.1.4. The strategic environmental assessment for the Scottish Planning Policy (2014) identified largely positive environmental effects. Part 5 of the SPP updates the approach to preparing spatial frameworks for onshore wind. This will provide environmental benefits, particularly for internationally and nationally protected natural heritage sites which are noted as being inappropriate for wind farm development. Impacts on the wider environment will still need to be considered in more detail, including issues for biodiversity, cultural heritage, landscape, water and soil. Effects of development on communities will require further assessment and mitigation and this is acknowledged in SPP criteria relating to residential amenity, health and safety.
- 3.1.5. The policy on renewable energy development was found to be generally positive in environmental terms. Whilst there is benefit in prioritising protection for designated sites, it may be useful to also emphasise the need for careful planning to mitigate impacts on the wider environment, including water and soil resources. This will happen as a matter of course at the local level within development planning and supplementary guidance, and through project level EIA where appropriate.

#### Findings from the Local Development Plan SEA

- 3.1.6. The assessment of policy E1 of the Local Development Plan Environmental Report noted the following: "The policy shows the Councils support for renewable energy infrastructure. The assessment requirements set out in Scottish Planning Policy (2014) should ensure that there are no negative environmental effects." Renewable energy technology will have a positive impact on carbon reduction.
- 3.1.7. In accordance with the conditions set out in paragraph 169 of the Scottish Planning Policy (2014) and in terms of Table 1, applications will be required to submit satisfactory mitigation measures to alleviate any adverse environmental impacts.

### 3.2. Key Facts

#### Responsible Authority:

East Renfrewshire Council

#### Title of Plan:

Supplementary Planning Guidance; Renewable Energy

#### What prompted the PPS:

Policy E1 of the Local Development Plan outlines the Council's policy on renewable energy. During the development of the Local Development Plan Scottish Planning Policy 2014 was published. The 2014 policy requires local development plans to identify:

- A spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms.
- Indicate the minimum scale of onshore windfarm to which the spatial framework will apply.

The Renewable Energy SPG will address the requirements of Scottish Planning Policy.

#### Subject:

Renewable Energy

#### Period covered by PPS:

The same as the Local Development Plan 2015-2020

#### Frequency of updates:

Every 5 years (or as required)

### 3.3. Statutory and Administrative Context

- 3.3.1. This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005. As the SPG is a qualifying plan in accordance with section 5(3) of the 2005 Act a SEA is required.

### 3.4. Purpose of Strategic Environmental Assessment

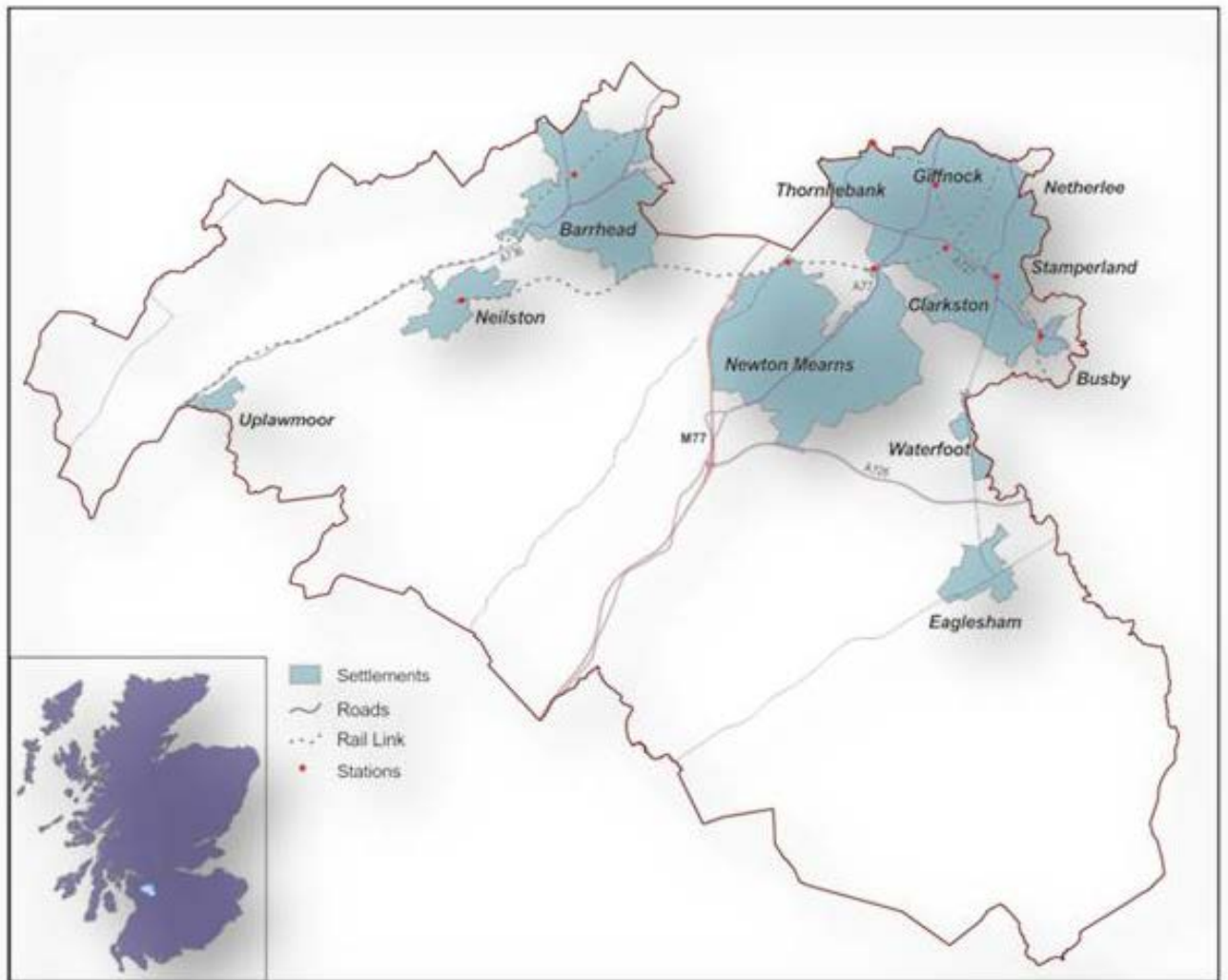
- 3.4.1. The purpose of this Environmental Report is to:
- provide information on the Renewable Energy SPG and its SEA process;
  - identify, describe and evaluate the likely significant effects of the guidance and reasonable alternatives;
  - provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.
- 3.4.2. The Environmental Report is the key consultation document in the Strategic Environmental Assessment process. There is a specific obligation upon the Council as Responsible Authority to take account of the views expressed by the Consultation Authorities and any other respondents to the Environmental Report.

- 3.4.3. The main focus of the SPG (part 1) is the creation of a spatial framework for onshore wind farms. The assessment given within this environmental report is therefore focused on the spatial framework and wind energy technology.
- 3.4.4. Part 2 of the SPG provides guidance to developers and development management. It is this section where any mitigation requirements identified as being required at project level within this assessment is transposed into the SPG.
- 3.4.5. Part three of the SPG provides an overview of some alternative renewable energy projects. It states that “further studies may be commissioned by the Council to determine areas of greatest potential for alternative energy sources, with a focus on locational/environmental considerations such as scale, visual impact, landscape features, carbon rich soils etc. Any results of these potential studies will features in subsequent versions of this SPG”. Should the SPG be revised to provide more of a focus with alternative renewable energy technologies then it will be subject to a separate strategic environmental assessment.

### **3.5. Strategic Environmental Assessment Activities to Date**

- 3.5.1. A Scoping Report was submitted to the Consultation Authorities in November 2015.
- 3.5.2. Table 1 summarises the points raised during consultation and the Council's response and how and where they have been taken on board.
- 3.5.3. Following the adoption of the Renewable Energy SPG, East Renfrewshire Council shall issue a post adoption statement for the Strategic Environmental Assessment.

Figure 1: Boundaries and Geographical Extent of East Renfrewshire



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Table 1: Consultation Exercise, Points Raised and Responses

**Stage: Scoping Report**

SNH Comments	ERC Response
<p>Within the soil topic, we note that there is currently no mention of impacts on carbon rich soils. We suggest that protection of carbon rich soils could be an additional environmental objective.</p>	<p>We have added the assessment of impact to carbon rich soils as objective 11 within this report</p>
<p>We support the use of the Framework for assessing environmental effects..... one suggestion we have is that you could include a commentary box to explain the thinking behind the conclusions.</p>	<p>We have included a comments box within the assessment matrix</p>

Historic Scotland Comments	ERC Response
Suggest that issues regarding the setting historic environment assets are likely to be a key consideration of the guidance. To this end the questions utilised within the assessment may benefit from explicitly addressing this point. For example, the provided assessment question "Is the SPG likely to significantly the integrity of any designated sites" can simply be amended to include "or their setting".	We have amended the objective (15) to incorporate the consideration of setting
The addition of a commentary section within the matrix would be beneficial.	We have included a comments box within the assessment matrix

SEPA Comments	ERC Response
Some of the PPS in Appendix 3 have been subject to SEA. Where this is the case you may find it useful to prepare a summary of the key SEA findings.	Given within Section 3.1.
The Zero Waste Plan 2010 is relevant PPS in the material assets topic.	We have included this reference within Appendix 1 of this report
The Flood Risk management (Scotland) Act 2009 is relevant legislation.	We have included this reference within Appendix 1 of this report
We would advise the addition of the Pollution Prevention and Control (Scotland) Regulations 2012.	We have included this reference within Appendix 1 of this report
The Second River Basin Management Plan will be published in December 2015.	Noted and the reference in appendix 1 reflects this
We note there is no mention of impacts on carbon rich soils (e.g. peat) within the soils topic. We would welcome this addition.	Addition of assessment of impact to carbon rich soils included in objective 11
Note that neither waste peat nor forestry waste is mentioned in the waste topic. We would welcome these additions.	Addition of assessment of peat and forestry waste included as objective 23
You may want to consider the following information during the preparation of the SPG. <ul style="list-style-type: none"> <li>Guidance on the Assessment of Peat Volumes, Reuse of Excavated Peat and Minimisation of Waste</li> <li>Regulatory Position Statement – Developments on Peat</li> <li>Good Practice During Windfarm Construction</li> <li>SEPA's webpage on surplus peat management</li> <li>SEPA Management of Forestry Waste (2013) guidance</li> </ul>	SPG will include reference to noted documents to guide developers
Recommend the potential impacts of windfarm development on Ground Water Dependent Terrestrial Ecosystems (GWDTE) be considered as part of the assessment.	Addition of assessment of GWDTE included in objective 3
The baseline information should include data on air quality issues within East Renfrewshire Council area. One of the effects on Air from wind farms can be a disruption to plumes from regulated processes and this should be considered as part of the assessment.	There are no regulated processes in ERC. Likewise there are no AQMA. The baseline tables and state of environment report include a section on air quality monitoring in ERC



### 3.6. Purpose and/or Objectives of PPS:

The SPG will set out a spatial framework identifying:

- (Area 1) Areas where windfarms will not be acceptable.
- (Area 2) Areas of significant protection.
- (Area 3) Areas with potential for wind farm development.

Within the hierarchical structure of documents, the SPG sits under Scottish Planning Policy 2014, Glasgow and Clyde Valley Strategic Development Plan and East Renfrewshire's Local Development Plan. All of which have been subject to Strategic Environmental Assessment. The SPG will be adopted through the development plan process and will be a material consideration in the assessment of planning applications.

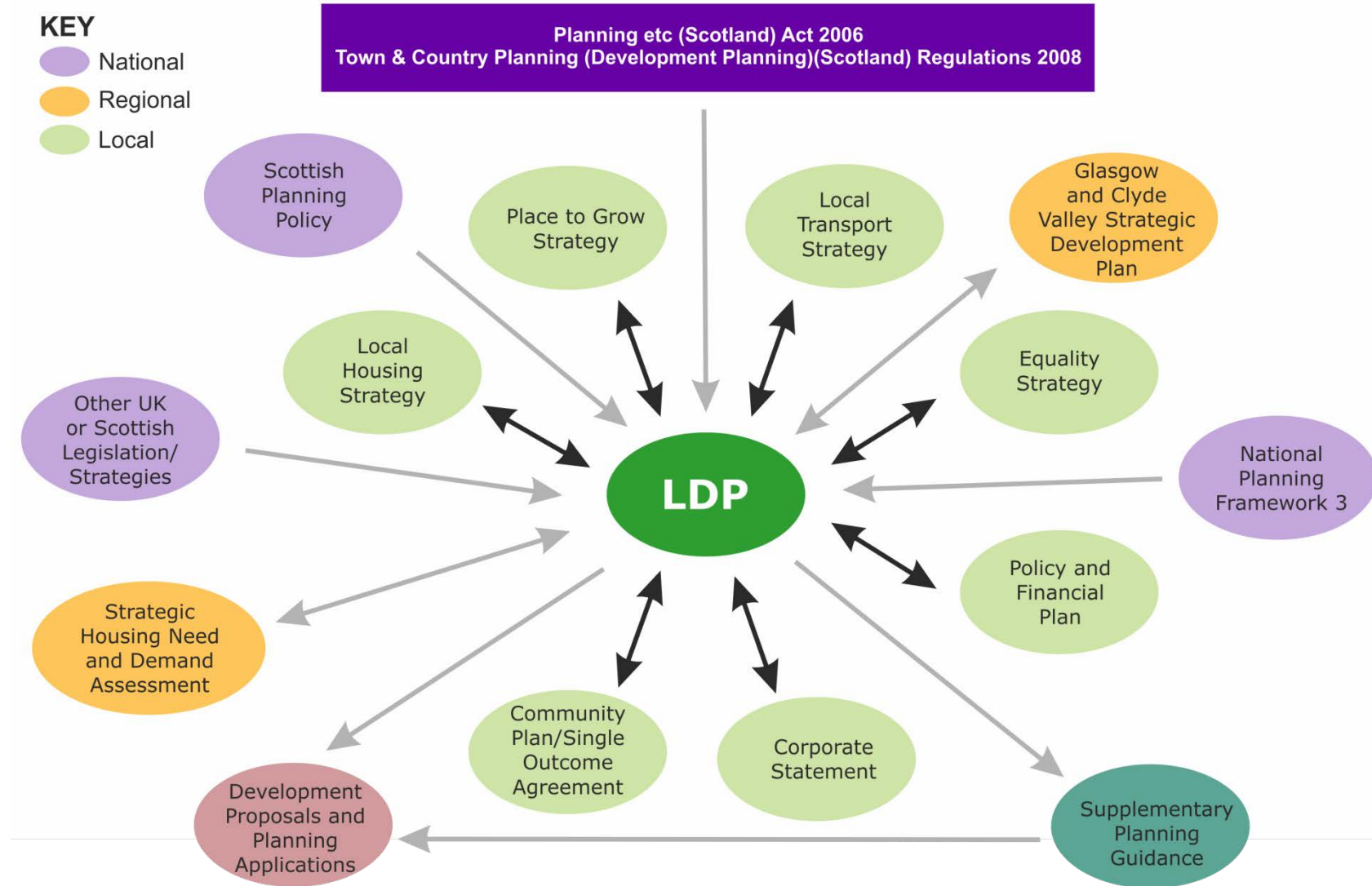
### 3.7. Relationship with other Plans, Programmes and Environmental Objectives

- 3.7.1. A specific requirement of the SEA legislation is to identify the SPGs relationship with other relevant plans, programmes and strategies (PPS). Relevant PPS include European, national, strategic, local and community plans and programmes.
- 3.7.2. A summary of the key environmental aims and objective of each PPS and the way in which they have been taken into account in the preparation of the SPG is provided in Appendix 1.
- 3.7.3. A summary of the relationship of the relevant PPS affecting or being affected by the SPG is given in Figure 2

### 3.8. Timetable and Main Stages for Producing the SPG

Milestone	Anticipated Date
Production of SPG	January 2016
Production of Environmental Report	January 2016
Report to Cabinet	February 2016
Consultation (6 weeks)	March 2016
Review of SPG and ER following comments received from consultation	April 2016
Adoption	May 2016
Notification of Adoption	June 2016
Post Adoption Statement	June 2016

Figure 2: Hierarchy of Plans, Programmes and Strategies



## 4. CURRENT STATE OF THE ENVIRONMENT

### 4.1. Relevant Aspects of the Current State of the Environment

- 4.1.1. The findings from the analysis of baseline data are summarised in Table 2. Within Table 2 the main current issues for the area are highlighted in blue with the positive environmental features highlighted in green.
- 4.1.2. Appendix 2 shows the environmental topics and associated Environmental Objectives with the relevant indicators relating back to the baseline data tables. The baseline data is supplemented by the State of Environment Report. Both of these documents are available to view on the Councils website<sup>1</sup>.

### 4.2. The Likely Evolution of the Environment without the SPG

- 4.2.1. The Strategic Environmental Assessment process involves an assessment of the environmental implication of plan implementation and additionally an assessment of the evolution of the environment without the Supplementary Planning Guidance. Effectively, this requires consideration of the evolution of the environment in the absence of the supplementary planning guidance which sets out a spatial strategy for onshore wind farms.
- 4.2.2. Some specific consequences would include the following:
- Dispersion of windfarms in inappropriate areas
  - Possible release of carbon from disturbance of carbon rich soils
  - Impact on landscape character
  - Impact on residents – noise/flicker etc
  - Cumulative impact resulting in significant impact to landscape character
- 4.2.3. It would be reasonable to emphasise that a principal purpose of the Supplementary Planning Guidance is to guide onshore windfarm development to appropriate areas taking cognisance of a number of environmental factors.

### 4.3. Alternatives

- 1.1.1. The requirement for Local Authorities to produce a spatial framework is set out in the Scottish Planning Policy (2014). The environmental designations to be given protection through the spatial framework are also given within the Scottish Planning Policy.
- 1.1.2. Given this it would be unreasonable to not produce the Supplementary Planning Guidance which sets out East Renfrewshire's spatial framework.
- 1.1.3. Additionally there are no reasonable alternatives regarding the environmental designations to be considered as these have been set at a higher level.

<sup>1</sup> [www.eastrenfrewshire.gov.uk/sea](http://www.eastrenfrewshire.gov.uk/sea)

Table 2: Analysis of Baseline Data

East Renfrewshire covers an area of approximately 174km <sup>2</sup> . The north of the area is predominantly urban with an extensive rural hinterland to the south and west. Approximately 15% of the area is urban and 85% rural.
The total population of East Renfrewshire is 92,380 and there are approximately 38,370 residential dwellings (2014).
The built up part of the district is densely populated having one of the highest density population within settlements of any local authority outwith Glasgow and Edinburgh. This raises issues regarding protecting the quality of the urban area and important urban greenspaces.
Within East Renfrewshire there are 6 Sites of Special Scientific Interest, 68 Tree Preservation Areas, areas of ancient woodland, and an extensive Green Network. There are 72 confirmed Local Biodiversity Sites (LBS), 36 unconfirmed LBS, 3 potential LBS.
The area experiences ongoing pressure from development in important urban green spaces and the Green Belt, which has resulted in a slight decline in the greenbelt in recent years.
The built environment within East Renfrewshire includes 7 Conservation Areas over 139 Listed Buildings including 5 Category 'A' listed buildings, 11 Scheduled Monuments and two sites listed on the Inventory of Gardens and Designed Landscapes.
There are currently 48 sites listed on the Vacant and Derelict Land register 2014 comprising a total area of 60.46 Ha.
There is a range of business and employment sites in the area, some of which have poor quality environments and are under-utilised.
The areas' population has access to 10 libraries and three council sports centres (four including the new swimming pool and games hall at Eastwood High School), a theatre and various community halls and centres.
The 2011 Local Plan identifies greenspace areas covering 404 HA, equating to 15% of the general urban area.
71.2% of journeys to work are undertaken in a private motor vehicle and only 1% is walking and 4% cycling (2001).
There has been a decrease in the air quality particularly around the main Trunk road network.
Brownfield redevelopment sites are not being developed for commercial and are affecting the character and appearance of the areas in which they are located.

Domestic energy consumption is high and could be reduced through the introduction of sensitive good building practices, increased insulation, micro renewables etc in the sustainable design and layout of new buildings.

The percentage of household waste recycled has steadily increased in recent years and is now one of the highest in Scotland.

Almost half of rivers (45%) and 67% of reservoirs monitored by SEPA within the Council area are classified as poor or bad. SEPA's objective is to have all monitored water bodies classified as good by 2027.

## 5. ASSESSMENT OF ENVIRONMENTAL EFFECTS FROM THE SPG - METHODOLOGY

### 5.1. Introduction

- 5.1.1. Under the Strategic Environmental Assessment Legislation an Environmental Report is required to identify, describe and evaluate the likely effects on the environment of implementing-
- (a) the plan or programme; and
  - (b) reasonable alternatives
- taking into account the objectives and the geographical scope of the plan or programme.

### 5.2. Methodology

- 5.2.1. Every aim, objective and policy and proposal has been assessed against a set of 23 environmental objectives as outlined in Appendix 2.
- 5.2.2. The main tool used in undertaking the assessment was the Baseline Environmental Data (v5.0) and associated State of the Environment Report (v4.0). Both are available on the Councils website<sup>2</sup>.
- 5.2.3. The method of assessment is based on advice and guidance issued by the Scottish Government. A recognised approach was utilised using negative, positive and neutral rankings. The process of assessment was undertaken rigorously and consistently. For the purpose of transparency, the assessment matrix is presented in Table 3 with further justification given in section 6.
- 5.2.4. The indications used were as follows:

+	The Aim, Policy or Proposal has a positive environmental impact
-	The Aim, Policy or Proposal has a negative environmental impact
+/-	The Aim, Policy or Proposal has both a positive and negative environmental impact
?	The impact of the Aim, Policy or Proposal on the environment is unknown or unclear
0	The impact of the Aim, Policy or Proposal on the environment is considered to be neutral
Y	Mitigation Required

<sup>2</sup> [www.eastrenfrewshire.gov.uk/sea](http://www.eastrenfrewshire.gov.uk/sea)



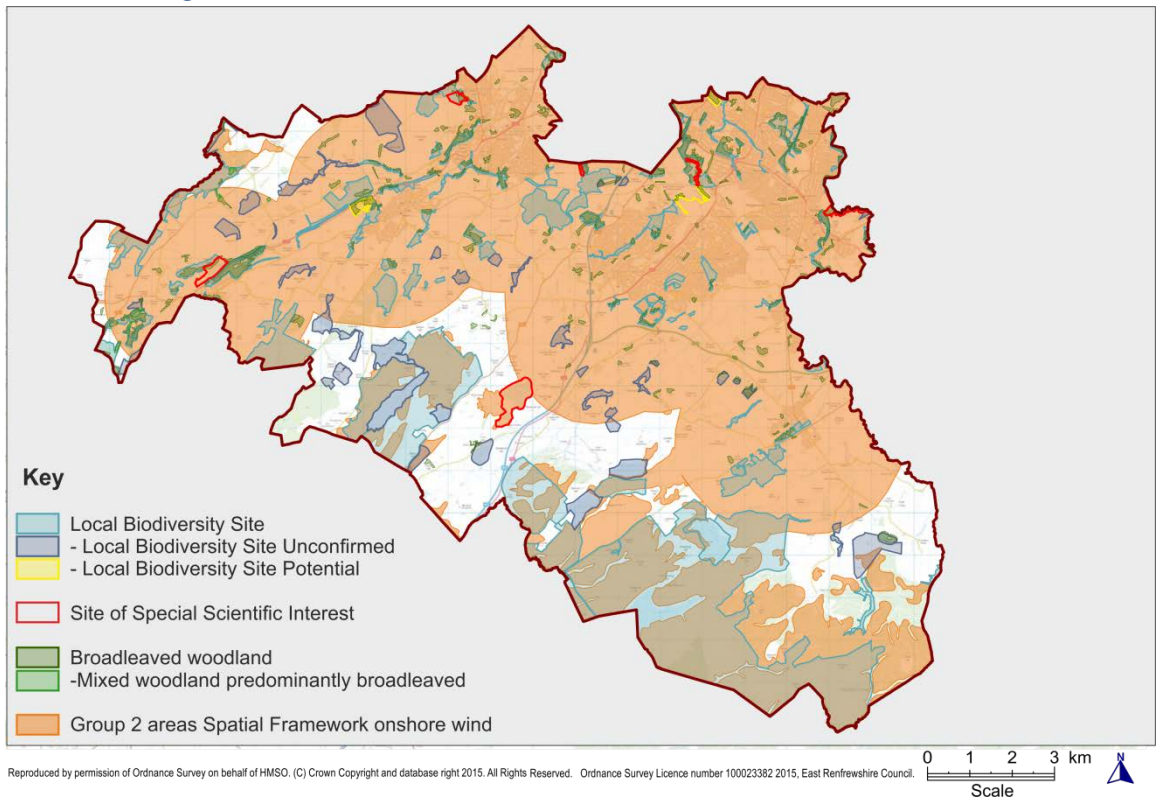
6. ASSESSMENT OF ENVIRONMENTAL EFFECTS FROM THE SPG – FINDINGS

TABLE 3: Summary of Assessment

ENVIRONMENTAL CRITERIA		Policy, Proposal, Alternative, Aim, or Objective																							MITIGATION REQUIRED	Mitigation	Comments	
		Assessed against Environmental Objectives 1 – 23																										
Assessed against Environmental Objectives identified from Appendix 2																												
Part 1																												
Scottish Government Targets, Scottish Planning Policy 2014, Local Development Plan Policy E1																												
2.4	Spatial Framework for Onshore Wind	+	+	?	0	+	0	0	0	-	-	+	+	+	+	+	+	0	?	-	0	0	0	0	+	Y	Project level - Impact on SSSI/LBS Project level - Impact on broadleaved woodland Project level - Impact on wetland habitats/hydrological system Project level - Impact on residents (noise/flicker) Project level - Impact to historic environment & its setting Project level - Impact on existing access Project level - Impact on landscape	Justification given within 6 of the report

Key:  
 + The Aim, Objective, Policy or Proposal has a positive environmental impact  
 - The Aim, Objective, Policy or Proposal has a negative environmental impact  
 0 The Aim, Objective, Policy or Proposal has a neutral impact i.e. both positive and negative environmental impacts relatively equal  
 ? The impact of the Aim, Objective, Policy or Proposal on the environment is unknown or unclear

## 6.1. Biodiversity Fauna and Flora



**Objective 1:** The SPG is considered to have a positive impact. All 6 SSSI's are within the group 2 areas of the spatial framework for windfarm development. This area is afforded tighter level of control.

Any windfarm proposals within group 2 areas will have to demonstrate their suitability which will take consideration of land designations such as SSSI's, local biodiversity sites and non-designated natural heritage (such as protected species etc). Part 2 of the SPG notes that any proposals on such areas of land will require to demonstrate that the site/species will not be adversely affected. Any proposals will be assessed against the policies set out in the LDP which identified the SSSIs and LBS as protected areas. Therefore if any impact is identified mitigation measures would be set and implemented at a project level and dealt with through the development management process.

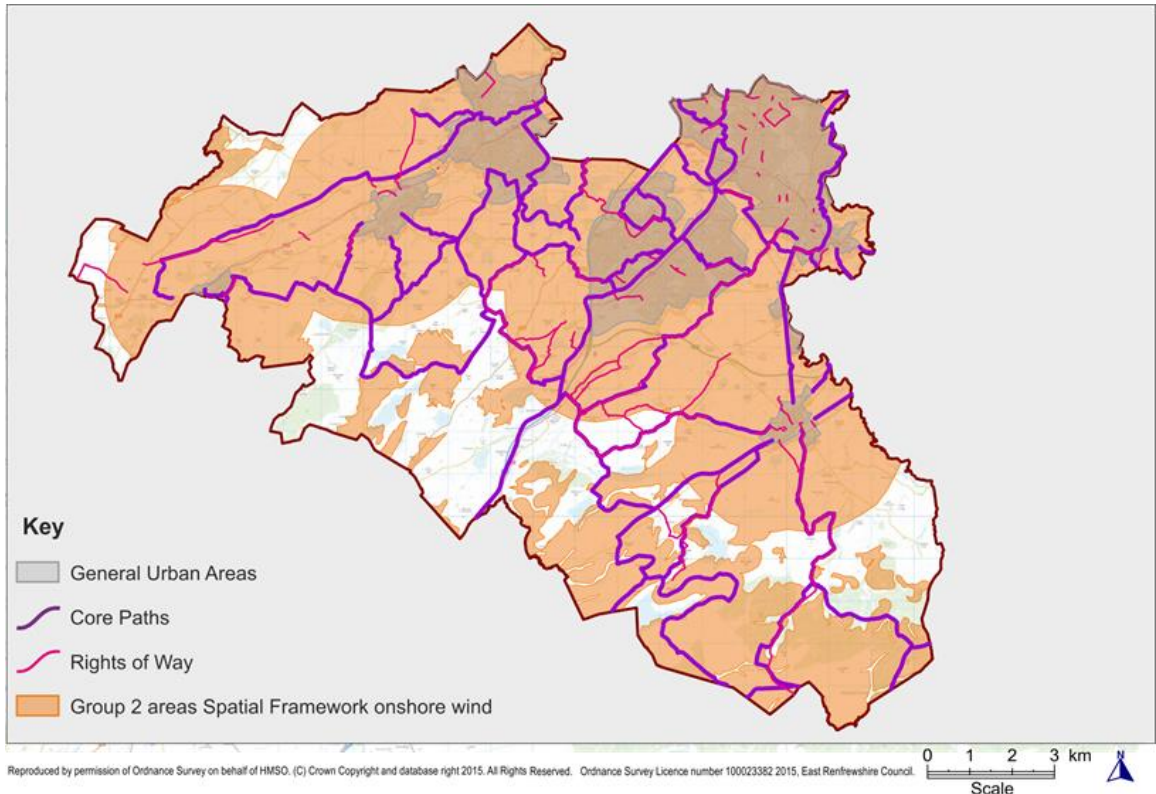
**Objective 2:** The areas of broadleaved woodland are generally contained within the group 2 area of the spatial framework for windfarm development. This area is afforded tighter level of control.

Any windfarm proposals within group 2 areas will have to demonstrate their suitability which will take consideration of impact to broadleaved woodland. The objective is therefore shown as having a positive impact.

**Objective 3:** The wetland inventory does identify areas of peat bog, wet grassland, wet heath, swamp and saltmarch. The habitats identified in the inventory depend on ground and surface water conditions. Development which would alter such conditions will have a negative impact on the habitats. Any development within the group 2 areas will need to demonstrate their suitability. This should take into consideration any impact on wetland habitats. SEPA are

consulted on windfarm applications and so any mitigation measures that are required at a given site will be agreed at a project level regulated through the development management process. Whilst the hydrological system is unknown, the SPG is considered to have a positive impact, by affording such habitats a greater level of protection as they fall within the group 2 area of the spatial strategy. Detail of the hydrogeological system can be determined through a site specific assessment at project level.

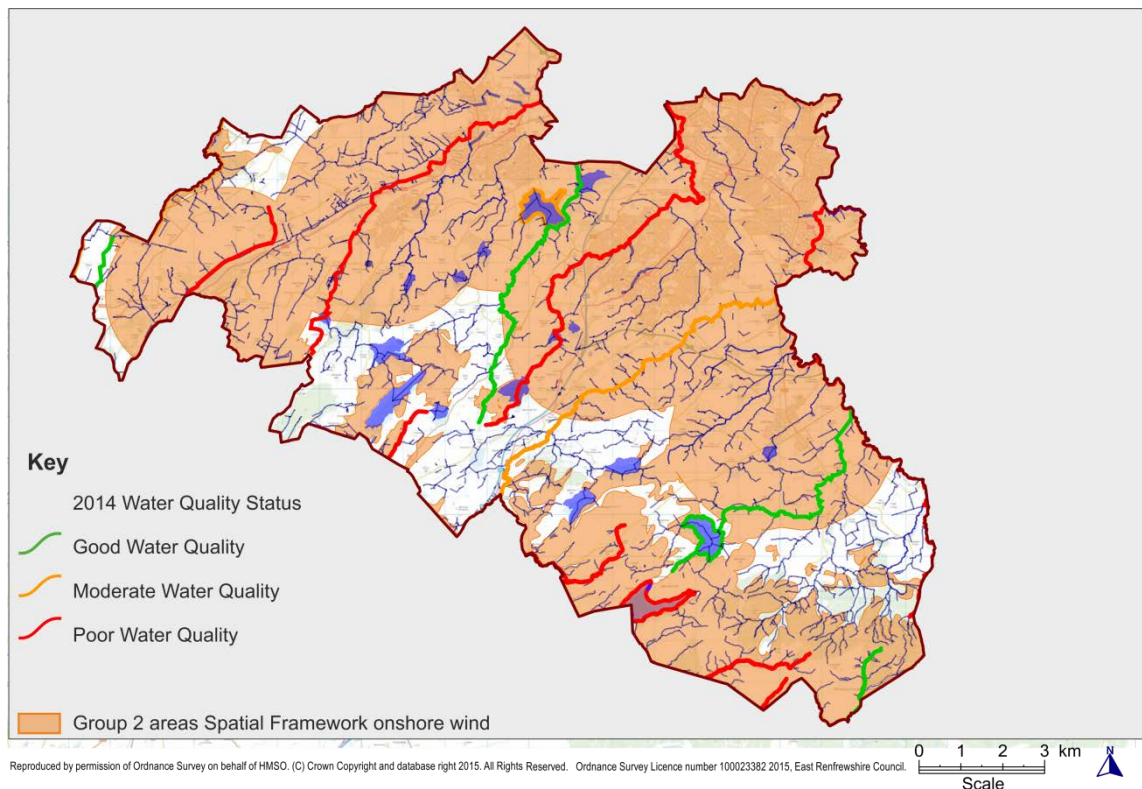
## 6.2. Human Health



- Objective 4: The SPG is considered to have a neutral impact. Windfarm development may have a positive impact for outdoor recreation, such as the network of paths at Whitelee windfarm, or it may have a no impact. Any proposals will be assessed against the policies set out in the LDP which identified the core path network and rights of way. This should not therefore have a negative impact on existing access to outdoor recreational areas. It is likely that there will be secondary positive impacts to health by a reduction in green house gasses.
- Objective 5: The SPG is considered to have positive impact on human health. The spatial framework allows for a 2km buffer around residential settlements within group 2 areas. This should ensure residents are not impacted from noise or flicker from any turbines. Additionally it is noted that applicants will require to demonstrate through the development management process that there will be no unacceptable impacts on residents.

### 6.3. Water

- Objective 6:** It is considered unlikely that the SPG will have a significant impact on the quality of the water environment once operations are running. There is a potential for an increase in sedimentation/pollution of the water environment during the construction phase. Applicants are encouraged to have early engagement with SEPA to assess the potential impact of the proposal and ensure appropriate mitigation measure are in place to avoid deterioration of the water environment. Therefore this objective has been assessed as having a neutral impact.
- Objective 7:** The SPG is considered is have a neutral impact. It is unlikely it will have either a detrimental impact on water resources and likewise unlikely to contribute to the improvement to water resources.



- Objective 8:** The SPG is considered to have a neutral impact. Whilst windfarm development will introduce a level of hardstanding it is considered that the dispersion of turbines is unlikely to contribute to increased flooding.

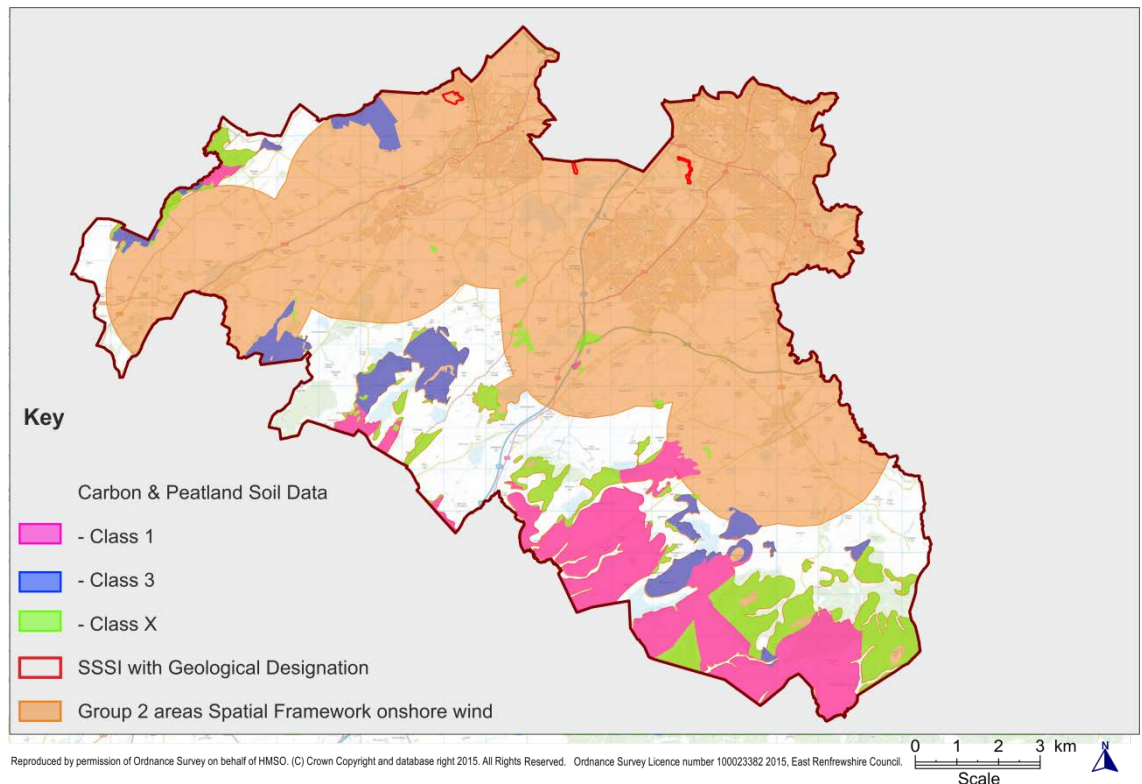
### 6.4. Soil and Geology

- Objective 9:** It is likely that soils will be affected through development of windfarms. This therefore has a negative impact. To help mitigate against significant impact the SPG refers developers to SEPAs guidance on best practice.
- Objective 10:** There are 3 SSSIs within the East Renfrewshire which are noted for their Geological features. This therefore suggests that the geology within East Renfrewshire is of national importance and should be protected. Wind farm development would likely disturb the solid geology



during the construction phase and so will have a negative impact. The 3 SSSIs are within the group 2 areas of the spatial strategy. Any proposals would require to demonstrate their suitability and this would take into account geological features. It is therefore considered that although windfarm development will have a negative impact on geology, the SPG has ensured that the SSSIs are within group 2 areas and so it is considered unlikely to be a significant negative impact on this objective.

**Objective 11:** The spatial framework places carbon rich soils within the group 2 areas. It is therefore considered that the SPG is will have a positive impact as it aims to place tighter control on development in areas underlain by carbon rich soils. In addition the SPG makes reference to guidance for assessing impact to peat from development and management of surplus peat.



## 6.5. Air/Climatic Factors

**Objective 12:** The SPG is considered to have a positive impact on air pollution. The SPG facilitates the development of wind farms which do not contribute to greenhouse gasses in energy production like more traditional methods do. There are no air quality management areas in east Renfrewshire and so it is considered unlikely that wind energy production will result in the dispersion of high concentration air pollution. The highest concentrations of air pollutants are found within the urban areas and along the M77 and GSO roads. The prevailing wind direction in the area typically ranges between south and Northwest. Spring tends to have winds from the north east.

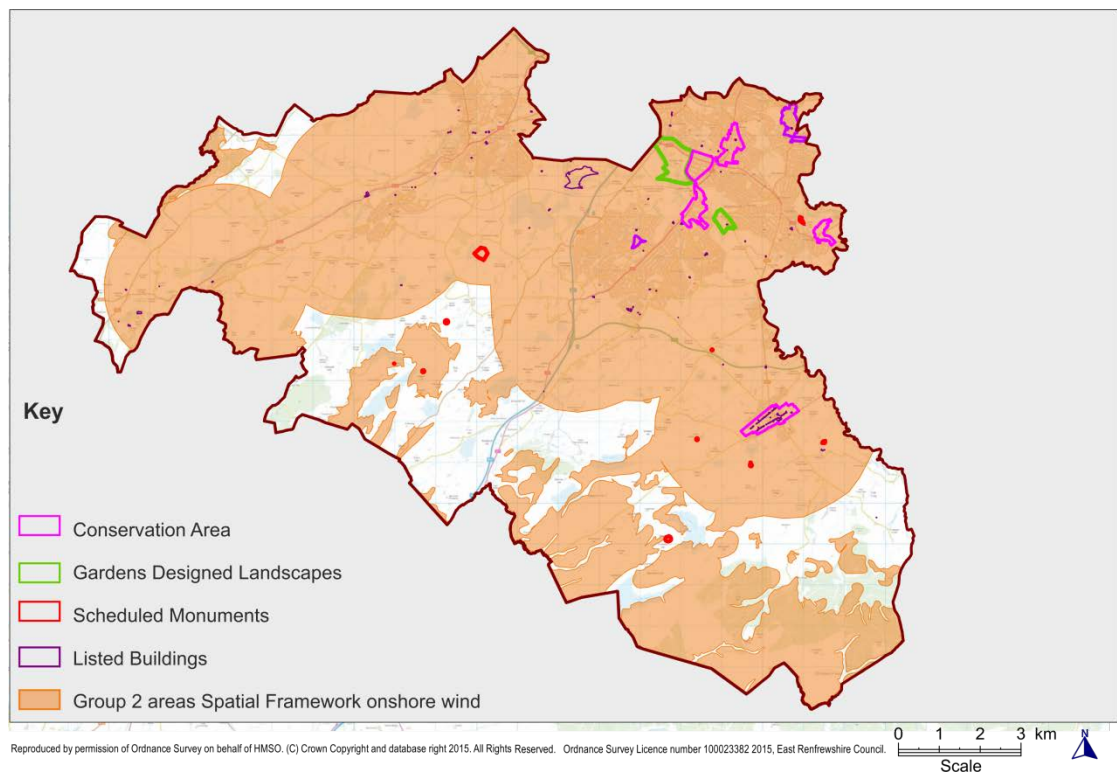
**Objective 13:** The SPG facilitates the development of wind farms in appropriate areas. The generation of energy from wind farms will help reduce greenhouse gasses which are produced from more conventional methods. It is therefore considered to have a positive impact.

Objective 14: The SPG aims to facilitate the development of wind farms in appropriate locations. It is therefore considered to have a positive impact on this objective.

### 6.6. Cultural Heritage

Objective 15: The SPG is considered to have a positive impact on the historic environment. The group 2 areas encompass the designated conservation areas, gardens and designed landscapes and listed buildings. The majority of the Scheduled monuments are also contained within the group 2 areas. The SPG makes reference to the historic environment noting that is Council policy to prevent unacceptable impact on these sites and their setting and applicants will require to demonstrate that this is the case.

Objective 16: It is considered unlikely that wind farms will have a significant impact on derelict or brownfield land as in East Renfrewshire this tends to be contained within the urban areas. The SPG is therefore considered to have a neutral impact.



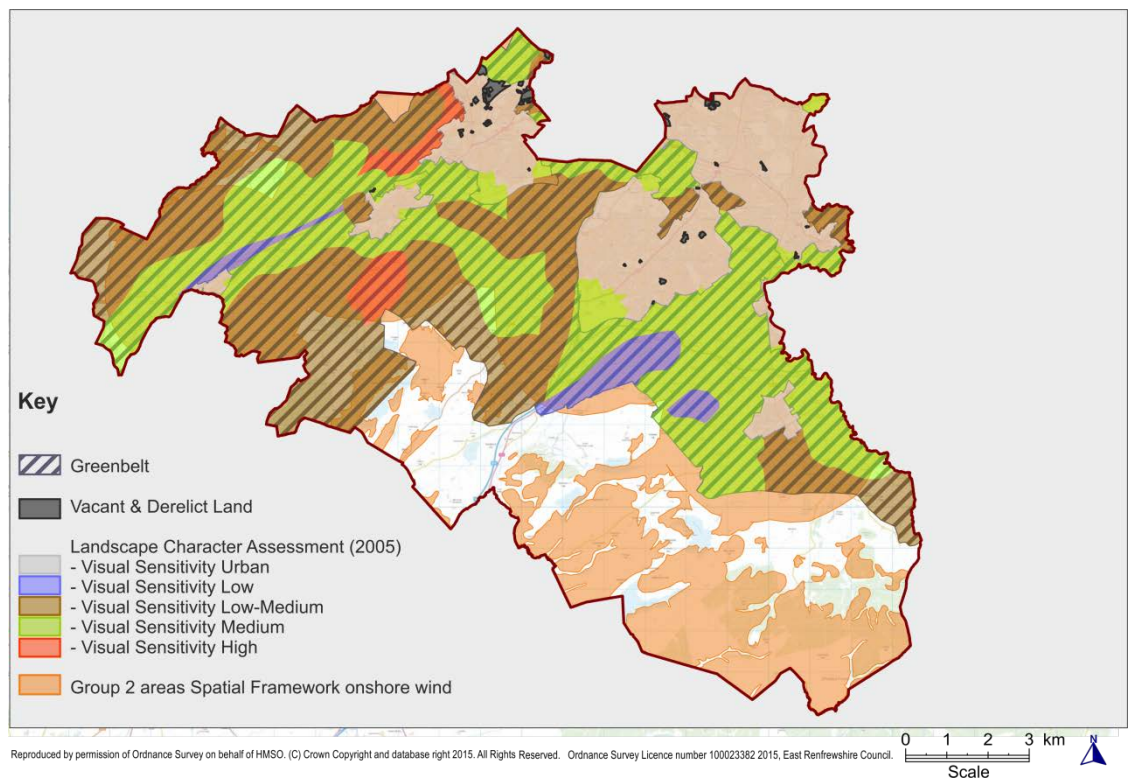
### 6.7. Landscape

Objective 17: This objective is unknown and depends largely on the scale, the land owner and operator of the windfarm. It is possible that windfarm development could open up areas for recreational use, such as Whitelee windfarm. Alternatively it may not encourage access. Any proposals will be assessed against the policies set out in the LDP which identifies the need to protect the Greenbelt, core paths and rights of way. Any impact to existing access should be considered at project level and mitigation agreed through the development management process.



We have identified local biodiversity sites and the majority of these are within the group 2 area. All of the SSSIs which fall within the Authority boundary are within the group 2 areas. Any proposals will be assessed against the policies set out in the LDP which aim to protect designated sites. Where a proposal is likely to adversely affect a designated site mitigation measures should be decided upon and implemented. It is considered that this will be done at project level through the development management process.

**Objective 18:** The impact of windfarms on the landscape is subjective. Whilst some people like the look of turbines others do not. However, the landscape will be impacted upon. It is therefore considered that there will be a negative impact on the landscape. This impact will be mitigated through applying this SPG and spatial framework which aims to guide development to appropriate locations, with impact to landscape being a key consideration.



**Objective 19:** As the SPG guides development away from largely residential areas and notes that an assessment on impact to residential dwellings to prevent noise and flicker would be required it is considered that the SPG will have a neutral effect on property.

**Objective 20:** The SPG is considered to have a neutral impact as there is no mining or burning of fossil fuels associated with the renewable energy technology considered within the SPG.

**Objective 21:** The majority of brownfield land within East Renfrewshire is sited within the urban areas. It is therefore considered unlikely that the SPG will have a positive impact on these sites as they are unlikely to be developed into wind farms. It may be possible that other renewable technologies, such as solar or biomass would result in the uptake of brownfield land.

## 6.8. Waste

Objective 22: The objective is considered to have a neutral impact. The SPG does not focus on energy from waste. Energy from waste is considered to be from oil based products such as plastics.

Objective 23: The SPG is considered to have a positive impact as the spatial framework aims to guide development away from areas of carbon rich soils. Where such soils have been identified in SNH carbon rich soils map they have been included within group 2 areas of the spatial framework. While this doesn't prohibit development it does give tighter control and developers will have to demonstrate the appropriateness of the site. In addition the SPG also makes reference to SEPAs guidance note in the assessment of peat volumes and development on peatland. The SPG also makes reference to SEPAs guidance note on the management of forestry waste.

## 7. CUMULATIVE, SYNERGISTIC AND SECONDARY EFFECTS

### 7.1. Assessment

- 7.1.1. East Renfrewshire already hosts a number of wind turbines associated with various windfarms, including the northern section of Whitelee windfarm which is the largest windfarm within the UK. Multiple windfarms can have a cumulative negative effect on the landscape and natural environment. This SPG aims to avoid such cumulative effects by using the spatial strategy to guide development to appropriate areas.
- 7.1.2. The SPG references the landscape capacity study which was compiled in 2014. The study takes cumulative impacts on landscape into consideration and notes that the residual capacity within East Renfrewshire is limited.

## 8. INFLUENCE ON THE LOCAL DEVELOPMENT PLAN

### 8.1. How the SEA process has influenced the Local Development Plan

- 8.1.1. To ensure the Renewable Energy supplementary planning guidance provides an environmental focus the following key changes have been included:

The SPP requires the development plan to indicate the minimum scale of onshore wind development that the spatial framework will apply to. Initially East Renfrewshire had considered a specification of 2 turbines with a minimum hub height of 20 meters. This has subsequently been amended to 2 turbines with no minimum hub height specified. This is in response to strategic discussions at Structure Development Plan level and internal consultations which raised concerns about the potential for a development of, for example, 10 turbines at 19.5 metres in height within a group 2 area. In this scenario, the wind farm development would be outwith the scope of the spatial framework and the significant protection it provides. It is considered that a wind farm of that scale could have a significant impact and would benefit from being considered within the context of the spatial framework.

- The boundary for group 2 areas classification includes the areas of peat and carbon rich soils (Class 1, Class 3 & Class X) as shown in the SNH map of carbon rich soil, deep peat and priority peatland habitats.
- Wording within the SPG includes impact of setting of historic environment.
- Part 2 of the SPG which provides guidance for developers and development management makes note of the project level mitigation measures identified through the assessment.

## 9. MONITORING

- 9.1.1. Responsible Authorities are obliged, under the SEA legislation, to monitor the significant environmental effects of the implementation of the Supplementary Planning Guidance. The monitoring arrangements must identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.
- 9.1.2. Monitoring is an integral part of the development plan system. Planning Authorities are required to ensure that statutory Plans maintain their relevance by addressing current and emerging land use and environmental issues.
- 9.1.3. It is anticipated that monitoring of the number and location of turbines will be included within the baseline tables and state of environment report. This will supplement the existing data which notes the number of planning applications for wind turbines received, approved and refused.
- 9.1.4. In addition it is perceived that the number of alternative renewable applications will be recorded within the baseline and state of environment report.

## Appendix 1 – Relationship with other PPS and Environmental Objectives

A specific requirement of the SEA Legislation is to identify the SPGs relationship with other relevant plans, programmes and Strategies (PPS). Relevant PPS include European, national, strategic and local plans and programmes.

A summary of the key environmental aims and objectives of each PPS and the way in which they will influence the SPG is provided in Table 1.

### Framework for analysis proposed for relationship with other PPS and Environmental Objectives

Relevant plans. Programmes and strategies (PPS)	Main requirements of the PPS objective	How it affects, or is affected by the SPG in terms of SEA issues referred to in Schedule 3 of the Act
<b>INTERNATIONAL</b>		
Kyoto Protocol (1997)	The Kyoto Protocol aimed to limit, as well as reduce emissions of greenhouse gasses. The commitment period of the Kyoto protocol expired in 2012 but the Doha Amendment extended the agreement to 2020	The SPG outlines the Councils support for renewable energy's. Renewable energy will reduce the reliance on fossil fuels, the combustion of which contributes to greenhouse gas emission.
The Johannesburg Summit of Sustainable Development (2012)	The 2002 declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these sustainable development principles	The SPG will encourage the development of renewable energy sources supporting sustainable development whilst protecting designated species and habitats.
Gothenburg Protocol (1999, revised 2012)	The protocol establishes mandatory emission reductions for 4 (now 5) major air pollutants.	The SPG provides a framework for the development of renewable energy. This will reduce the reliance on the combustion of fossil fuels which in turn should reduce pollutant generation.

EUROPEAN		
EU Habitats Directive 92/43/EEC	The directive requires the protection of species and habitats listed in the Annex's of the directive and classification of Special Areas of Conservation.	Whilst there are no Special Areas of Conservation currently designated in East Renfrewshire, the SPG will comply with the directive in the protection of species listed in the annex's.
EU Birds Directive 2009/147/EC	The directive relates to the protection of all wild bird species naturally occurring within the union. The directive recognises that habitat loss and degradation are the most serious threats to the conservation of wild birds.	There are no Special Protection Areas currently designated within East Renfrewshire. The SPG will comply with the directive by not adversely impacting upon the protection of wild birds, the nests, eggs and habitats.
EU Water Framework Directive 2000/60/EC	The Framework aims to improve and protect the water environment on a catchment level.	The SPG will be primarily concerned with renewable energy from onshore wind farms which will not adversely impact the surface water, ground water or aquatic ecosystems. The SPG will take note of other renewable energy technologies, such as hydro electric. In these instances the SPG will ensure it is compliant with aims of the directive.
European Climate Change Programme 2000	Contains a variety of cross cutting themes including energy, industry and transport with the aim of combating climate change.	The SPG will tackle climate change by moving the focus from fossil fuels to encouraging the development of renewable energy sources.
European Landscape Convention (2000)	Promotes landscape protection, management and planning.	The SPG will consider this with regards to landscape impacts.
European Sustainable Development Strategy (2009 review)	Long term objectives in Europe for sustainable development considering issues such as climate change, transport, health and natural resources.	The SPG will support sustainable development by encouraging the renewable energy sources and safeguarding natural resources instead of a reliance on fossil fuels.

NATIONAL		
The Planning etc. (Scotland) Act, 2006	Outlines the system for the preparation of Strategic Development Plans and Local Development Plans.	The SPG will accord with the requirements of the Act as it forms part of the Adopted LDP.
National Planning Framework 3, 2014	Sets out the spatial implications of land use planning policies in Scotland. Outlines support for renewable energy developments and details Scottish Government targets.	The SPG will contribute to meeting Scottish Government renewable energy targets. It will emphasise the need for a reduction in carbon emissions and adaptation to climate change. The protection and enhancement of the area's natural and cultural assets will also be supported.
Scottish Planning Policy (2014)	The Scottish Government's national planning policy considers a wide range of planning issues, including the need for renewable energy technologies to be supported by Local Development Plan's, with particular emphasis on the delivery of electricity and heat. A particular focus is placed on onshore wind and the need for a spatial framework.	This SPG will be prepared to be in line with SPP (2014), in particular the requirements of the onshore wind spatial framework and the focus on delivering renewable energy developments.
The UK Climate Change Programme (2006)	Explains how the UK's Kyoto Protocol target will be achieved, with focus on the need for a significant reduction in carbon dioxide emissions.	The SPG will contribute towards achieving UK targets, including a reduction in carbon dioxide emissions.
Climate Change (Scotland) Act 2006	Identifies targets for climate change mitigation and adaptation, including the reduction of greenhouse gas and other emissions.	The SPG will consider climate change scenarios and the promotion of mitigation and adaptation methods.
Scottish Government Electricity Generation Policy Statement 2013	Identifies key aspects of electricity generation in Scotland, examining the necessary changes required to ensure Scottish Government targets are met.	The SPG will focus on actions required to meet Scottish Government's renewable energy targets.



Scottish Government 2020 Routemap for Renewable Energy in Scotland	Targets in the Electricity Generation Policy Statement are outlined with the necessary actions identified.	The SPG will focus on actions required to meet Scottish Government's renewable energy targets.
Scottish Soil Framework 2009	Highlights the various pressures on soils, particularly climate change and identifies policies to combat threats, and protect soils. Outcomes, and actions across a range of sectors are considered.	The SPG will take cognisance of soils and the contribution to soil carbon sequestration.
Water Environment and Water Services (Scotland) Act 2003	Protection of the water environment in connection with implementing the Water Framework Directive. Emphasis on groundwater, surface water and wetlands.	The SPG will consider the importance of the water environment.
Water Environment (Controlled Activities) (Scotland) Act 2003	Outlines the different levels of authorisations to allow for proportionate regulation depending on the risk an activity poses to the water environment. Some activities require authorisation including point source discharges, impoundments and abstractions.	The SPG will take account of the requirements of these regulations when dealing with renewable energy applications in or beside the water environment.
Wildlife and Countryside Act 1981	Contains designations or protected areas, including National Parks and the protection of wildlife, countryside, public rights of way.	The SPG will fully consider the implications of this Act.
Nature conservation (Scotland) Act 2004	Updates the Wildlife and Countryside Act. It sets out measures designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland, by the provision of the legal framework for the designation of Sites of Special Scientific Interest (SSSI).	The SPG will take cognisance of the Act.

Ancient Monuments and Archaeological Areas Act 1979 as amended by Historic Environment Scotland Act 2014	Provides protection of scheduled ancient monuments and areas of archaeological importance.	The SPG will take cognisance of this Act.
Scottish Biodiversity Strategy (2004) including 2020 Challenge for Scotland's Biodiversity (2013)	Strategy to conserve and enhance biodiversity throughout Scotland. Its overall aim is 'to conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future'.	The SPG will take cognisance of this Strategy.
The Second River Basin Management Plan for the Scotland river basin district 2015 - 2027	This plan outlines the actions to be taken to protect Scottish waters currently in good condition and to improve the quality of others.	The SPG is unlike to adversely impact water quality. Impact assessments will assess potential impact to water environment on a project level.
Scottish Historic Environment Policy (SHEP) (2011)	Sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.	The SPG will recognise the requirement to take account of the historic environment when undertaking practical mitigation work.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2117)	Establishes the framework for air quality improvements across the UK.	The SPG will take cognisance of the strategy and the importance of air quality in protecting human health and the environment.
Zero Waste Plan 2010	Sets out the Scottish Government's vision for a zero waste society where resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.	The SPG will take cognisance of this plan.

Flood Risk Management (Scotland) Act 2009	The Act introduces a more sustainable and modern approach to flood risk management and creates a more joined up and coordinated process to management of flood risk at national and local level.	The SPG will take cognisance of this plan.
Pollution Prevention and Control (Scotland) Regulations 2012	Designed to eliminate or minimise emissions to air, water and land and extends pollutions controls to previously unregulated sectors.	The SPG will take cognisance of these regulations, in particular reference to renewables from biomass.
<b>REGIONAL</b>		
Glasgow Clyde Valley Strategic Development Plan 2012-2017	A 20 year strategy for the location of new development and a policy framework to help shape good quality places and enhance the quality of life in the city region.	The SPG will contribute to the delivery of this plan, particularly in terms of climate change, sustainability and low carbon energy.
Clydeplan Main Issues Report 2015	The MIR identifies the key changes which might influence the SDP since its approval in 2012 and which need to be considered when preparing the next SDP. Clydeplan identifies seven main issues, including <ul style="list-style-type: none"> <li>• Supporting a Low Carbon Economy</li> <li>• Supporting Positive Environmental Action</li> <li>• Climate Change Adaptation</li> </ul>	The SPG will contribute to the delivery of this plan, particularly in terms of climate change, sustainability and low carbon energy.
<b>LOCAL</b>		
East Renfrewshire Local Development Plan 2015	Seeks to foster a rich and diverse environment and promote and manage land use change for the benefit of the local community and economy in a manner which is sustainable	The SPG will emphasise the requirement in Policy E1 for the preparation of the SPG.

Local Biodiversity Action Plan	Identifies habitats and species of value to the area	The SPG will take cognisance of this Report.
Outdoor access strategy and core path network	Seeks to ensure that core paths are promoted and are accessible thereby reducing car dependency and increasing enjoyment of the environment through providing good quality network of paths.	The SPG will take cognisance of this Report.
East Renfrewshire Single Outcome Agreement	East Renfrewshire is a thriving attractive and sustainable place for residents and businesses to grow.	The SPG will take cognisance of this Report.
Wind Energy Study 2012	Detailed study that identifies key areas where wind farm development would be unacceptable taking into account significant views, landscape character and cumulative impact from developments both in East Renfrewshire and the adjoining local authority areas.	The SPG will use the results of this study to provide guidance on onshore wind developments in the East Renfrewshire area.
Landscape Capacity Study 2014	Detailed study that aims to provide a strategic view of landscape sensitivity to wind energy development, and available capacity for further development, across the Glasgow and the Clyde Valley area, considering strategic and local issues.	The SPG will use the results of this study to provide guidance on onshore wind developments in the East Renfrewshire area.

## Appendix 2 – Environmental Issues, Objectives and Implications for the SPG

Environmental Objectives 1-23	Implications for the SPG	Environmental Issues from Baseline Information	Indicator
<b>Biodiversity, Flora and Fauna</b>			
1) Protect, enhance and where necessary restore (specified) species and habitats	Is the SPG likely to significantly help to protect species especially protected by law or species identified in national or local biodiversity action plans?	Loss of Local Biodiversity areas through development.	BFF01 – BFF13 WES (2012) LCS (2014)
2) Ensure sustainable use of agricultural and forestry resources	Is the SPG likely to significantly affect prime agricultural land or impact on deciduous woodlands?	Datasets not updated on a frequent basis so difficult to identify issues/trends.	L06 WES (2012) LCS (2014)
3) Ensure groundwater dependent terrestrial ecosystems (GWDTE) are not adversely affected	Is the SPG likely to significantly affect GWDTE?	No dataset on internal GI system for direct comparison of wetland areas identified in the wetland inventory.	
<b>Human Health</b>			
4) Provide environmental conditions promoting health and well-being (including increasing opportunities for indoor and outdoor recreation)	Is the SPG likely to encourage an increase in outdoor access?	Need for revised open space survey.	L04-L05 T13-T14
5) Minimise noise and vibration	Is the SPG likely to introduce both construction and long term noise/vibration/shadow flicker?		L01

Water			
6) Minimise water pollution	Is the SPG likely to significantly help to protect or enhance the water environment?	Water quality has primarily remained static, with the exception of levern and Annick Waters which have both seen an improvement to their quality.	WS01-WS16 SG02-SG03
7) Ensure sustainable use of water resources	Is the SPG likely to significantly help conserve or protect water resources?		WS01-WS16
8) Ensure development does not increase the risk of flooding	Is the SPG likely to increase the likelihood of flooding or the requirement for flood defence works, or is it likely to have significant adverse effects on the water environment?	Further data needed on existing flooding issues. SEPA potential flood maps consulted in consideration of planning applications.	WS14-WS16
Soil and Geology			
9) Minimise and reduce soil contamination and ensure a high level of soil quality	Is the SPG likely to significantly help protect soils or encourage the sustainable use of soils, or to have adverse effects on soils?	No sites formally identified as contaminated land. Little information regarding remediation of sites.	L07-L09 SG02-SG03
10) Protect, enhance and where necessary restore geological features	Does the SPG take into account the influence of landform, geomorphology and geology or is it likely to significantly exacerbate risks?	Three SSSIs noted for geological interested considered to be in favourable condition.	SG05-SG06 BFF01-BFF02
11) Protect and prevent impact on carbon rich soils (e.g. peat)	Is the SPG likely to protect areas of carbon rich soils?	The SNH Carbon rich soil, deep peat and priority peatland habitats map indicates areas of <ul style="list-style-type: none"> <li>• Class 1 priority peatland/carbon rich soils and deep peat</li> <li>• Class 3 habitat associated with wet and acidic soil types</li> <li>• Class X vegetation cover does not indicate peatland</li> </ul>	



		habitat/ soils are carbon rich soils and deep peat.  In the south and southwestern areas of the authority	
<b>Air/Climatic Factors</b>			
12) Minimise air pollution and ensure a high level of air quality	Is the SPG likely to significantly help protect the environment from pollution or is it likely to increase the risk of pollution?	No air quality management areas needed within the authority.	A01-A06
13) Reduce greenhouse gas emissions	Is the SPG likely to significantly help reduce greenhouse gases and/or energy consumption or increase it?		
14) Reduce energy use and ensure sustainable use of energy	Is the SPG likely to significantly help facilitate renewable energy in appropriate locations or deter its development?	Number of applications for wind turbines monitored.	A08 WES (2012) LCS (2014)
<b>Cultural Heritage</b>			
15) Protect, enhance and where appropriate restore archaeological sites and the historic environment	Is the SPG likely to significantly affect the integrity of any designated sites or their setting?	Planning applications are screened by WoSAS. If any negative impact on archaeological sites anticipated request for archaeological survey made.	CH01-CH10
16) Protect, enhance and where appropriate restore the built environment and regenerate degraded environments	Is the SPG likely to make a significant contribution to the regeneration/restoration of derelict, contaminated or otherwise degraded environments or is it likely to increase the area or degradation of such land?	Condition of historical environment remains fairly static, with a couple of buildings in the Eaglesham area being removed from buildings at risk register.	L07-L09 CH01-CH02 CH08-CH10

Landscape			
17) Protect, enhance and create green spaces important for recreation and biodiversity	Is the SPG likely to significantly help protect, enhance or create, or is it likely to significantly destroy greenspaces important for recreation and biodiversity or diminish their enjoyment?	Areas of greenbelt released for development in Local Development Plan resulting in growing urban area.  2013/14 identified an area of 1.3Ha potentially being affected by Wind Turbines.	L01-L02  L03-L05
18) Protect, enhance and where necessary restore the natural landscape	Is the SPG likely to significantly help protect, enhance or restore, or is it likely to significantly damage or diminish landscape character, local distinctiveness or scenic value or the enjoyment and understanding of the landscape?	The landscape assessment will guide development from sensitive areas.  Opinions on Wind turbines are subjective, while some enjoy the visual impact others do not.	L02-L03  L06-L07  WES (2012)  LCS (2014)
19) Promote adequate protection of infrastructure, property, material resources and land	Is the SPG likely to significantly affect property or land?		L02-L03
20) Promote sustainable use of material resources	Is the SPG likely to result in the use of material resources that cannot be replaced or sustainably sourced	There are no active mining areas in ERC, and no areas of potential future mineral resources are readily identified or known.	SG06
21) Promote sustainable use of land including use of brownfield land	Is the SPG likely to encourage the re-use of brownfield land?	Brownfield sites tend to be primarily located within the urban areas and so it is considered unlikely that the spg will encourage the re-use of such sites.	L07-L09
Waste			
22) Reduce waste and promote the sustainable use of waste including recycling and composting	Is the SPG likely to significantly help reduce waste or is it likely to increase waste arising?	The percentage of waste recycled is increasing.	W01-W04

<p>23) Prevent or reduce the volume of waste peat or forestry waste</p>	<p>Is the SPG likely to significantly help to reduce the volume of waste peat or forestry waste?</p>	<p>ERC has a number of areas of peat identified on the carbon rich soils map produced by SNH.</p>	
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