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4 STATUTORY & POLICY FRAMEWORK

4.1 Introduction

- 4.1.1 This chapter of the EIA Report describes the legislative and policy background relevant to the Proposed Development. It refers to energy and planning policy at a national and local level. It provides an objective summary of the energy and planning policy considerations that have been considered in the preparation of the EIA Report to ensure that it provides the appropriate information for the consideration of the planning application.
- 4.1.2 This chapter does not include an assessment of the accordance of the Proposed Development against planning policy. A separate Planning and Sustainable Place Statement has been prepared to support the planning application and should be referred to for a detailed planning policy appraisal.

4.2 The Statutory Framework

The Town & Country Planning (Scotland) Act 1997

- 4.2.1 The principal planning statute in Scotland is the Town and Country Planning Act (Scotland) 1997 (the 1997 Act) as amended by The Planning etc. (Scotland) Act 2006 and by the Planning (Scotland) Act 2019 (the 2019 Act).
- 4.2.2 Section 25 of the 1997 Act states that:
- “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.*
- 4.2.3 Section 37(2) of the 1997 Act states that in dealing with a planning application *“the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations”.*
- 4.2.4 Other relevant legislation includes The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 & The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021.

4.3 Renewable Energy Policy: Summary

- 4.3.1 In recent years, UK and Scottish Government policies have focused increasingly on concerns about climate change and the nature crisis. Each tier of Government has developed targets, policies and actions to accelerate deployment of renewable technologies to tackle the climate crisis and generate more renewable energy and electricity. In Scotland in particular, this is reflected in Policy 1 of National Planning Framework 4 (NPF4) which is entitled ‘Tackling the climate and nature crises’ and which requires that when considering all development proposals that significant weight is given to the global climate and nature crises. At the national level the Scottish Ministers have set a target to have a minimum installed capacity of 20 Gigawatts (GW) of onshore wind in Scotland by 2030.

- 4.3.2 Whilst the legislative framework for energy consents remains a reserved matter, the Scottish Government in response to climate change have set a clear strategic direction for the deployment of renewable energy through policy and additional legislative provisions.
- 4.3.3 The UK Government retains responsibility for the overall direction of energy policy, although some elements are devolved to the Scottish Government. The UK Government has published a series of policy documents setting out how targets can be achieved, most recently in the Clean Power 2030 Action Plan published in December 2024 which contains a target of having 30 GW of onshore wind operational in the UK by 2030.
- 4.3.4 Onshore wind generation, located in Scotland, is identified as an important technology to achieve these various goals as set out in the Onshore Wind Policy Statement (OWPS) (2022) which clearly outlines the socio-economic and environmental benefits of onshore wind and its integral role in tackling climate change. Moreover, it states that “*deployment of onshore wind is mission critical for meeting our climate targets.*” The OWPS confirms the Scottish Government target of 20 GW of onshore wind to be operational by 2030.
- 4.3.5 The Scottish Government has published a number of policy documents and has set its own targets. The most relevant policy, legislative and other documents published by the Scottish Government include:
- The Scottish Energy Strategy (2017);
 - The Scottish Government's declaration of a Climate Emergency (2019);
 - The Scottish Climate Change Plan Update (2020);
 - The Climate Change (Scotland) Act 2009 as amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2024 and the legally binding net zero target for 2045;
 - The Onshore Wind Policy Statement (OWPS) (2022);
 - The Onshore Wind Sector Deal (2023);
 - The Draft Energy Strategy and Just Transition Plan (2023); and
 - The Green Industrial Strategy (2024).
- 4.3.6 The Proposed Development relates to the generation of electricity from renewable energy sources and comes forward as a direct response to national planning and energy policy objectives which seek to encourage, promote and facilitate all forms of renewable energy. The Proposed Development would be consistent with national policy and guidance. The Proposed Development would make a substantial contribution to the attainment of emissions reduction and renewable energy and electricity targets at both the Scottish and UK levels. All of the above documents provide a positive and facilitative framework for the development of renewable energy.

4.4 National Planning Framework 4

Introduction

- 4.4.1 NPF4 came into force on 13 February 2023. Section 13 of the 2019 Act amended Section 24 of the 1997 Act regarding the meaning of the statutory Development Plan, such that for the purposes of the Planning Act, the Development Plan for an area is taken to consist of the provisions of:
- The National Planning Framework; and

- Any Local Development Plan (LDP).
- 4.4.2 NPF4 therefore now forms part of the statutory Development Plan and should be afforded substantial weight.
- 4.4.3 A key provision of the 2019 Act is that in the event of any incompatibility between the provisions of NPF4 and a provision of an LDP then whichever of them is the later in date will prevail. That will include where an LDP is silent on an issue that is now provided for in NPF4. Section 13 of the 2019 Act amended Section 24 of the 1997 Act to provide that:
- “In the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail”.*
- 4.4.4 In this case the LDP is the later document.

The National Spatial Strategy: Delivery of Sustainable Places

- 4.4.5 Part 1 of NPF4 sets out the Spatial Strategy for Scotland to 2045 based on six spatial principles which are to influence all plans and decisions. The introductory text to the Spatial Strategy starts by stating (page 3):
- “The world is facing unprecedented challenges. The global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change.”*
- 4.4.6 The principles are stated as playing a key role in delivering the United Nations Sustainable Development Goals and the Scottish Government's National Performance Framework¹.
- 4.4.7 The Spatial Strategy is aimed at supporting the delivery of:
- ‘Sustainable Places’: “where we reduce emissions, restore and better connect biodiversity”;
 - ‘Liveable Places’: “where we can all live better, healthier lives”; and
 - ‘Productive Places’: “where we have a greener, fairer and more inclusive wellbeing economy”.
- 4.4.8 Page 6 of NPF4 addresses the delivery of sustainable places. Reference is made to the consequences of Scotland's changing climate, and it states, inter alia:
- “Scotland’s Climate Change Plan, backed by legislation, has set our approach to achieving net zero emissions by 2045, and we must make significant progress towards this by 2030.....Scotland’s Energy Strategy will set a new agenda for the energy sector in anticipation of continuing innovation and investment.”*
- 4.4.9 The National Spatial Strategy in relation to ‘sustainable places’ is described (page 7) as follows:
- “Scotland’s future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment.*

¹ The Scottish Government National Performance Framework sets out ‘National Outcomes’ and measures progress against a range of economic, social, and environmental ‘National Indicators’.

Meeting our climate ambition will require a rapid transformation across all sectors of our economy and society. This means ensuring the right development happens in the right place.

Every decision on our future development must contribute to making Scotland a more sustainable place. We will encourage low and zero carbon design and energy efficiency, development that is accessible by sustainable travel, and expansion of renewable energy generation."

- 4.4.10 Page 8 of NPF4 sets out 'Cross-cutting Outcome and Policy Links' with regard to reducing greenhouse gas emissions. It states:

"The global climate emergency and the nature crisis have formed the foundations for the spatial strategy as a whole. The regional priorities share opportunities and challenges for reducing emissions and adapting to the long-term impacts of climate change, in a way which protects and enhances our natural environment."

- 4.4.11 A key point in this statement is that the climate emergency and nature crisis are expressly stated as forming the foundations of the national Spatial Strategy. Recognising that tackling climate change and the nature crisis is an overriding imperative, key to the outcomes of almost all policies within NPF4.

4.5 NPF4: National Planning Policies

- 4.5.1 Part 2 of NPF4 contains proposed new 'National Planning Policy'. The 'lead' policies of relevance to the Proposed Development are Policies 1 and 11.

Policy 1 'Tackling the climate and nature crises'

- 4.5.2 Policy 1 states that: "*when considering all development proposals significant weight will be given to the global climate and nature crisis*". (page 36)

Policy 11 'Energy'

- 4.5.3 Policy 11 has a stated intent: "*To encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisations and storage (CCUS)*". (page 53)

- 4.5.4 The desired outcome of this policy is stated as an "*Expansion of renewable, low carbon and zero emissions technologies*". (page 53)

- 4.5.5 LDPs are directed to seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emissions sources by identifying a range of opportunities for energy development.

- 4.5.6 Policy 11 states:

"a) development proposals for all forms of renewable, low carbon and zero emissions technologies will be supported these include:

- i. Wind farms including repowering, extending, expanding, and extending the life of existing wind farms.*
- ii. Enabling works such as grid transmission and distribution infrastructure;*
- iii. Energy storage such as battery storage and pumped storage hydro;*

- iv. *Small scale renewable energy generation technology;*
- v. *Solar arrays;*
- vi. *Proposals associated with negative emissions technologies and carbon capture; and*
- vii. *Proposals including co-location of these technologies.*

b) development proposals for wind farms in National Park and National Scenic Areas will not be supported.

c) development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business, and supply chain opportunities.

d) development proposals that impact on international or national designations will be assessed in relation to Policy 4.

e) in addition, project design and mitigation will demonstrate how the following impacts are addressed:

- i. impacts on communities and individual dwellings, including, residential amenity, visual impact, noise, and shadow flicker;*
- ii. significant landscape and visual impacts, recognising that some impacts are to be expected from some forms of renewable energy. Where impacts are localised and / or appropriate design mitigation has been applied, they will generally be considered to be acceptable.*
- iii. public access, including impact on long distance walking and cycling routes and scenic routes;*
- iv. impacts on aviation and defence interests including seismological recording;*
- v. impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;*
- vi. impacts on road traffic and on adjacent trunk roads, including during construction;*
- vii. impacts on historic environment;*
- viii. effects on hydrology, the water environment and flood risk;*
- ix. biodiversity including impacts on birds;*
- x. impacts on trees, woods, and forests;*
- xi. proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;*
- xii. the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and*
- xiii. cumulative impacts.*

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

Grid capacity should not constrain renewable energy development, it is for developers to agree connections to the grid with the relevant network operator. In the case of proposals for grid infrastructure, consideration should be given to underground connections where possible.

f) consents for development proposals may be time limited. Areas identified for wind farms are, however, expected to be suitable for use in perpetuity."

4.5.7 The other policies of most relevance to the Proposed Development in NPF4, are as follows:

- Policy 3 – Biodiversity;
- Policy 4 – Natural Places;
- Policy 5 – Soils;
- Policy 6 – Forestry, Woodland, and trees; and
- Policy 7 – Historic assets and places.

Policy 3 ‘Biodiversity’

4.5.8 Policy 3 seeks to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks with an outcome of ensuring biodiversity is enhanced and better connected. Policy 3 states:

“a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats, and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

b) Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore, and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional, and national ecological context prior to development, including the presence of any irreplaceable habitats;

ii. wherever feasible, nature-based solutions have been integrated and made best use of;

iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;

iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and

v. local community benefits of the biodiversity and/or nature networks have been considered.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural

environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration". (page 38)

Policy 4 'Natural places'

4.5.9 Policy 4 seeks to protect, restore, and enhance natural assets making best use of nature-based solutions and states:

"a) Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.

b) Development proposals that are likely to have a significant effect on an existing or proposed European site (Special Area of Conservation or Special Protection Areas) and are not directly connected with or necessary to their conservation management are required to be subject to an "appropriate assessment" of the implications for the conservation objectives.

c) Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest, or a National Nature Reserve will only be supported where:

i. The objectives of designation and the overall integrity of the areas will not be compromised; or

ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental, or economic benefits of national importance. All Ramsar sites are also European sites and/or Sites of Special Scientific Interest and are extended protection under the relevant statutory regimes.

d) Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where:

i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or

ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental, or economic benefits of at least local importance.

e) The precautionary principle will be applied in accordance with relevant legislation and Scottish Government guidance.

f) Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application

g) Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal:

i. will support meeting renewable energy targets; or,

ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area. All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate. Buffer zones around wild land will not be applied, and effects of development outwith wild land areas will not be a significant consideration". (page 40)

Policy 5 ‘Soils’

- 4.5.10 Policy 5 seeks to protect carbon-rich soils, restore peatlands, and minimise disturbance to soils from development and states:

“a) Development proposals will only be supported if they are designed and constructed:

- i. In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and*
- ii. In a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.*

b) Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for:

- i. Essential infrastructure and there is a specific locational need and no other suitable site;*
- ii. Small-scale development directly linked to a rural business, farm, or croft or for essential workers for the rural business to be able to live onsite;*
- iii. The development of production and processing facilities associated with the land produce where no other local site is suitable;*
- iv. The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration; and*

In all of the above exceptions, the layout and design of the proposal minimises the amount of protected land that is required.

c) Development proposals on peatland, carbon rich soils and priority peatland habitat will only be supported for:

- i. Essential infrastructure and there is a specific locational need and no other suitable site;*
- ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets;*
- iii. Small-scale development directly linked to a rural business, farm, or croft;*
- iv. Supporting a fragile community in a rural or island area; or*
- v. Restoration of peatland habitats.*

d) Where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site specific assessment will be required to identify:

- i. the baseline depth, habitat condition, quality, and stability of carbon rich soils;*
- ii. the likely effects of the development on peatland, including on soil disturbance; and*
- iii. the likely net effects of the development on climate emissions and loss of carbon. This assessment should inform careful project design and ensure, in accordance with relevant guidance and the mitigation hierarchy, that adverse impacts are first avoided and then minimised through best practice.*

A peat management plan will be required to demonstrate that this approach has been followed, alongside other appropriate plans required for restoring and/ or enhancing the site into a functioning peatland system capable of achieving carbon sequestration.

e) Development proposals for new commercial peat extraction, including extensions to existing sites, will only be supported where:

- i. the extracted peat is supporting the Scottish whisky industry;*
- ii. there is no reasonable substitute;*
- iii. the area of extraction is the minimum necessary and the proposal retains an in-situ residual depth of part of at least 1 metre across the whole site, including drainage features;*
- iv. the time period for extraction is the minimum necessary; and*
- v. there is an agreed comprehensive site restoration plan which will progressively restore, over a reasonable timescale, the area of extraction to a functioning peatland system capable of achieving carbon sequestration". (page 42)*

Policy 6 'Forestry, woodland, and trees'

4.5.11 Policy 6 seeks to protect and expand forests, woodland and trees and states:

"Development proposals that enhance, expand, and improve woodland and tree cover will be supported;

Development proposals will not be supported where they will result in:

Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;

Adverse impacts on native woodlands, hedgerow, and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;

Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;

Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.

Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.

Development proposals on site which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design". (page 44)

Policy 7 'Historic assets and places'

4.5.12 Policy 7 seeks to protect and enhance historic environment assets and places. It states:

- (a) "Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.*

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within the Historic Environment Records.

- (d) *Development proposals in or affecting Conservation Areas will only be supported where the character and appearance of the Conservation Area and its setting is preserved or enhanced.*
- (h) *Development proposals affecting Scheduled Monuments will only be supported where:*
 - i. *direct impacts on the Scheduled Monument are avoided;*
 - ii. *significant adverse impacts on the integrity of the setting of a Scheduled Monument are avoided; or*
 - iii. *exceptional circumstances have been demonstrated to justify the impact on a Scheduled Monument and its setting and impacts on the monument or its setting have been minimised.*
- (i) *Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve, or enhance their cultural significance, character, and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.*
- (l) *Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.*
- (o) *Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.*

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication, and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.”

4.6 National Planning Guidance

Planning Advice Notes (PANs) set out detailed advice from the Scottish Government in relation to a number of land use planning topics. Relevant PANs are summarised in **Table 4.1**.

Table 4.1: Relevant PANs

PAN / Title	Summary of Document
PAN 1/2013 Environmental Impact Assessment	Provides information on the role local authorities and consultees play as part of the EIA process, and how the EIA can inform development management.
PAN 60 (2000) Planning for Natural Heritage	Advises developers on the importance of discussing their proposals with the planning authority and Scottish Natural Heritage (SNH) (now NatureScot) and use of the EIA process to identify the environmental effects of development proposals and seek to prevent, reduce, and offset any adverse effects in ecology and biodiversity.
PAN 61 (2001) Sustainable Urban Drainage System	Contains good practice drainage guidance.
PAN 75 (2005) Planning for Transport	The objective of PAN 75 is to integrate development plans and transport strategies to optimise opportunities for sustainable development and create successful transport outcomes.
PAN 1/2011 Planning and Noise	This PAN provides advice on the role of the planning system in helping to prevent and/ or mitigate any potential adverse effects of noise. It promotes the principles of good acoustic design and promotes a sensitive approach to the location of new development.
PAN 2/2011 Planning and Archaeology	The PAN is intended to inform local authorities and other organisations of how to process any archaeological scope of works within the planning process.
PAN 51 Planning, Environmental Protection and Regulation (Revised 2006)	Details the role of the planning system in relation to the environmental protection regimes.

4.7 The Local Development Plan & Relevant Policies

4.7.1 The LDP covering the application site is the Argyll and Bute LDP2 (adopted 28 February 2024).

4.7.2 The lead policy is Policy 30 'The Sustainable Growth of Renewables'. Other LDP2 policies of relevance and which should be taken into account include the following:

- Policy 02 – Outwith Settlement Areas;
- Policy 04 – Sustainable Development;
- Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment;
- Policy 16 – Listed Buildings;
- Policy 19 – Scheduled Monuments;
- Policy 21 – Sites of Archaeological Importance;
- Policy 59 – Water Quality and the Environment;
- Policy 61 – Sustainable Drainage Systems (SuDS);
- Policy 70 – Development Impact on National Scenic Areas (NSAs);

- Policy 71 – Development Impact on Local Landscape Areas (LLA);
- Policy 73- Development Impact on Habitats, Species and Biodiversity;
- Policy 74 – Development Impact on sites of international importance;
- Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSI) and National Nature Reserves;
- Policy 76 – Development Impact on Local Nature Conservation Sites (LNCS);
- Policy 77 – Forestry, Woodland and Trees;
- Policy 79 – Protection of Soil and Peat Resources; and
- Policy 80 – Geodiversity.

4.8 Conclusions

- 4.8.1 This chapter has set out the legislative background, a summary of relevant statutory provisions, the national energy policy framework, and the national and local planning policies and guidance relevant to the consideration of the Proposed Development. It provides an objective summary of the energy and planning policy considerations that have been considered in the preparation of the EIA Report to ensure that it provides the appropriate information for the consideration of the planning application.
- 4.8.2 As noted, the policy appraisal for the Proposed Development is contained in a separate Planning and Sustainable Place Statement.

4.9 References

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