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In order to improve and streamline the processing of small scale On-shore Wind related applications the following guidance notes have been prepared. It is hoped that by clarifying the areas of information required by the Planning Authority it will allow a swifter more efficient decision making process.

There are Statutory Requirements for planning applications which provide a minimum level of information for an application. Such as the following:

1. Completed Application form- clear description i.e. single turbine, hub height, tip height and rotor diameter;
2. Completed ownership form;
3. OS Location plan at appropriate measurable scale to show context i.e. nearby town or hamlet;
4. OS based block plan at appropriate measurable scale to show context i.e. roads, nearby farm or significant feature;
5. OS based site plan at appropriate measurable scale to show context. Specific 12 figure grid references are also required;
6. Plans must detail continuous red line site, the red line site must join to public road, unless applicant has control of intervening land. Such land must be shown on all plans in blue. (Please note multiple masts or turbines must be included within the single red line site or alternatively subject to separate applications);
7. Plans must show, in blue, separate land in same ownership/control as the applicant;
8. Scaled plans demonstrating the scheme i.e. a drawing of the turbine, height to tip, height to hub, specification of turbine. Control building and access track;
9. Planning fee based on area of red line site;
10. Advert Fee; and
11. Environmental Assessment, if required under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011

As required by the Planning Acts all planning applications are assessed against the relevant Development Plans, Government guidance, supplementary guidance and other such material considerations. It is recognised by the Planning Authority that the minimum statutory requirements for any planning application provide only the basic outline of said proposal. Given the complexity and the potential impact of onshore wind developments applicants are advised that this basic level of information is usually not adequate to satisfactorily address all the relevant matters raised, either through policy requirements, consultation requirements or points of objection, in these types of applications.

Therefore, in order to give your proposal the best opportunity for a positive outcome you should consider site specific reports on the following list of non-statutory matters which are relevant to your application.

- 1) Landscape and visual impact assessment
- 2) Cumulative visual impact (5km radius)
- 3) Individual and Cumulative noise impact specific to the proposal
- 4) Transport /access report
- 5) Shadow Flicker report
- 6) Decommissioning and site restoration, incorporating financial bond
- 7) TV , Radio and mobile phone assessment
- 8) Ground water issues
- 9) Turbine specification
- 10) Flora and fauna



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As you will be aware it is the desire of the Scottish Government that the Planning Authority determines as many planning applications within the statutory time periods (2 months for Local Developments and 4 months for Major Developments) as possible. In order to achieve this aim we are, in line with many other Planning Authorities throughout Scotland, unable to allow significant delay in the processing of applications for the submission of additional reports such as those detailed above. Therefore in order to give your proposal the best opportunity for a successful outcome you should ensure that your proposal is as site specific and comprehensive as possible.

Please note that following a recent decision by the Council's Local Review Body all proposals for turbine applications will require the provision of a decommissioning and restoration bond as part of any planning permissions and these matters will be obligated through a Section 75 agreement.

While it is noted that Planning applications can be submitted electronically via the Scottish Government Web site, applicants may wish to provide paper copies of their documents for the benefit of Consultees and Community Councils.

We hope this clarifies some of the issues relating to the validation and processing of the planning applications for these types of onshore wind applications proposals.