

Phil Murray
Senior Case Manager
Energy Consents Unit

By Email

Please ask for: Scott Shearer
Our Ref: 24/00512/S36
Your Ref: ECU00004619
E-Mail: ssherer@scotborders.gov.uk
Date: 05.10.2026

Dear Phil,

**THE ELECTRICITY WORKS (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND)
REGULATIONS 2017**

**ELECTRICITY ACT 1989 SECTION 36 AND SCHEDULE 8: APPLICATION FOR THE
PROPOSED LEITHENWATER WIND ENERGY IN THE PLANNING AUTHORITY AREA OF
SCOTTISH BORDERS COUNCIL.**

You originally notified Scottish Borders Council 23rd April 4th 2024 of the proposed development and additional information thereafter. After consideration, I can advise that on the 5th October 2026 the Planning and Building Standards Committee determined to advise Scottish Ministers that Scottish Borders Council **objects** to the proposed development for the following reasons:

1. The proposed development would be contrary to National Planning Framework 4 Policies 4c), 11d) and 11e) ii, and the Scottish Borders Local Development Plan Policies EP4 and ED9 in that the siting and scale of the proposed development would appear detrimentally prominent along the northern skyline of the Tweed Valley which would significantly compromise the wider setting and special qualities of the Upper Tweeddale National Scenic Area (NSA) by detracting from its; panoramic views, diverse scenery, intimate valleys and tranquil riverine landscapes. These adverse impacts are not outweighed by any significant weight placed on the contribution that the proposed development would make towards renewable energy generate and greenhouse gas emissions reduction targets along with associated economic benefits.
2. The proposed development would be contrary to National Planning Framework 4 Policies 4d) and Policy 11e) ii. and Scottish Borders Local Development Plan Policies EP5 and ED9 and Scottish Borders Council Local Landscape Designations SPG, in that the siting and scale of the proposal would appear visually prominent and an incongruous form of development along the northern skyline of the Tweed Valley which would adversely affect the landscape setting, integrity and outward views of the Tweed Valley Special Landscape Area. These impacts will be experienced across the Tweed Valley including from popular hill summits and walking and cycling routes through the SLA. These adverse impacts are not outweighed by any significant weight placed on the contribution that the proposed development would make towards renewable energy generate and greenhouse gas emissions reduction targets along with associated economic benefits.

3. The proposed development would be contrary to National Planning Framework 4 Policy 11e) ii. and Scottish Borders Local Development Plan Policy and ED9 and Scottish Borders Council Renewable Energy Supplementary Planning Guidance and Landscape Capacity and Cumulative Impact Study, in that the scale, siting and layout of the proposed development would detract from the scenic quality and grandeur of Landscape Character Type 90 - Dissected Moorland Plateau Moorfoot Hills and the scenic quality and the setting of Landscape Character Type 116 Upland Valley with Woodland. These adverse impacts are not outweighed by any significant weight placed on the contribution that the proposed development would make towards renewable energy generate and greenhouse gas emissions reduction targets along with associated economic benefits.
4. The proposed development would be National Planning Framework 4 Policy, 4f) and 11 e) ix. and Scottish Borders Local Development Plan Policy EP1 in that insufficient information has been provided to demonstrate that the siting and design of the proposed development will not adversely affect golden eagles or their territories.
5. The proposed development would be contrary to National Planning Framework 4 Policy 11e) and Scottish Borders Local Development Plan Policy ED9 in that insufficient information has been provided to demonstrate whether project design and mitigation can address the environmental effects that will arise from the projects grid connection. In the absence of this information significant weight cannot be placed on any contribution the proposed windfarm would make towards renewable energy, environmental and economic benefits.

A copy of the Planning Committee Report prepared by Officers is attached which explains the Officers assessment of the proposals. This assessment was accepted by the Planning and Building Standards Committee.

I trust that this is of assistance and please do not hesitate to contact me should you require anything further from Scottish Borders Council.

Yours sincerely,

Scott Shearer MRTPI

Principal Planning Officer (Local Review and Major Development)
(Incl Committee Report)