

Kyllachy Wind Farm

Public Consultation – June 2024

Thank you for taking the time to come along to today's public exhibition for Kyllachy Wind Farm. This exhibition is being held to give the local community an opportunity to find out more about the Proposed Development, Environmental Impact Assessment and surveys which are being undertaken as part of the planning process.

Wind Estate are pursuing an opportunity to increase the supply of renewable energy across Scotland by proposing a new wind farm development at Kyllachy Estate, near Tomatin. Kyllachy Wind Farm will consist of up to 11 turbines, with a tip height of up to 200m with an overall generating capacity of over 50MW of renewable energy. A Battery Energy Storage System (BESS) is also being considered for the site.

Please take your time to review the information presented today. Members of the project team from both Wind Estate and Green Cat Renewables, the appointed planning consultant, are present today to answer any questions you may have.

We value your feedback as we seek to review and refine our plans and would be grateful if you could take a few minutes to share your views and any comments.

For further information please contact us on:
0131 202 3259 or at **hello@kyllachywindfarm.com**

About Wind Estate

Wind Estate have developed strong working relationships within the renewable industry in Scotland and have an ambitious long term business plan which is committed to working with landowners, stakeholders and statutory consultees to bring about successful renewable energy developments.

- Wind Estate is one of the biggest renewable electricity generators in Denmark and consists of Danish and UK-based teams:
 - Danish team (HQ) established in 2006;
 - UK team established in 2016.
- Over 400MW of renewables in operation across the company.
- Over 500MW of projects in development in Scotland.
- Wind Estate hold a long-term view of owning a large portfolio of renewable energy projects, delivering innovative solutions to the UK energy mix as a result.
- Wind Estate have appointed Green Cat Renewables to undertake and manage the EIA process in preparation of a planning application for Kyllachy Wind Farm.



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The Proposed Development

In assessing the suitability for a wind farm, a detailed design process must be undertaken to consider a range of environmental and technical constraints. This helps to reveal the most appropriate sites with the greatest potential for wind energy development.

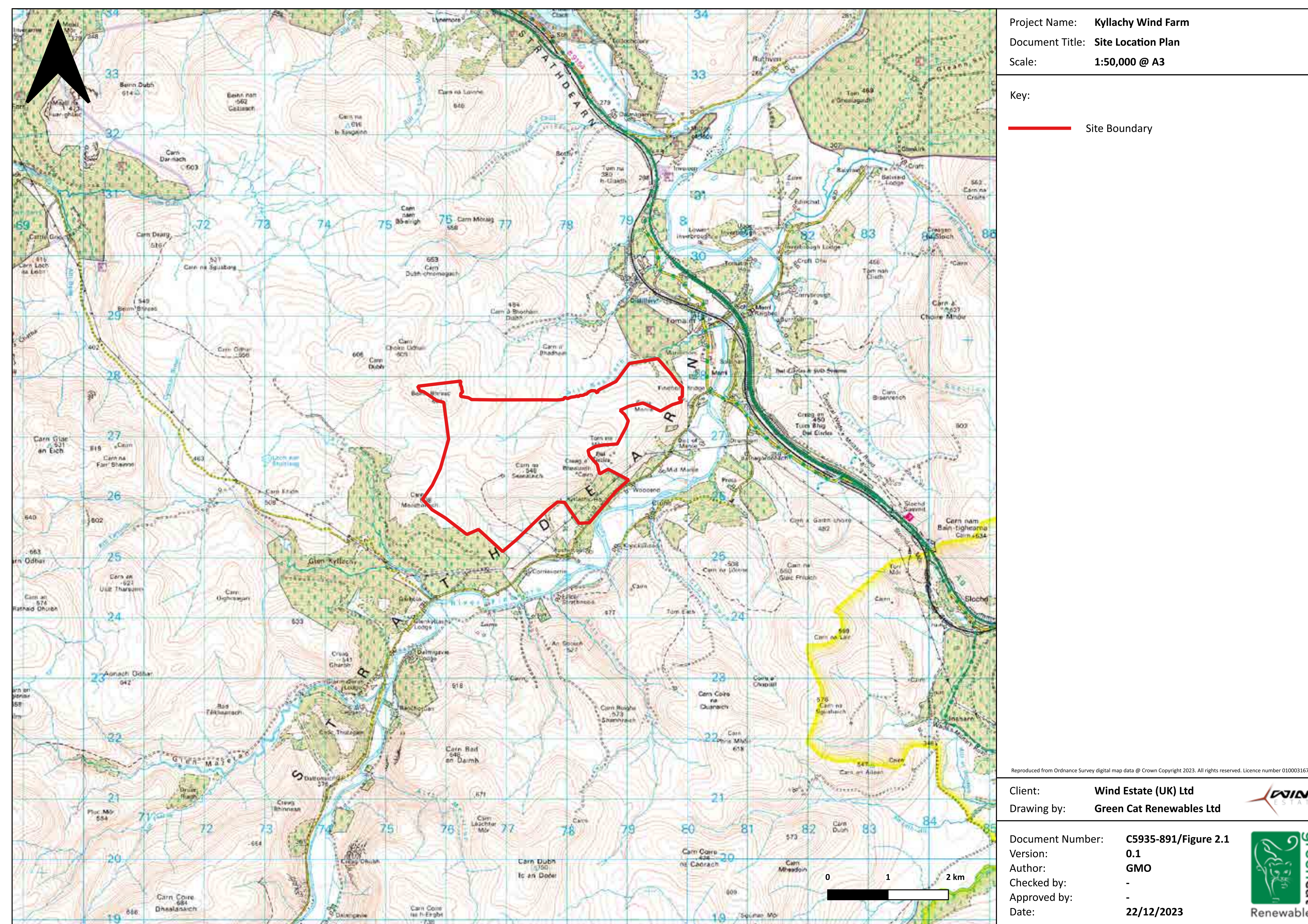
This process identified that land at Kyllachy Estate, had the capacity to accommodate up to 11 turbines, measuring up to 200m to tip in height. The proposed site boundary can be seen below, approximately 3.5km south-west of Tomatin and 5km south-west of Invereen, with the nearest major road being the A9, located approximately 3.5km east of the Site.

Currently, a number of environmental assessments are underway that will be used to inform the Environmental Impact Assessment Report (EIAR).

This report will be submitted with the final planning application to ascertain the likelihood for any significant impacts to arise in conjunction with the Proposed Development.

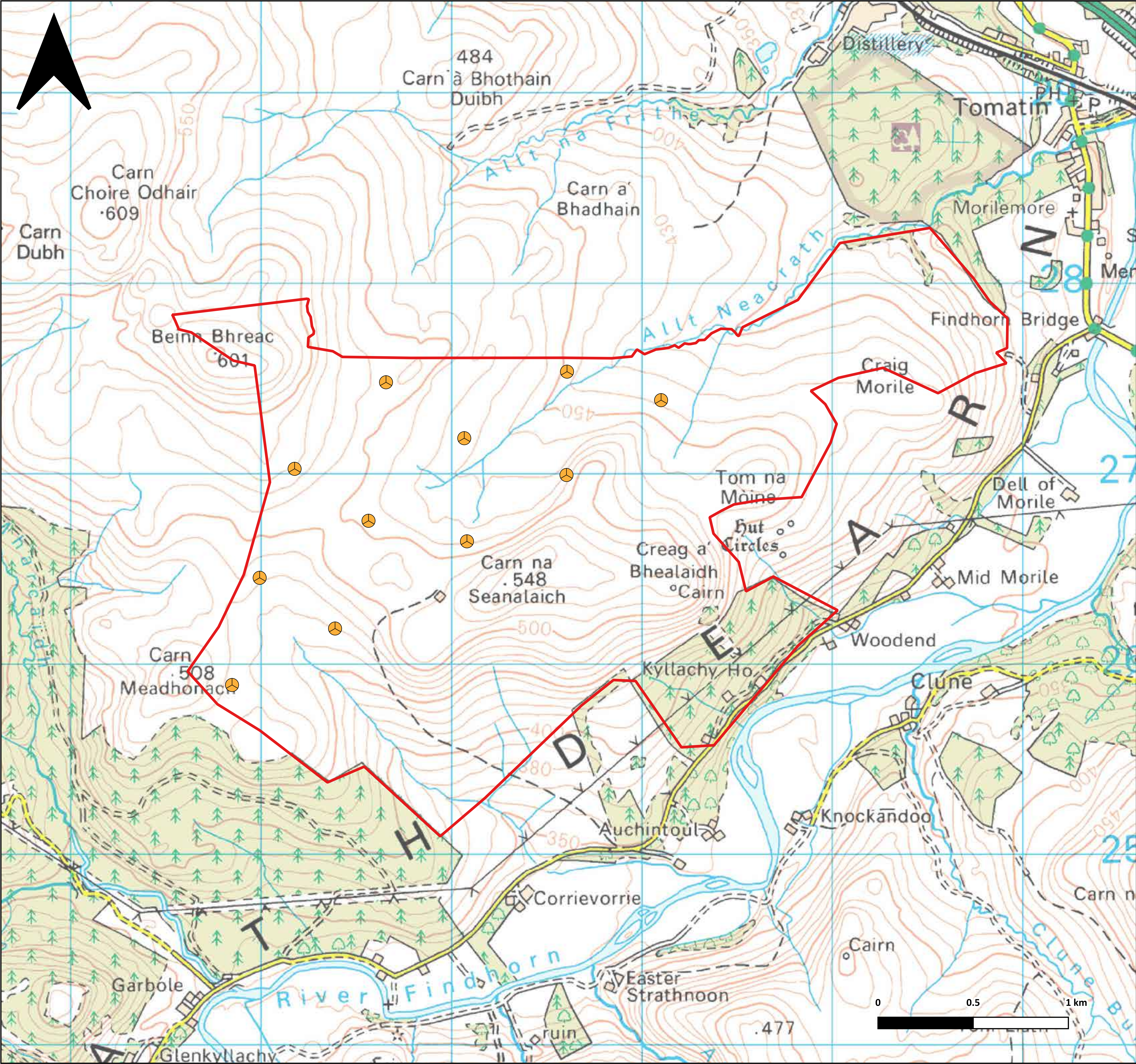
Some of these assessments include:

- Landscape & Visual Impact
- Ecology
- Ornithology
- Hydrology
- Cultural Heritage
- Noise
- Shadow Flicker
- Cultural Heritage



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Project Name: **Kyllachy Wind Farm**

Document Title: **Site Layout Plan**

Scale: **1:20,000 @ A3**

Key:

 Proposed Turbine Locations

 Site Boundary

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Client: **Wind Estate (UK) Ltd**

Drawing by: **Green Cat Renewables Ltd**

Document Number: **C5935-891/Layout**

Version: **0.1**

Author: **GMO**

Checked by: **-**

Approved by: **-**

Date: **14/03/2024**



Environmental Impact Assessment

Our specialist environmental and technical consultants are currently progressing many of the studies that form the Environmental Impact Assessment (EIA). The information and data from these studies will be used to refine our proposals and also to identify ways in which we could remove, reduce or mitigate any potential impacts.

A detailed EIA Report will be submitted as part of our planning application. This will provide detail on the data we have gathered, how our design has evolved to reflect this, and any ways in which any remaining impacts could best be managed and mitigated.

Ecology

A range of ecology surveys are being undertaken across the site area. These studies were also subject to consultation with stakeholders such as NatureScot and The Highland Council. Surveys for habitat, mammals and other protected species are underway. These include, but are not limited to:

- National Vegetation Classification (NVC) Study;
- Ground Water Dependent Terrestrial Ecosystems (GWDTE);
- Otter;
- Badger;
- Water Vole; and
- Bats.

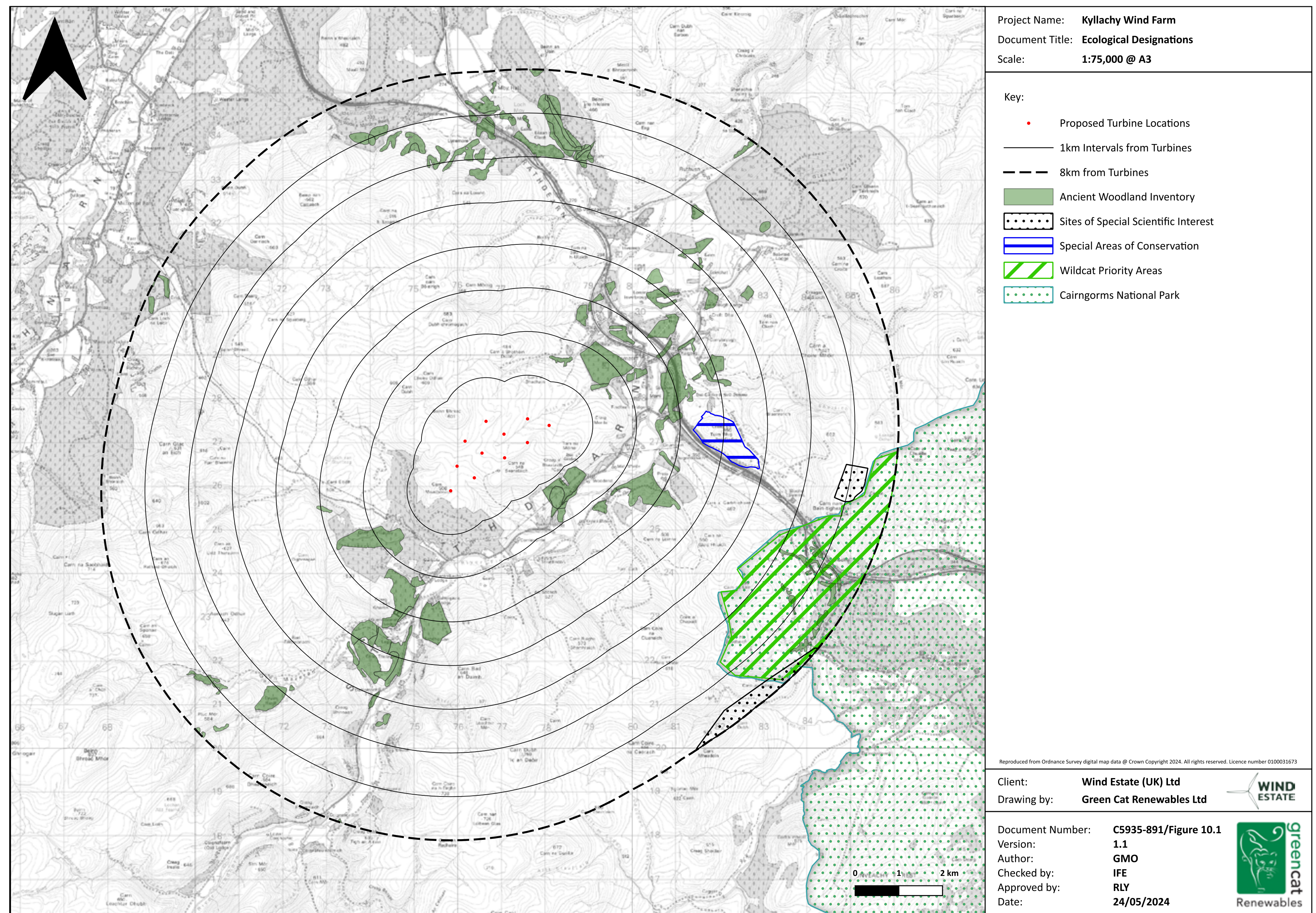
Ecological assessments are still underway; however, it is not anticipated any significant effects are likely to arise as a result of the Proposed Development due to mitigation through the design process. The EIA will propose measures to retain, protect and enhance biodiversity throughout the full process.

Ornithology

A range of ornithological surveys were carried out over a 24-month period, between 2022 and 2024. Ornithological assessments are still ongoing to identify potential ways in which the birds, and their habitats, may be impacted by the Proposed Development.

Once target species were identified, the following range of ornithological field studies were carried out:

- Summer & Winter Vantage Point Survey Work;
- Breeding Bird, Raptor and Owl Surveys; and,
- Black Grouse Surveys, and
- Capercaillie Surveys.

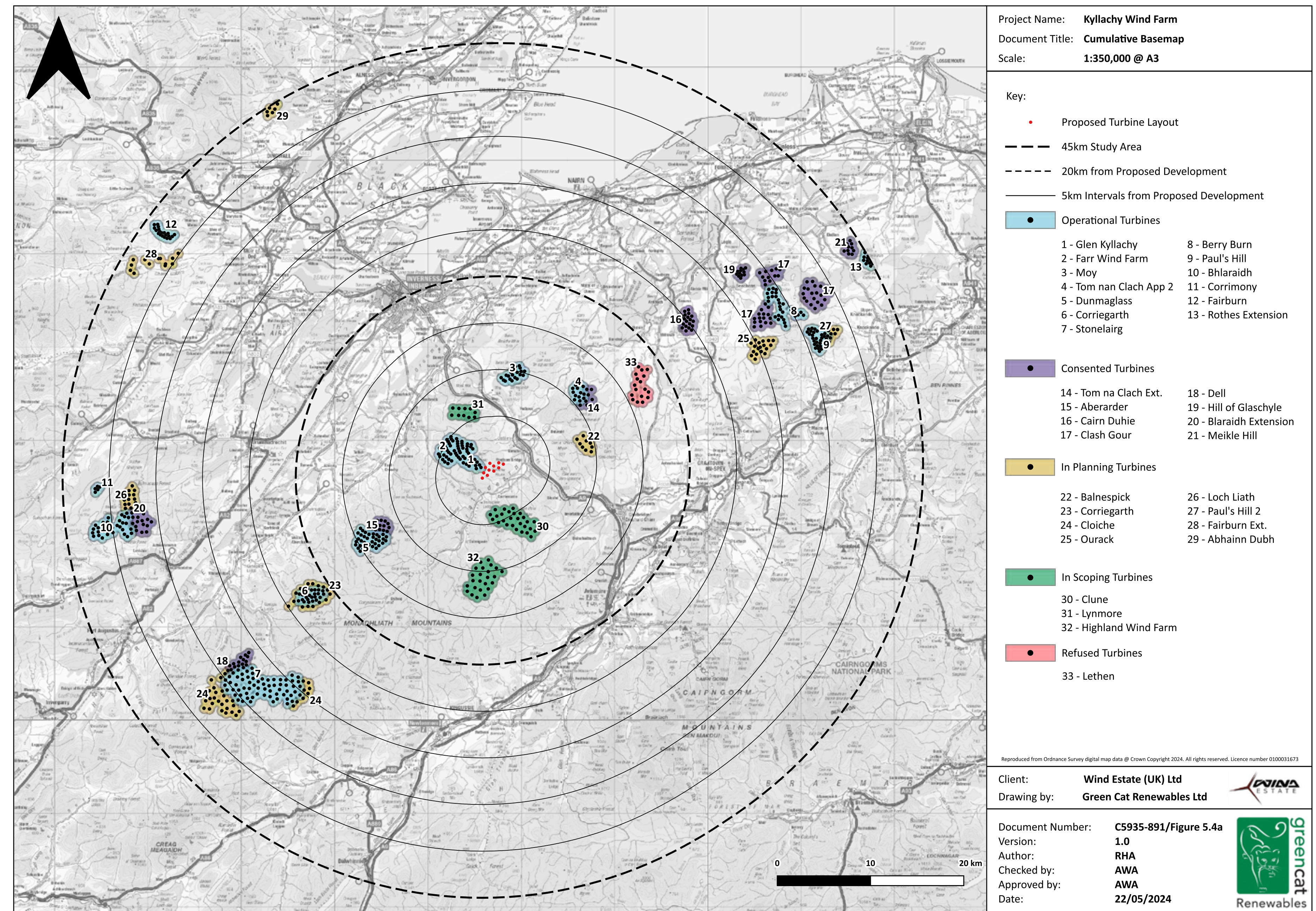


Landscape and Visual Impact

A Landscape and Visual Impact Assessment (LVIA) is currently underway to identify any potential impacts of the Proposed Development on the character and surrounding landscape. This assessment considers:

- Visual impacts on the surrounding landscape, such as landscape character areas, landscape designations and special landscape areas;
- Visual impacts experienced by local receptors, such as local communities, tourists and road users, and;
- The cumulative impact of the Proposed Development in relation to surrounding wind farm developments. For Kyllachy, all projects - operational, consented and in-planning - within a 45km radius will be considered.

A Zone of Theoretical Visibility Map (ZTV) was used to identify areas where the Proposed Development would be visible. Using this, 14 viewpoints (VPs) have been identified and will be used to assess any potential impacts on character and the surrounding landscape. Drawings showing the ZTV have been provided today for viewing.

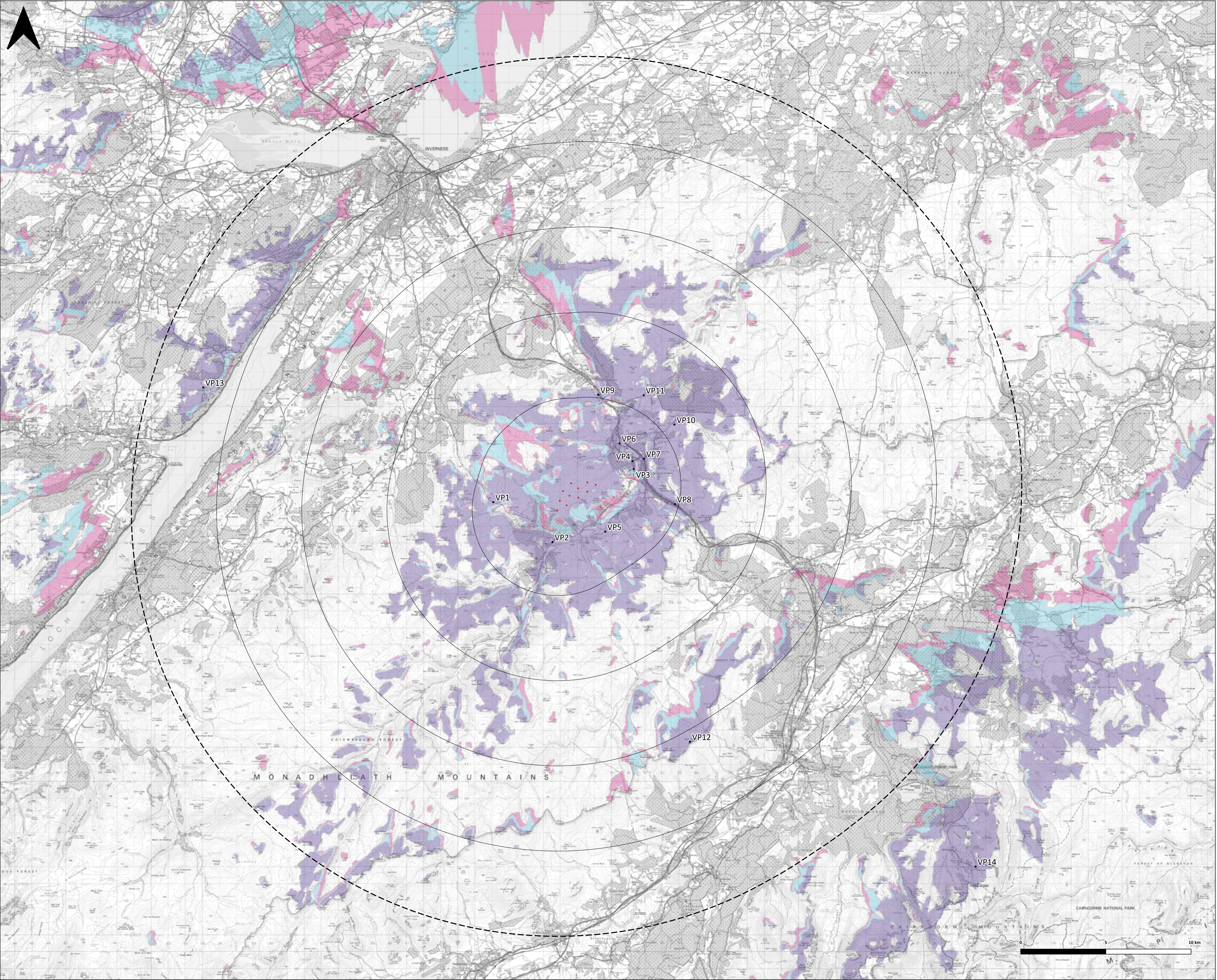


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Key:

- Proposed Turbine Locations
- 25km from Turbines
- 5km Intervals from Turbines
- 1 to 4 Turbines Theoretically Visible
- 5 to 8 Turbines Theoretically Visible
- 9 to 11 Turbines Theoretically Visible
- Viewpoint Locations
 - 1 - Glen Kyllachy
 - 2 - Dalmigavie Lodge
 - 3 - Tomatin War Memorial
 - 4 - Tomatin
 - 5 - Clune
 - 6 - Tomatin Distillery
 - 7 - A9 Overlooking Findhorn Viaduct
 - 8 - A9 Northbound
 - 9 - A9 Southbound
 - 10 - Balvraid
 - 11 - Ruthven
 - 12 - Geal Charn Mor
 - 13 - Great Glen Way
 - 14 - Cairn Gorm



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Client: Wind Estate (UK) Ltd
Drawing By: Green Cat Renewables Ltd



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Version: 1.0
Author: RHA
Checked By: AWA
Approved By: AWA
Date: 20/05/2024



Environmental Impact Assessment

Hydrology

An initial desk-based study is being carried out to identify any hydrologically sensitive areas within a specific study area. A site visit will then be carried out to verify information gathered during the desk-based study, assess any potential watercourse crossings and visually assess the ground conditions and topography on site.

This assessment is ongoing; however, carbon rich peat, ecological designations and watercourses have been identified as sensitive receptors and we are aware of their presence onsite. These will be given due sensitivity and avoided where possible as part of the detailed design. Any potential impacts will be identified during the assessment period and appropriate mitigation will be provided where necessary.

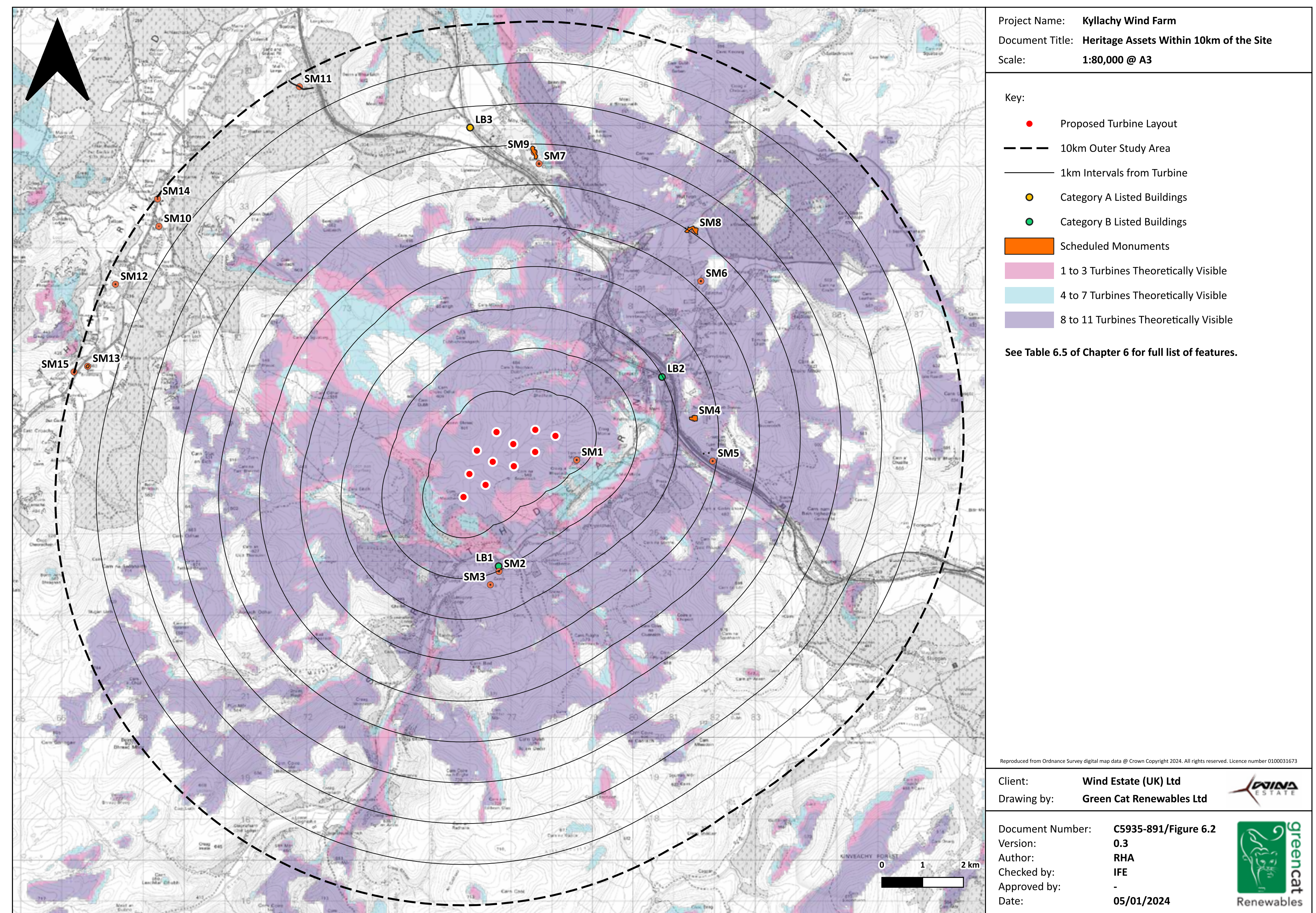
Peat probing and peat-depth surveys will be undertaken on site to identify the depth and quality of peat on-site. This information will inform the design process to minimise the required excavation of carbon-rich soils.

Cultural Heritage

Cultural Heritage considers monuments of national significance, such as Scheduled Monuments, Listed Buildings, Conservation Areas and World Heritage Sites.

All features within 10km of the proposed development site have been assessed within the EIA report.

These features include 7 Scheduled Monuments and 2 Listed Buildings.



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06 - Technical Information (Noise and Shadow Flicker)

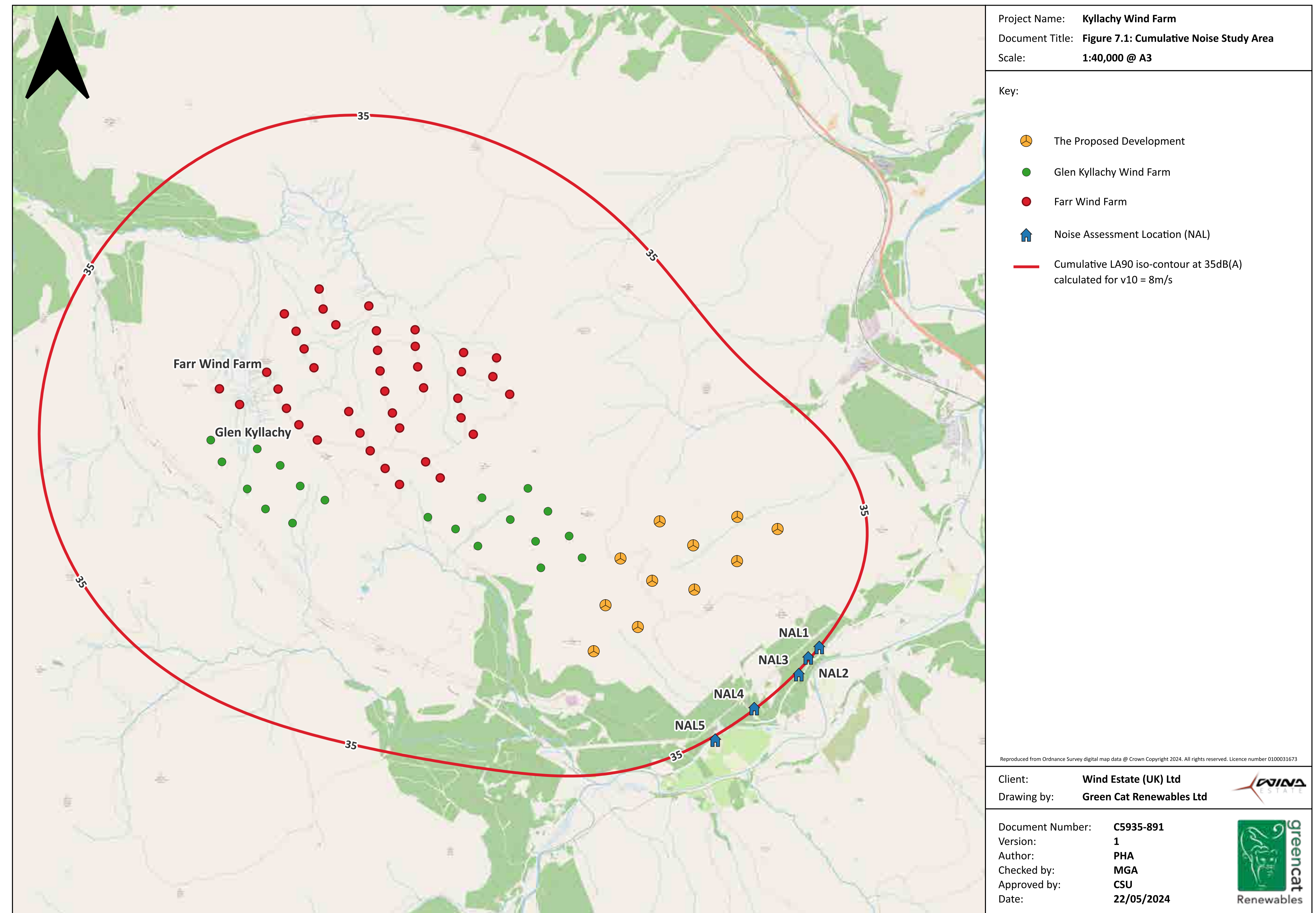
Noise

Noise is not expected to significantly impact the existing environment as there are various operational wind farms within the area; however, cumulative impacts will be considered. While assessments are yet to be completed, current analysis suggests that the Proposed Development will be able to meet the required noise limits due to the distance between the nearest properties and the location of the wind farm.

Shadow Flicker

Shadow flicker assessments will also be undertaken. Again, it is not anticipated that shadow will cause any significant effects; however, should this change, the proposed turbines can be equipped with sensor technology to shut down when impacts on properties are imminent.

The EIA report will discuss these assessments in further detail.



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Renewable Energy in Scotland

Renewable energy is now Scotland's largest source of energy and powered 95.9% of Scotland's electricity in 2020. Scotland hosts the majority of onshore wind in the UK and aims to secure an additional 8-12GW of onshore wind by 2030 in order to expand their renewable energy capacity to meet 2045 Net Zero targets.

In line with this, the Scottish Government want to ensure there is a lasting benefit for communities from onshore wind. As of April 2021, £22 million has been provided to local communities in the form of a community benefit fund (CBF). As the deployment of onshore wind grows, CBFs aim to support and create more sustainable communities.

Community Benefit

Wind Estate are committed to ensuring that there is a lasting local community benefit from the Proposed Development. To ensure this, Wind Estate wish to offer a community benefit fund (CBF) equivalent to £5,000 per installed megawatt per annum, for the operational lifetime of the project. The means of administering and distributing these funds will be decided in conjunction with the local community councils to best meet the needs of the community.

We understand that there are a number of operational wind farm developments in the area in which the local communities receive a benefit. Wind Estate are keen to hear the local communities experience of this and learn what has worked well, or alternatively, not worked, so we are able to ensure that the funds are administered in the most effective way possible.

Should members of the public have any ideas for community benefits or funding, please let us know here!



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The proposal for Kyllachy Wind Farm will include up to 11 wind turbines, with a blade tip height of 200m and a total generating capacity of over 50MW. Being over 50MW, the planning application will be made to Scottish Ministers under section 36 of the Electricity Act 1989, administered by the Energy Consents Unit (ECU) of the Scottish Government.

Upon receiving a Scoping Opinion from the ECU and following feedback from the public and statutory consultees, the proposed design of the development will be reviewed to take into account any feedback and comments. Following this, further community consultation will be undertaken on this scheme with the local community council, ward councillors, and other key stakeholders.

In addition, a minimum of two public consultation events will be held, with the second consultation event taking place in September 2024 once the surveys and EIA are further advanced. This consultation event will provide further information on the anticipate impacts, including photomontages, of the proposed scheme as identified in the surveys.

Following the completion of all consultation events and engagement, an application for planning permission will be submitted to Scottish Ministers. The application will be accompanied by the EIA report which will include all survey results and assessments.

Copies of all EIA documentation will be available for public viewing following the submission.

Once the application is submitted, the ECU will assess the proposed development against local and national policy, as well as any comments from consultees and stakeholders, before making a final decision on the application.

A timeline of the expected events is outlined below.



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Today's public consultation event aims to provide members of the public and interested parties with the opportunity to find out more about the proposed development and to ask questions of the project team. We would be grateful if you could complete the available questionnaire and return it to us.

These exhibition boards and a feedback form are also available on our website at **www.kyllachywindfarm.com**.

Please note comments to Wind Estate at this stage are not comments to the Planning Authority. Your responses will be considered by the project team as part of the design process. An opportunity to comment on the Planning Application directly to the Energy Consents Unit will arise when the Planning Application is submitted and live.

As per good practice guidelines, Wind Estate intend to submit a Pre-Application Consultation (PAC) report with the Planning Application detailing what measures they undertook to circulate details about the project, information received in response to feedback and how those comments were considered before the Planning Application was submitted. Your comments will also be addressed in that report.

The key next steps in the planning application process are set out below:

- Scoping Opinion to be received: Q3 2024
- Public Exhibition 2: 5th September 2024
- Submit to planning: Q4 2024

Once the Planning Application is submitted to the ECU, there will be a consultation period where members of the public will have an opportunity to formally make comments on the Planning Application.

Comments will be made to the ECU/The Highland Council and will be considered in the determination of the Planning Application. The timescales for submitting public comments will be advertised by the Scottish Ministers.

If planning permission is granted in 2025, Wind Estate expects it would be in a position to commence development 2027, subject to complying with any planning conditions. Further information is available at:-

Website - **www.kyllachywindfarm.com**

Email - **hello@kyllachywindfarm.com**

Post - **Orbit Communications,
42 Charlotte Square,
Edinburgh, EH2 4HQ**



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