

Kyllachy Wind Farm

Public Consultation – October 2024

Thank you for taking the time to come along to today's public exhibition for Kyllachy Wind Farm. This second exhibition is being held to give the local community an opportunity to find out more about the Proposed Development and the design changes which have been made since the previous exhibition. The information on display will also provide an update on the Environmental Impact Assessment and various surveys which are currently 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 now consist of up to 13 turbines, with a reduced tip height of up to 180m, and a Battery Energy Storage System (BESS) with an overall generating capacity of over 50MW of renewable energy.

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.

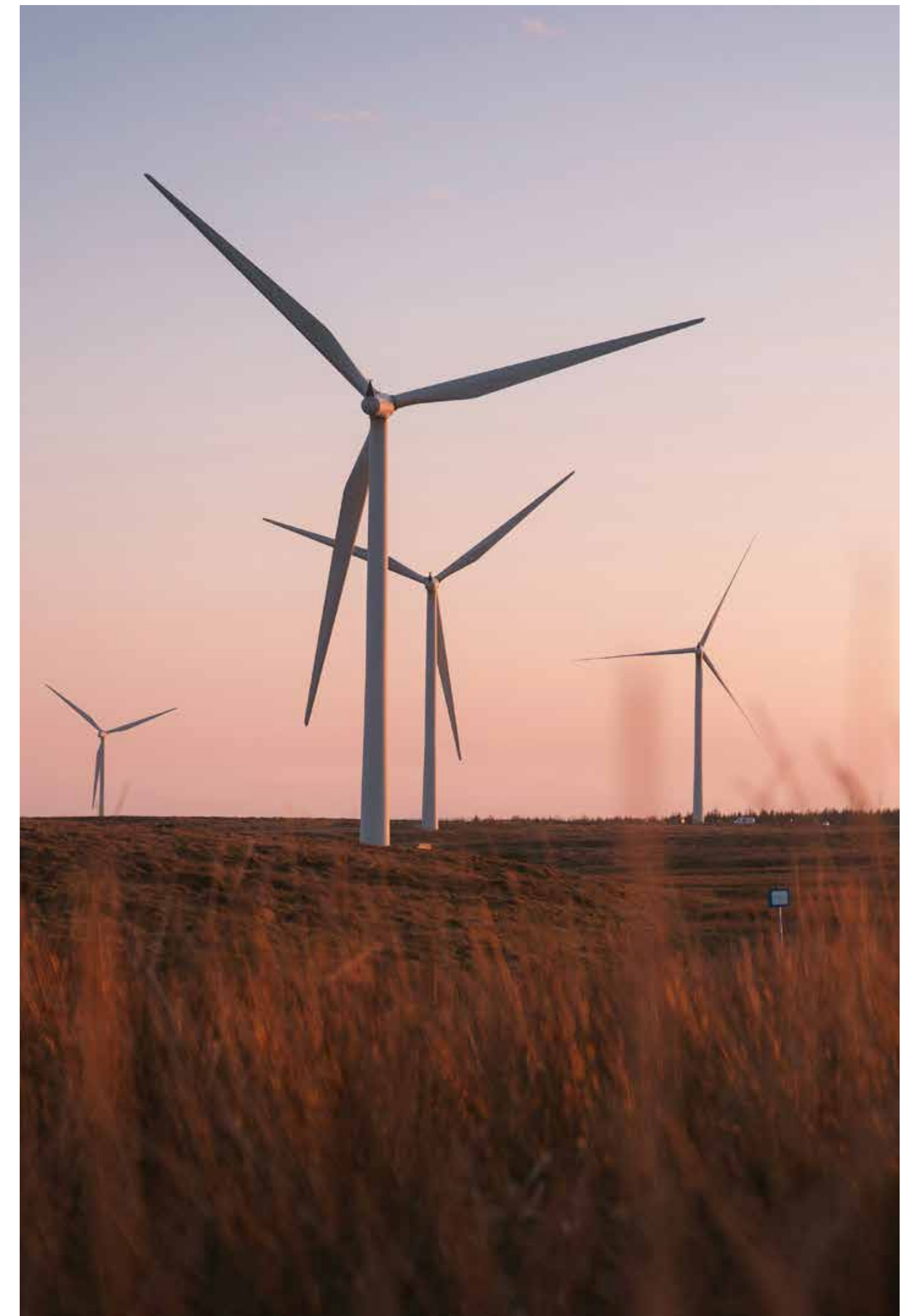
We value your feedback as we seek to review and refine our plans and would be grateful if you could take a few minutes to share your views and any comments.

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.

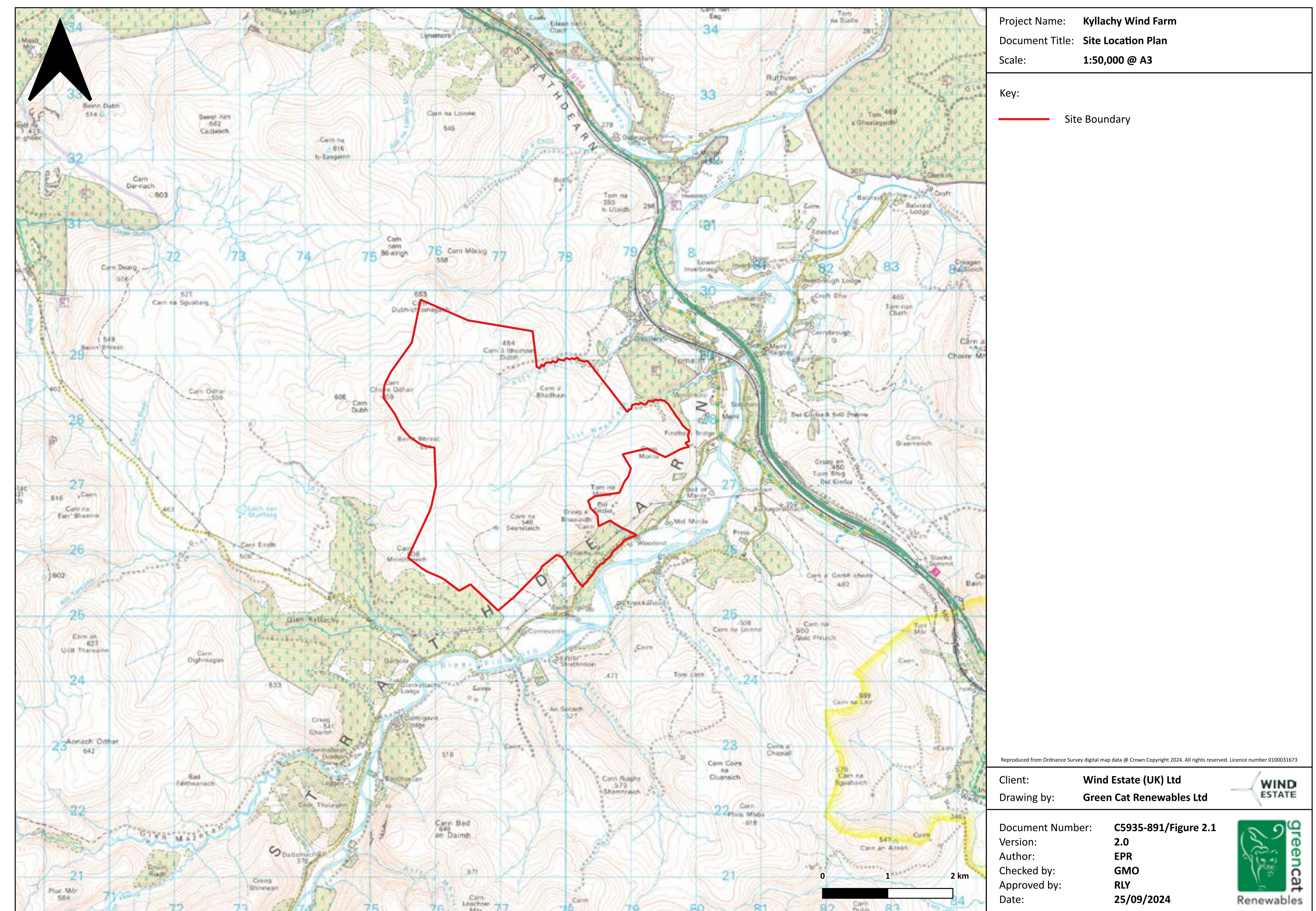
This process identified that land at Kyllachy Estate was ideally located for a new wind farm development. Previously, the feasibility study showed capacity on site to accommodate up to 11 turbines, measuring up to 200m to tip in height. However, having progressed the environmental assessments further and following feedback from the previous consultation event as well as consultation responses during the Scoping Exercise, the proposed development has been reconsidered and the turbine positioning has been revised. Some of the turbines have been relocated in order to reduce visual impact and the maximum tip height of the turbines has been reduced to 180m to tip. To offset the loss of production due to tip height decrease, two additional turbines have been added in an area that is far from visual receptors. The proposed site boundary is approximately 3.5km south-west of Tomatin and 5km southwest 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 and Hydrogeology
- Cultural Heritage
- Noise
- Shadow Flicker
- Cultural Heritage
- Aviation and Radar
- Traffic and Transport



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Feedback from 1st Event

1 There are too many turbines around the project site and within the Highland Council area and this project will have a significant impact on the visual amenity.

The proposed development at Kyllachy Wind Farm is an opportunity to further optimise existing infrastructure and an area where wind farm development already exists. Kyllachy Wind Farm doesn't open up any new areas for potential cumulative impact as it will appear as an extension to the operational Farr Wind Farm and Glen Kyllachy Wind Farm. We appreciate that cumulative impact is an important topic given the number of wind farm developments proposed for the area, and it is an area of impact that we are treating very carefully as we have sought to move turbines away from the village, and closer to the existing turbines. In addition, the revised proposal shows a reduction in overall tip height from 200m to 180m, which has reduced the visual impact from several receptors. Visualisations have been provided today for public viewing.

2 The project will contribute to the further destruction of land and the project will cause further ecological harm to local wildlife.

Kyllachy Wind Farm will contribute to the Scottish Government's targets to be a Net Zero society by 2045, in addition the effects on wildlife and other ecological systems will be fully assessed and presented as part of the EIA assessment which will support the planning application. NFP4 also requires that development proposals contribute to the enhancement of biodiversity, and this will be set out in the EIA, as such, we hope to demonstrate that the wind farm will bring a net ecological benefit to the habitats for local wildlife.

3 The turbines when built will be too noisy and create problems for the surrounding communities.

The turbines will be operated within the noise limits set by the planning conditions and a full Noise Impact Assessment will be carried out as part of the Environmental Impact Assessment. The noise assessment will be considered cumulatively, ensuring that noise from the operational wind farms are modelled.

4 The project will contribute to tourists not wanting to visit the area.

There is no evidence of a relationship between the development of onshore wind farms and the tourism sector in Scotland. This is concluded in a study undertaken by BiGGAR economics and a full assessment on socio-economic, travel and tourism impacts will be carried out for the EIA.

5 The Highland Council already produces more energy than needed. A better grid connection is required before further turbines are installed.

Kyllachy Wind Farm will make use of a planned upgrade to the existing grid infrastructure which is in very close proximity to the site. Electricity is a commodity that will benefit Scotland as a whole if more is generated from our own resources. Furthermore, our demand for electricity is increasing and predictions show that this is set to continue for years to come.

6 The project will cause significant disruption to local people (traffic build up and destruction of local roads).

There will be some limited disruption whilst the larger components are transported to site, however it will be a requirement of the planning permission for a Traffic and Transportation Plan to be agreed with The Highland Council prior to the commencement of construction to ensure there is minimum disruption. It should also be noted that existing infrastructure and access from neighbouring wind farms will be used, which means there will be no construction traffic through the village or using local roads and therefore, the impact on residential roads and traffic will be minimal.

7 The lights on the top of the turbines will cause issue for the local population and issues for nearby Airports.

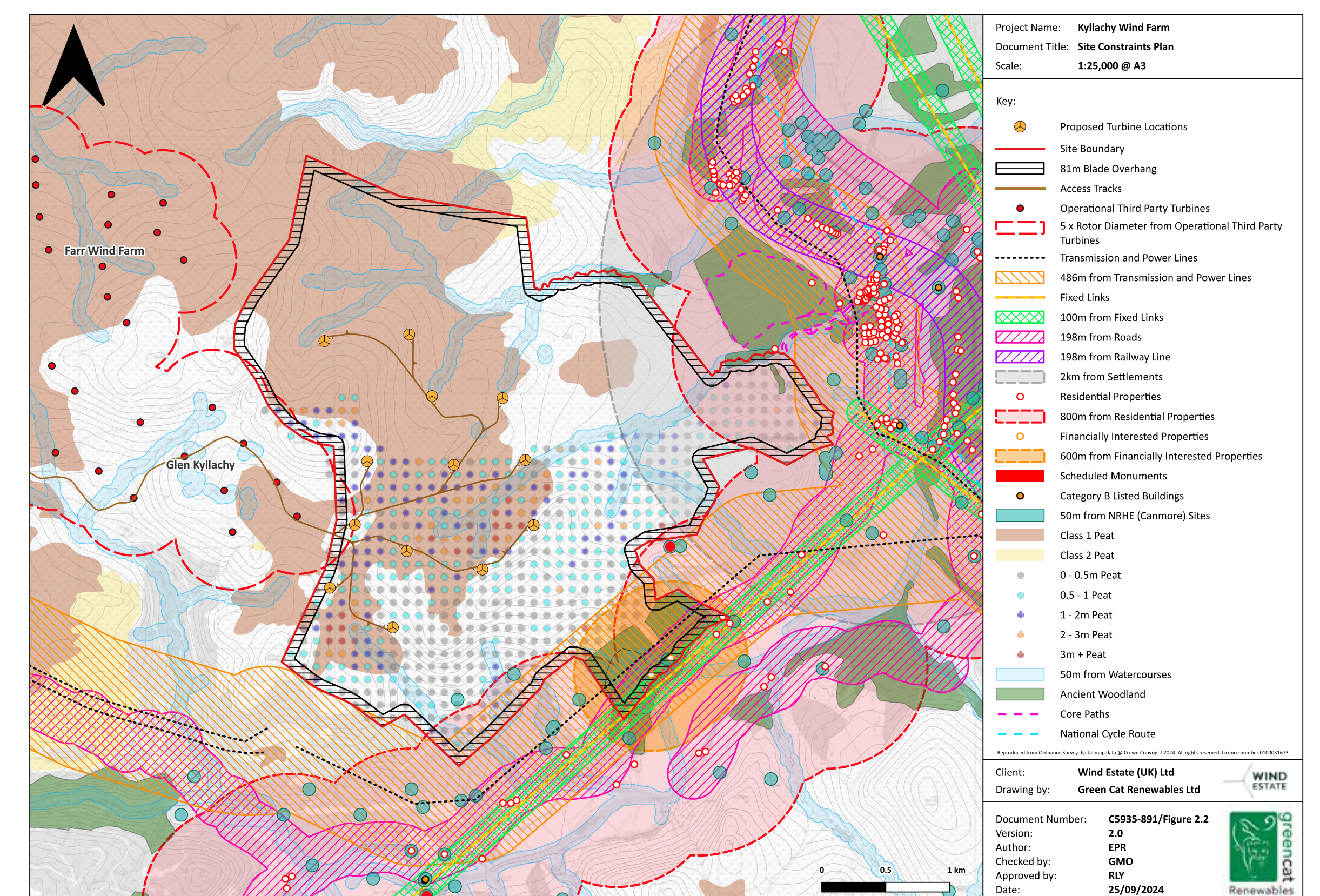
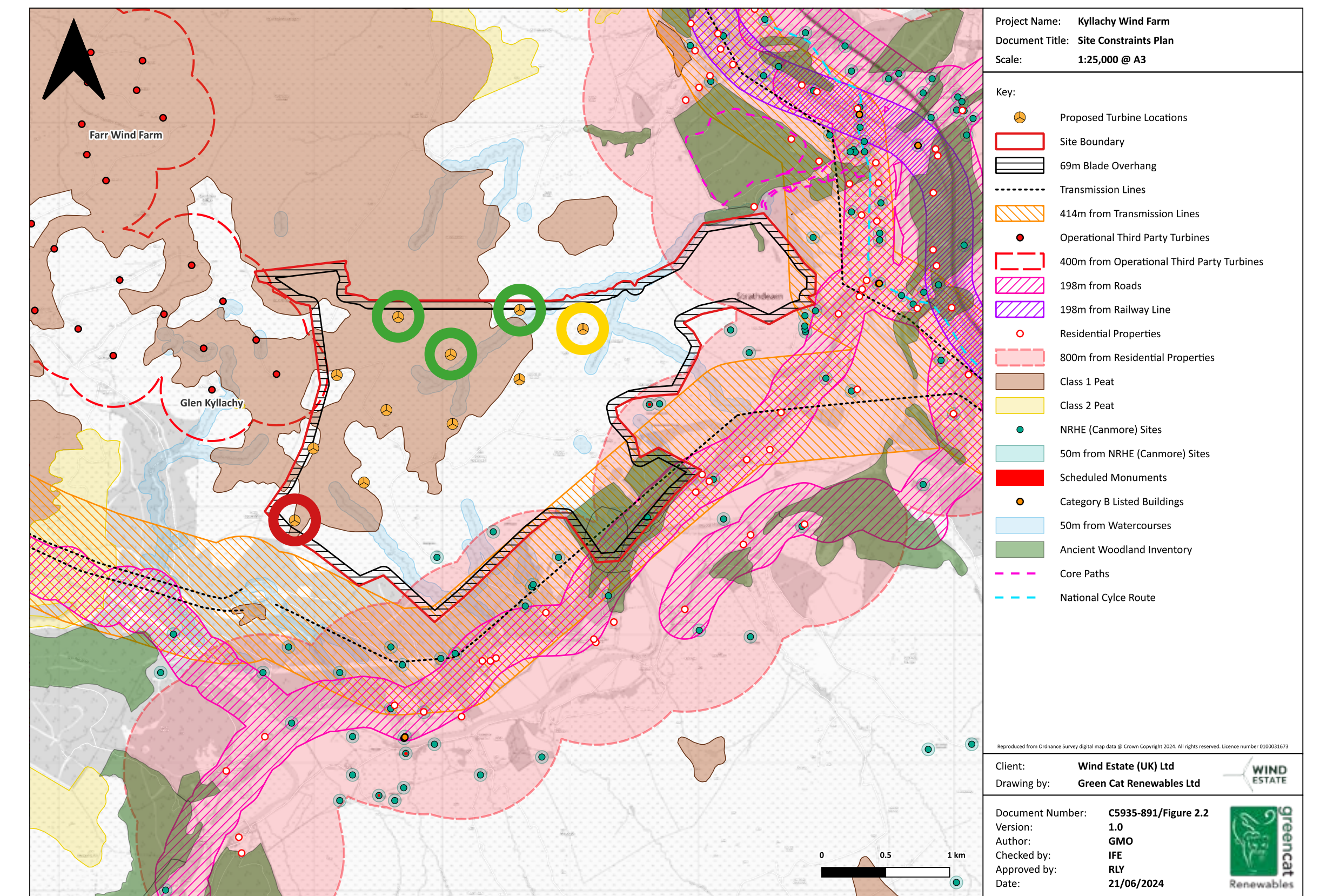
Wind Estate have appointed a specialist Aviation Consultant to carry out appropriate surveys and consultation with the likes of HIAL, NATS, MOD and the CAA over the potential for lighting on the turbines and the impact. This issue will be addressed and mitigated where possible within the EIA.

8 Will you be issuing further reports and studies?

Wind Estate are committed to making the EIA Report and accompanying studies accessible and will update the website when new information becomes available.

Design Amendments

- When reviewing the design and layout of the Proposed Development, the constraints shown in the maps shown were assessed and used to inform revisions to the layout. The main constraints considered during the design workshop were watercourses, peat, residential properties and visual amenity.
- The most eastern turbine (highlighted in orange) was relocated to reduce the visual impact from the residential properties to the east of the site. Following feedback from HES, it was also identified that the relocation of this turbine would provide more distance between the project and the Scheduled Monument, a cairn known as 'Woodend'.
- The turbine located to the south of the site (highlighted in red), was removed completely to reduce the visual impact from the north and east of the site and to reduce any potential impact on watercourses and boreholes, following guidance from SEPA and Scottish Water.
- The turbines highlighted in green were relocated in order to avoid the deeper areas of peat on site as identified by a peat probing survey.
- Due to the reduction in turbines and turbine height on Kyllachy Estate, additional land was obtained for this site to offset these changes. This has allowed the proposed turbines to be relocated with full consideration for the constraints shown in the figures and move further away from the village. Four turbines were added within the additional land, however it was noted that since the number of turbines had increased, the overall tip height was reduced to balance out any visual impact and allow for the turbines to sit more effectively within the landscape. The reduction in height is considered to have significantly reduced the visual impact, especially from viewpoints at the A9 and Findhorn Viaduct.
- Upon final review of the revised layout, a number of turbines were then again relocated to areas of shallower peat.
- Following analysis of Phase 2 peat probing data, the turbines and layout will again be refined to ensure impact on peat is minimised as much as possible.



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, and any comments following on from consultations, will be used to further 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.

Hydrology and Hydrogeology

An initial desk-based study was 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.

The assessments are still ongoing; however, carbon rich peat, ecological designations and watercourses have been identified as sensitive receptors. A full survey of any Private Water Supplies and Drinking Water designations will be carried out in due course and Phase 1 and Phase 2 peat probing has been undertaken and will be considered in any further design changes. The current design has been revised in order to avoid deep areas of peat where possible and where peat cannot be avoided, peat restoration will be carried out.

Consultation has been carried out with statutory consultees, including SEPA, NatureScot and Scottish Water, who have advised on the Proposed Development. In line with these consultations, the EIA will also be accompanied by a Peat Management Plan and peatland restoration will be considered within the site area. In addition, design changes have been considered with watercourses in mind.

Ecology

A range of ecology surveys are still currently being undertaken across the site area. These studies have also been 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 and in line with the relevant guidance and advice received during the consultation process. Following consultation with NatureScot, the potential impact on peatland blanket bog habitats will be considered and minimised as much as possible through mitigation and further design changes.

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. Further consultation regarding the results of these surveys will be undertaken with both NatureScot and RSPB.

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;
- Black Grouse Surveys;
- Golden and White-tailed Eagle Surveys; and
- Capercaillie Surveys.

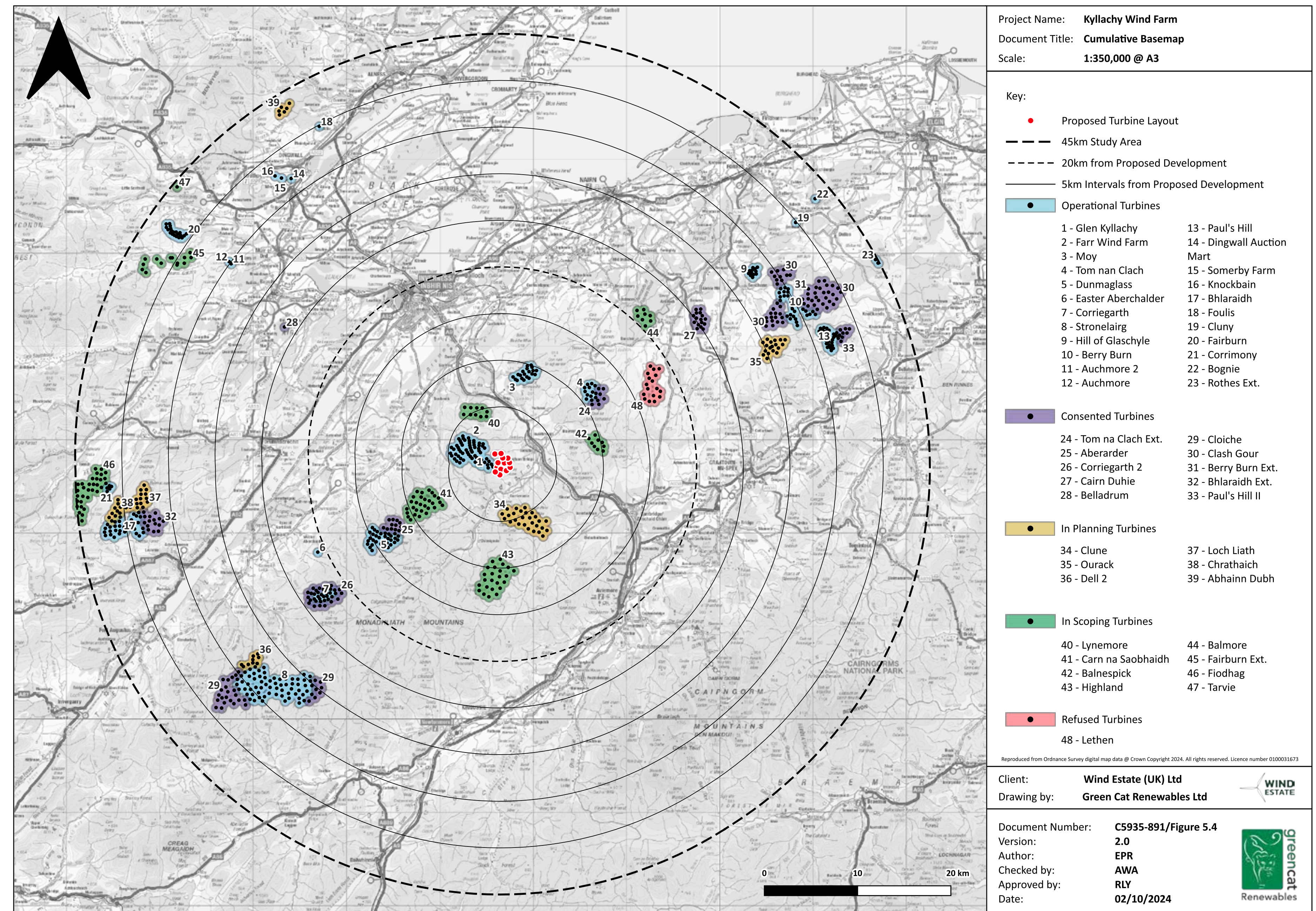
Landscape and Visual Impact

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 the ZTV and following the advice of consultees, 18 viewpoints (VPs) have been identified and will be used to assess any potential impacts on character and the surrounding landscape.

Drawings showing the ZTV and several visualisations have been provided today for viewing.



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Environmental Impact Assessment

Cultural Heritage

Cultural Heritage considers monuments of national significance, such as Scheduled Monuments, Listed Buildings, Conservation Areas and World Heritage Sites. Advice and guidance received from the consultation process with Historic Environment Scotland, Cairngorms National Park Authority and the Highland Council will also be taken into account and followed within the EIA.

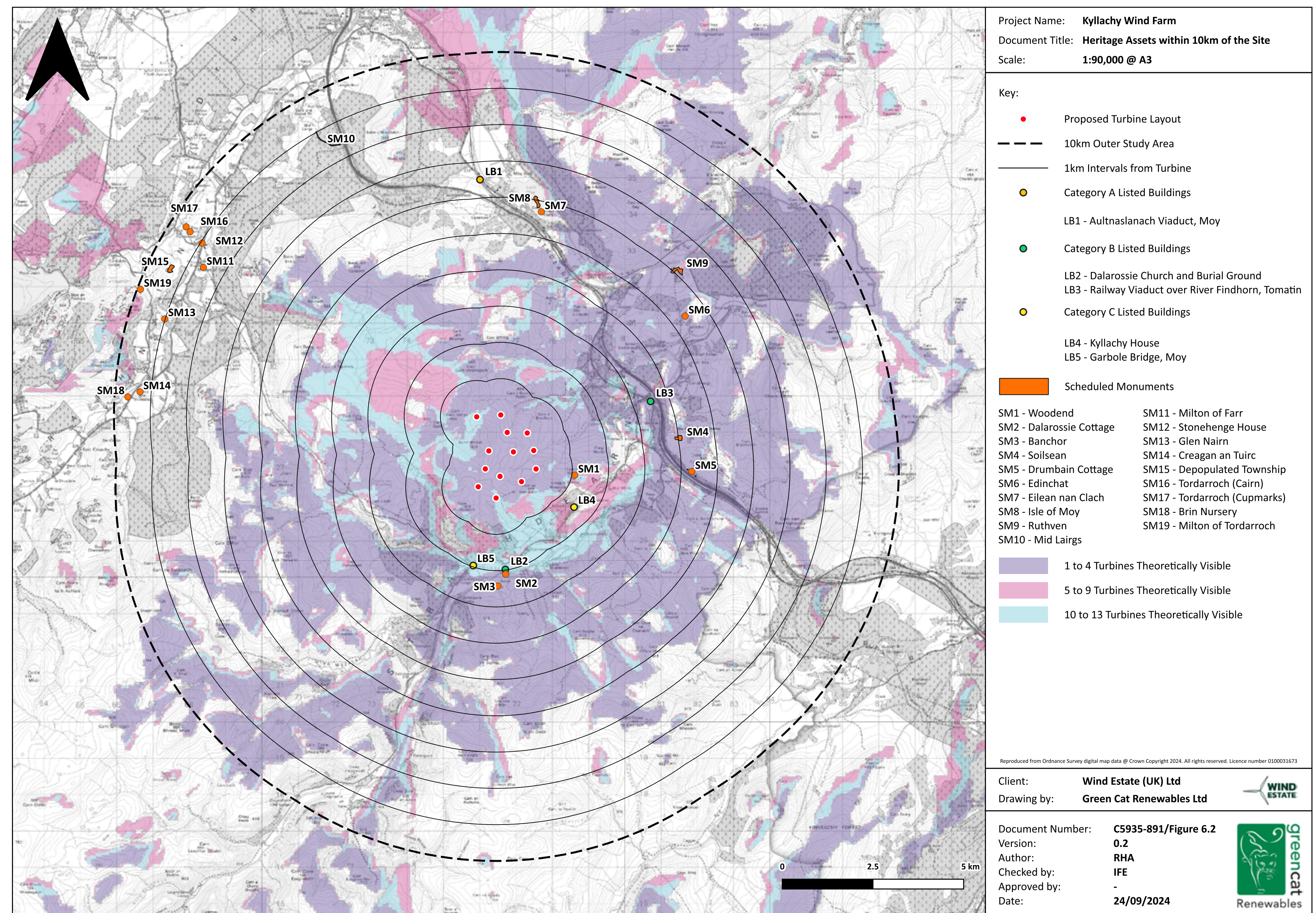
Additionally, an independent Archaeologist has been appointed for the Environmental Impact Assessment to ensure all Cultural Heritage assets and any potential impact can be given full and careful consideration.

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.

In line with guidance received from Historic Environment Scotland, the EIA will also include 7 photo visualisations of the following heritage assets:

- Woodend Cairn;
- Dalarossie Cottage;
- Banchor Cairn;
- Edinchat Cairn;
- Drumbain Cottage;
- Soilsean Township; and
- Ruthven Township.



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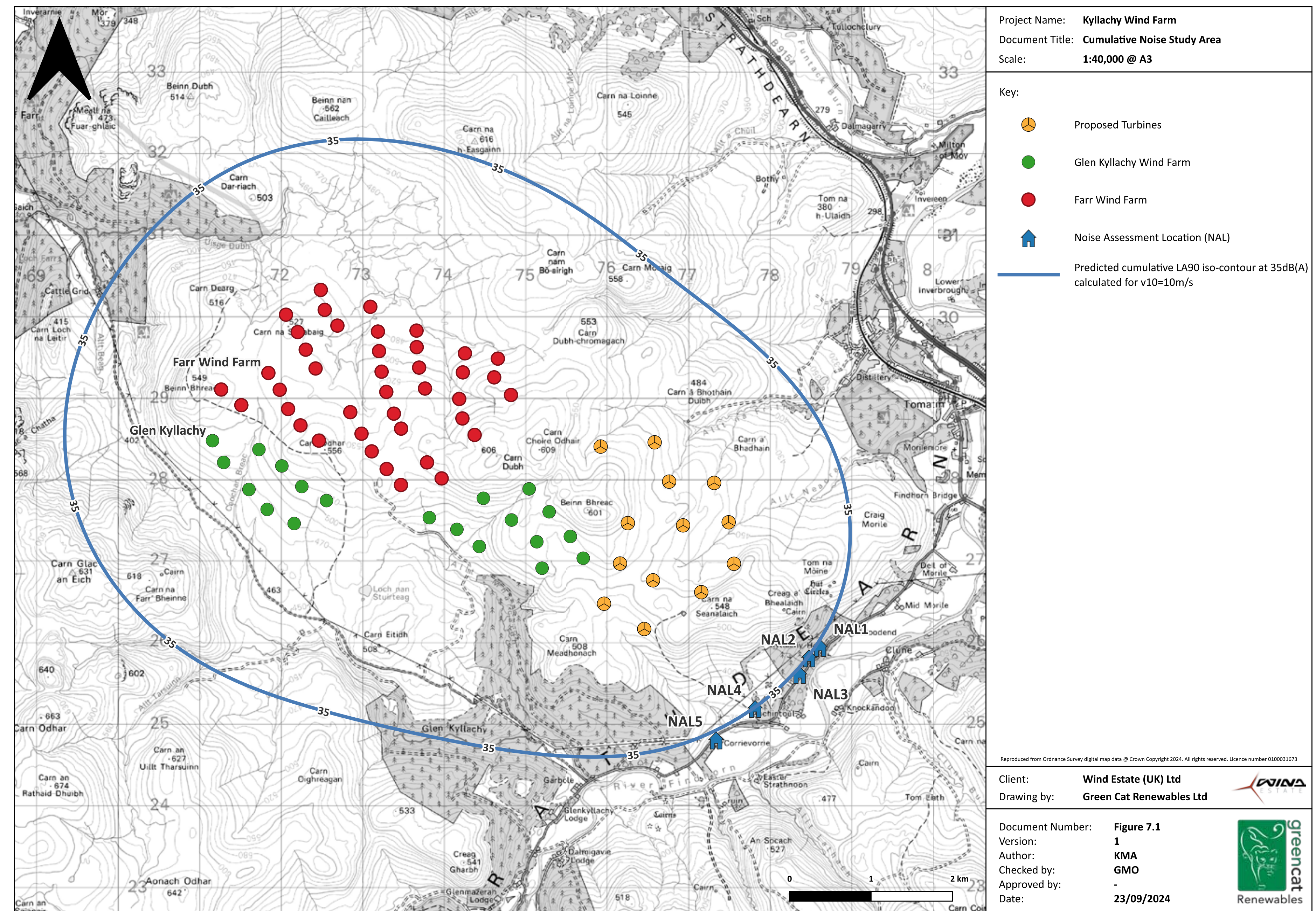
Noise and Shadow Flicker

The revised layout has been amended to further reduce impact on the nearest residential properties as such, turbines have been relocated further away from those residential properties. Noise analysis has been concluded and it has been determined that the revised layout will comply with the ETSU limits by ensuring noise emissions do not exceed a level of 35dB (equivalent of a very quiet room fan).

Analysis has also been done to assess the cumulative effects of the proposed and surrounding developments. Further consultation with the Environmental Health Officer and The Highland Council will be undertaken in order to ensure that the methodology for the assessment and cumulative noise limits are compliant with guidance. The proposed development, if successful, will be given strict noise compliance planning conditions to ensure the wind farm is operating within the limits, otherwise, shutdown protocols will be enforced.

With regards to Shadow Flicker, 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 and any further consultation that has been carried out with consultees 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 as a minimum. 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.

Following from the previous public exhibition, several community benefit ideas were brought forward. As a result, the developer will be considering the following ideas as a means of community benefit:

Local Energy Discount Scheme

This scheme would provide local residents with an annual discount on their electricity bills. This would be designed in partnership with the local community and would be open to all residents within a certain radius of the Proposed Development. This scheme would be designed specifically for community council areas and payments would be made from the Developer directly to the electricity supplier. The scheme would be voluntarily, and residents would not need to amend or change their tariff with the supplier.

Local Energy Efficiency Programme (LEEP)

This programme would fund and help residents in installing energy efficiency measures within their households, such as: insulation, improved glazing, EV chargers, heat pumps and solar technology. This funding would support those in need in their own homes and provide direct support for residents whilst helping them onto a path of net zero carbon.

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

We would welcome any further ideas for how the funds could best benefit the community.



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The proposal for Kyllachy Wind Farm will now include up to 13 wind turbines, with a blade tip height of 180m 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.

A Scoping Opinion has now been received from the ECU which advised on the scope of work and baseline assessments being undertaken for the EIA. Following the receipt of this scoping opinion and following feedback from the previous public exhibition and statutory consultees, the proposed design of the development has been reviewed and revised to take into account the feedback and comments.

Following the completion of all public 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, assessments and details

of any consultations with stakeholders undertaken prior to the final EIA being submitted. This is to ensure all factors of the Proposed Development are being carefully considered and assessed.

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.

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.

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.

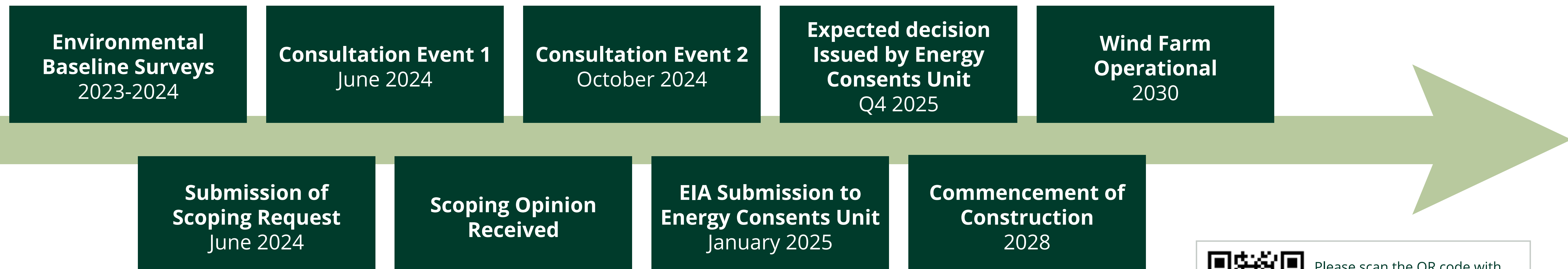
Comments will be made to the ECU/The Highland Council and will be considered in the determination of the Planning Application. The timescales for submitting public comments will be advertised by the Scottish Ministers.

Further information is available at:-

Website - www.kyllachywindfarm.com

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