



BANKS Renewables

development with care

Bodinglee Wind Farm: Sustainable Design & Planning Benefits

—
Developing regenerative social, economic, and environmental impact through the Bodinglee Wind Farm and Battery Storage



Opening of Blackwood Estate Community woodland, South Lanarkshire.
The woodland was purchased with support from local wind farm Kype Muir

Chapters & Content

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Project Details Bodinglee

Key stats & indicative layout

LOCATION:
South east of Douglas on land both sides of the M74

NUMBER OF TURBINES:
Up to 37 turbines

TURBINE HEIGHT:
16 turbines with a maximum tip height of up to 230m and 21 turbines with a maximum tip height of up to 250m

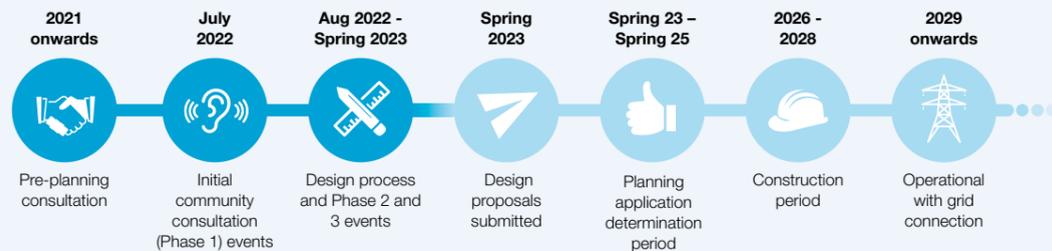
POTENTIAL ENERGY GENERATION:
Approximately 259MW, which will provide electricity for approximately 207,325 homes

POTENTIAL ENERGY STORAGE:
Approximately 106MW of battery storage (BESS)

LIFESPAN:
40 years in operation



Indicative timeline



About & Summary

About this document

Banks Renewables recognises the need to undertake development differently. Under Banks Renewables' 'Development with Care' approach, social, environmental, and economic benefits are enshrined at every stage of the process of any development project.

This holistic approach has been applied to a new renewables project — Bodinglee Wind Farm in South Lanarkshire. Given the large and ambitious scale of Bodinglee Wind Farm, and the extent of existing wind farm development in the area, the project presents an exciting opportunity to apply the learnings gained from previous developments, and the knowledge and experience of local communities, to this large-scale renewable generation opportunity.

Community wealth building, nature-positive outcomes, and conservation of natural and heritage-rich assets play a central role in the wind farm design. When developed in full alignment with these three themes, renewable projects can generate significant benefits for the region, and more broadly, for the country.

This document details the process undertaken by Banks Renewables in partnership with key stakeholders to arrive at three key themes that will be the focus of benefits arising from the Bodinglee proposal. This process was carried out over a two-year period and supported an iterative design process with the aim to create a lasting legacy for the area and its communities.

From the outset, the process and its outcomes aimed to align with national and local policy and objectives to support beneficial outcomes for communities and the built and natural environment.



Outcomes at a glance

Socio-Economic:

The total amount due to be invested in the project is £837.4m, with £458.3m of this being invested directly in the region (60km radius), and £160.6m being invested in South Lanarkshire[^].

Total expenditure associated with these contracts over the lifetime of the wind farm is expected to support:

£96.3 million gross value added (GVA) and 207 job years in South Lanarkshire[^]

£103.4 million GVA and 260 job years in the local area (30km radius)^{^^}

£311.9 million GVA and 1,020 job years in the regional area (60km radius)^{^^^}

£346.6 million GVA and 1,277 job years in Scotland[^]

£461 million GVA and 2,468 job years in the UK[^]

The total local investment percentage is lower when the battery storage is included in the calculations due to a lack of native (UK) supply solutions for battery storage technology. Therefore, all investment percentages included in this report relate to the wind farm only.

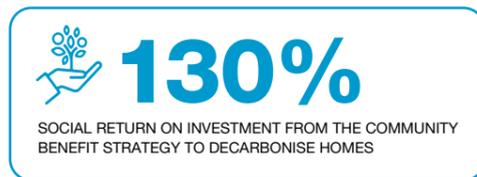
Overall, 23% of all expenditure on Bodinglee Wind Farm could be secured in South Lanarkshire and the local area (30km radius), while 65% could be secured in the regional area (60km radius), 66% in Scotland, and 76% in the UK.^{^^^}

Local contractors who tender within 10% of the best quote for any work on the project will be prioritised. A community benefit fund of £5,000 per MW of installed wind capacity per year will be available for community investment purposes, totalling approximately £1.3 million per year. This investment will be directed by the local community through a proposed community body – the Clydesdale Community Energy Transition Company (CCETco) for local decarbonisation initiatives which will reduce fuel bills, create new jobs, develop local skills and training opportunities, and support the upgrading of local amenities and facilities.

Further economic activity could arise from the delivery of the community benefit funds (community-led decarbonisation initiatives) including 200-400 additional local job years.

The pathway that the community chooses to take can deliver high social return-on-investment (SROI) of 130%, with a spend of £32 million, delivering annual energy bill savings of £4.4 million and annual carbon savings of 5,700 tonnes.

Local communities will be gifted a 1% equity stake in the wind farm, with a further 9% shared ownership offer. This is equivalent to approximately 26 MW of community-owed capacity, enough to power 20,000 households.



Environmental Benefits:

Decarbonisation of the grid: The wind farm will contribute up to 259 MW of renewable energy generation, which represents 1.3% of the Scottish Government's 20GW target established in the Onshore Wind Policy Statement (2022). Using data from the Scottish Government's carbon calculator tool, Bodinglee results in an annual saving of 372,453 tonnes of CO₂ and a lifetime saving of 14,898,120 tonnes when compared to equivalent fossil fuel mix generation, with an overall carbon payback period of only 1.4 years.

Energy storage: The Battery Energy Storage System (BESS) at the site will have a capacity of up to 106 MW to improve the intermittency issues inherent in renewable energy generation and grid resilience, and will displace a further 25,767 tonnes of CO₂ annually.

Local decarbonisation: An advance grant of £200,000 (post-consent) will be available to local communities to fund a pilot project for rural decarbonisation with a focus on a community asset.

Nature-positive initiatives: A landscape-wide masterplan will deliver nature-positive initiatives that support breeding waders, protected species, peatland and peatland habitats, landscape character improvements, multi-user path creation and enhancement. This will sequester 6,312 tonnes of CO₂ from the atmosphere and deliver biodiversity gains for the whole region.

Mitigation and enhancement: Early walkover surveys have indicated the potential to deliver up to 17.2 hectares of broad-leaved woodland planting, 11 hectares of peat bog restoration, 27.8 hectares of riparian scrub planting, and a further 37 hectares of peatland habitat and 72 hectares of rush pasture enhancement through ditch blocking.

Land management and restoration: Up to 1,344 hectares of land can be maintained and improved through land management practices including heather cutting, active heather restoration, and riparian birch scrub planting along watercourses.



*WHEN COMPARED AGAINST EQUIVALENT FOSSIL FUEL GENERATION, IN ACCORDANCE WITH SCOTTISH GOVERNMENT REPORTING GUIDANCE.

ECONOMIC IMPACT



COMMUNITY SHARED OWNERSHIP OFFER



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Socio-economic data presented in this document are sourced from multiple economic reports

[^] Denotes the economic impact report included as part of this application

^{^^} Denotes an economic impact report with case study evidence, available at <https://www.banksgroup.co.uk/projects/renewables/bodinglee-wind-farm/project-documents/>

^{^^^} Denotes a "Wind Farm only" economic report, available at <https://www.banksgroup.co.uk/projects/renewables/bodinglee-wind-farm/project-documents/>

Vision & Values

Project vision:

The vision is to develop a world-leading onshore wind project which marries innovation and sustainable development to deliver meaningful impact in the local community and beyond. Banks Renewables will deliver a holistic and collaborative approach to development, with the intention of contributing to Scotland's National Performance Framework by creating sustainable and inclusive growth, placing equal importance on economic, environmental, and social progress.



Development with Care at Banks

As developers of land, Banks Renewables has a responsibility to develop sustainably, and its goal is to achieve a net-positive impact. Development with Care encapsulates this approach to being a responsible and sustainable business. It is the golden thread that runs through all of Banks' business endeavours, ensuring that all activities are conducted in a responsible manner, with consideration for the environment, for the local communities in which Banks operates, and for Banks' employees, customers, and suppliers. Development with Care ensures that a positive legacy is left behind for people and the planet — a legacy that Banks Renewables can be proud of.



Harnessing Banks' core values to generate net-positive impact at Bodinglee

The design and development of the Bodinglee Wind Farm project encapsulates the core Development with Care values at Banks Renewables: caring for people and planet; finding solutions together; listening to understand; developing best practice; and honouring commitments to local communities. This is part of a long-term strategy to deliver sustainable growth for the business and for the people and nature of Scotland. The overarching goal of the Bodinglee Wind Farm is to be regenerative — creating a net-positive impact through the interventions detailed in the planning application.



Fulfilling the commitments in the Banks Connect2Renewables charter

The project also links directly to a key initiative between the local communities, Banks Renewables, and the local council — the Connect2Renewables (C2R) charter, which seeks to maximise the benefits of renewable energy developments for local people and the local economy. The C2R charter aims to simultaneously drive growth and amplify the community voice by directly supporting local contractors through encouraging them to join project supply chains; by establishing local Community Advisory Panels to enable direct community involvement in individual projects; and by supporting new employment, training, and education opportunities for local people. Each project has its own local context and the interventions for C2R therefore evolve within the context of the project.

Policy Context

Policy, at all levels of governance — international, national, and local — is driving a change in how development is approached, focusing on holistic outcomes for people and communities, climate and biodiversity, and natural and heritage assets. Underpinning international, national, and local policy is an overarching set of global goals and targets — the United Nations Sustainable Development Goals (SDGs), a shared blueprint for peace and prosperity for people and the planet, now and into the future.

Some of the most relevant policies and frameworks introduced in recent years to catalyse and channel action in Scotland in line with the SDGs are outlined here:

National Performance Framework

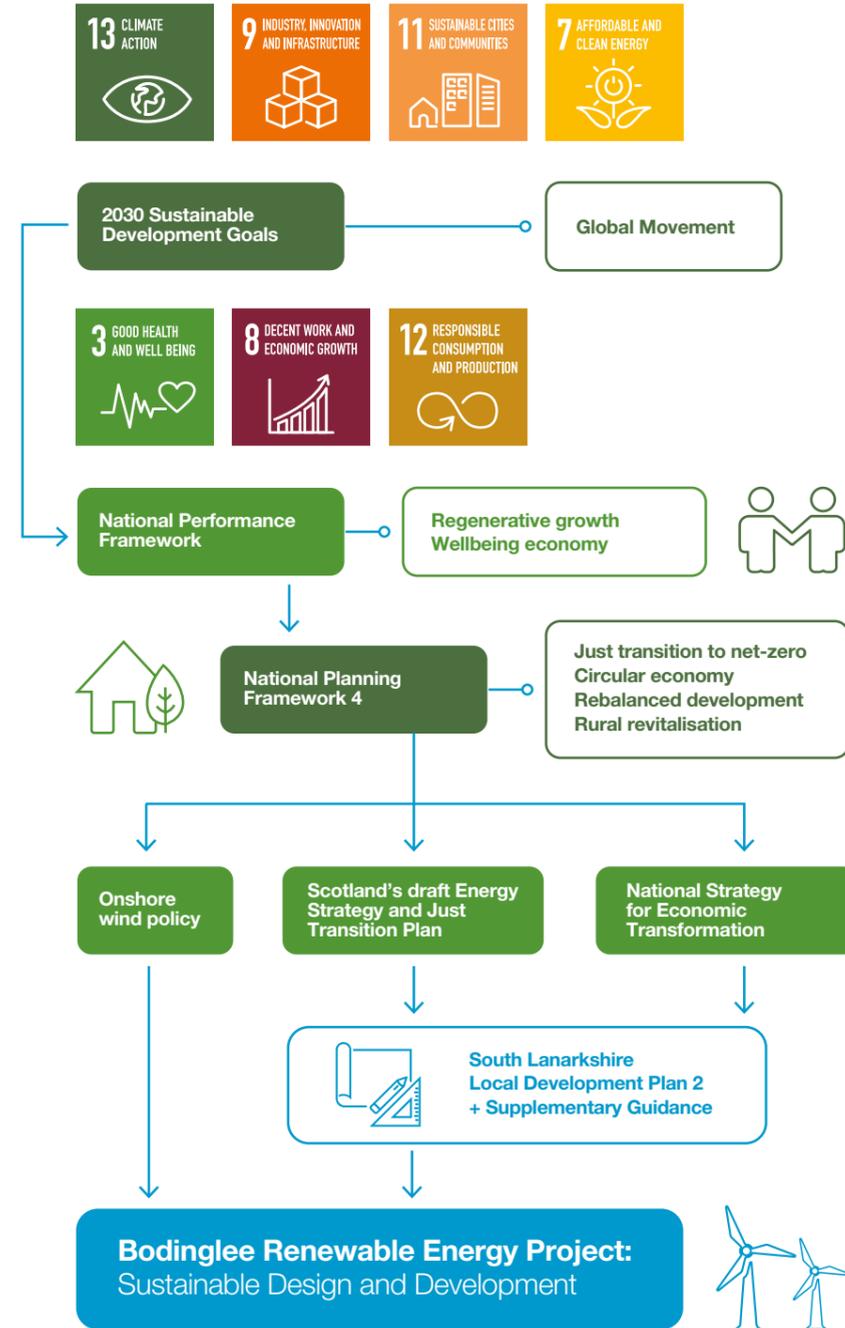
Scotland's National Performance Framework (NPF) provides a way of localising the Global Goals, with a focus on creating a more successful country, giving opportunities to all people living in Scotland and increasing their wellbeing, creating sustainable and inclusive growth, reducing inequalities, and giving equal importance to economic, environmental, and social progress.

National Planning Framework 4

The recently adopted National Planning Framework 4 (NPF4) sets out spatial principles, regional priorities, national developments, and national planning policy for Scotland. The framework puts climate change and biodiversity at the forefront of planning and development, while also recognising the importance of development in community wealth building and supporting local economies.

The Draft Energy Strategy and Just Transition Plan (2023) provides a route map of actions to deliver a flourishing net zero energy system that supplies affordable, resilient, and clean energy to Scotland's workers, households, communities, and businesses; while the **Onshore Wind Policy Statement (2022)** sets out Scotland's ambition to deploy 20GW of onshore wind by 2030. Both of these plans recognise the role of onshore wind in delivering Scotland's critical net zero targets and the associated economic opportunities they can provide.

In line with national and international binding targets, Bodinglee Wind Farm presents an exciting and important opportunity to deliver a large-scale renewable energy-generating project which can simultaneously support the delivery of positive outcomes relating to global, national and local goals, such as biodiversity, natural places, community wealth building, historic assets, rural homes, recreation, and climate change.



Location and Site Background

The Bodinglee Site is located on open, undulating moorland in South Lanarkshire. Currently, the site's primary use is pastoral agriculture, predominantly sheep grazing. There are a number of existing wind farms in the area, for example Middle Muir Wind Farm to the south of the site, and a number of proposed wind farms. The site's proximity to the national road network, existing energy infrastructure, high wind speeds, and areas of relatively sparse population lend it well to onshore renewables.

The site is comprised of two parts, Bodinglee West and Bodinglee East, located either side of the M74, while the A70 runs north of the site, connecting existing settlements around the site. The immediate area contains a number of isolated farms and dwellings. The closest settlement, the village of Douglas, is located approximately 1.5 km to the northwest of the site, while the village of Rigside is approximately 2km northeast of the site, and the village of Roberton is approximately 3.5 km to the southeast of the site.

The site itself is located entirely within the Douglas & Angus Estate (33,000 hectares) of the Earl of Home, which has stewarded the land for almost 1,000 years. The Estate extends to the north of Douglas and includes Douglas Castle and 'The Policies' — a publicly accessible open space of historic importance to the area. The area also has an industrial heritage with a strong legacy for energy generation and associated employment, particularly around Douglas and Rigside. More recently, this area has been playing a vital role in Scotland's net-zero ambitions through renewable energy generation.

Location-related considerations and opportunities

Contributing to Scotland's net zero targets: Bodinglee is recognised as an ambitious project, with a large generating potential for onshore renewable energy. The site can make a significant contribution to Scotland's net zero goals, but given the size of the scheme, it needs to be designed with utmost care, minimising any impact on important natural and historic assets. See Chapter 3 of the Environmental Impact Assessment Report (EAIR) for further details on the project's design evolution in the context of environmental effects.

Investment in the community: The scheme would generate a large community benefit fund in the region of £53 million over the 40-year lifetime of the project. It is imperative that this benefit fund is managed by the local communities to ensure they are fully involved in decisions on how the funds are spent, and to ensure the funds are being optimised for projects that bring the greatest benefits to the host communities.

Supporting additional land uses: Onshore wind requires relatively large areas of land in order to provide sufficient spacing between turbines. However, the actual developable area required for construction is relatively small. The scale of the Bodinglee proposal, as well as the reduction in number of turbines proposed following the scoping stage, means there is a large area available to support additional land use including the existing agricultural use as well as habitat creation and enhancements.

Boosting the local economy: The socio-economic analysis of the project has indicated a potential gross value added (GVA) of £103.4 million and 260 job years within 30km of the site¹⁶, and £346.6 million and 1,277 job years in Scotland¹⁷. There is an opportunity to maximise the positive effect on the local and regional economies and support local, 'green' job creation in the area.

Supporting those experiencing fuel poverty: The local area has higher than average levels of fuel poverty due to housing types, relatively high levels of deprivation, and lack of access to the gas network. This is despite being located in close proximity to wind farms which provide some of the cheapest forms of energy generation. The community benefit fund linked to the wind farm will support various measures to help community members' make their homes more energy efficient as well as employing micro-renewable energy generation solutions such as solar PV, therefore helping to reduce residents' fuel costs.



Developing Design Principles

The project team set out an ambition to create a regenerative renewable energy project. The key challenge was to explore how this can be achieved and defined so that the overall impact of Bodinglee Wind Farm is net-positive across three dimensions: the environment, the local community, and the local economy. As a first step, experts and internal stakeholders explored issues and themes to identify the most important elements of the project to take forward to the first phase of public consultation.

Initial workshops with subject matter experts and internal stakeholders were held in 2020 and early 2021 to identify the local context and the key needs and requirements that any proposed development should address. These initial design principles, illustrated here, helped steer the project as it moved through the design and planning process, ensuring that the project's impact will remain true to the local context and that the benefits will be optimised.

What would success look like?

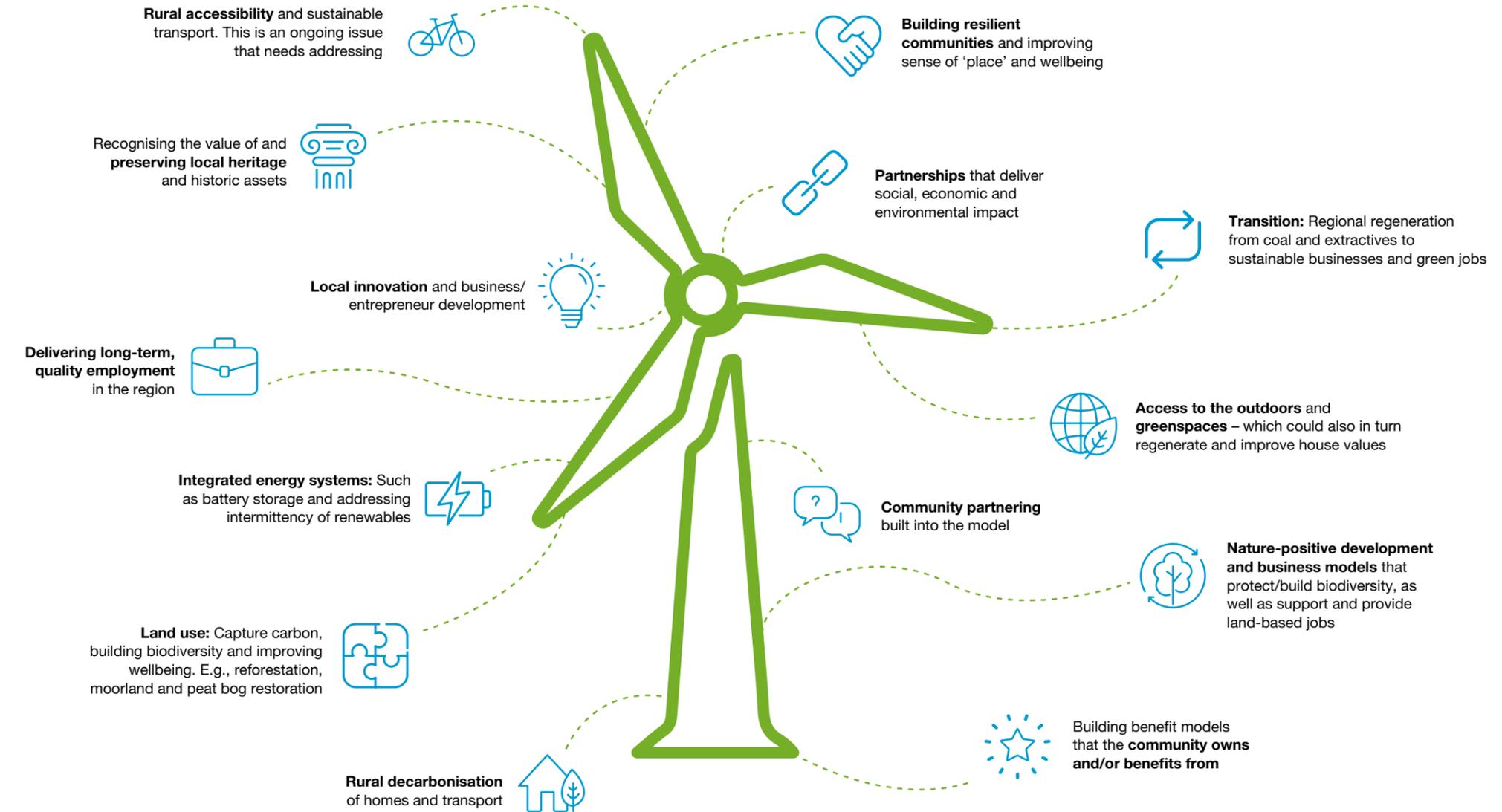
Following the initial consultations, a vision for the project was articulated:

The project should deliver truly sustainable development with tangible improvements to the local area across multiple aspects: natural assets, economic growth, climate action, biodiversity, community development and capacity, and local amenities. A key priority is helping communities with their clean energy transition. The project should also deliver greater benefits to the local area than previous projects, and would ideally generate a multiplier effect whereby one set of benefits triggers additional outcomes and improvements.

True success would entail community and key stakeholders feeling involved in the process and have confidence that the proposed interventions will benefit them.

Success should also be measurable — set around an objective and demonstrable impact framework with clear project goals that enables stakeholders to clearly understand intentions and progress.

Initial Design Principles



Key aims of the project team's approach

A number of key aims also came out of this initial phase, which the project team then addressed in the consultation process with the community and key stakeholders:

- Collaborating with the community and partners to design proposals that have their support.
- Promoting shared ownership and community-led development.
- Improving the natural assets of the local area and its biodiversity.
- Delivering a holistic landscape-scale approach to the development.
- Optimising low-cost renewable energy production and energy storage for the site.
- Maximising the amount of local investment, including developing skills and jobs creation.
- Improving the local area's community assets and how the community and those who visit feel about the area.
- Improving the local community's access to the outdoors and nature.

The project team grouped these eight principles under three pillars that align with the National Performance Framework: economy, environment, and community. These were later re-defined and shaped by the community into three themes that addressed local needs more accurately (see page 26, Developing Three Themes).



Measuring Success: National Outcomes for Scotland in Action

National Outcome

The most relevant and likely outcomes are indicated in bold.

- ♥ Grow up loved, safe, and respected so that they realise their full potential
- 👥 **Live in communities that are inclusive, empowered, resilient, and safe**
- 💡 Are creative and their vibrant and diverse cultures are expressed and enjoyed widely
- 🌍 **Have a globally competitive, entrepreneurial, inclusive, and sustainable economy**
- 📖 **Are well educated, skilled, and able to contribute to society**
- ★ **Value, enjoy, protect, and enhance their environment**
- 🏆 **Have thriving and innovative businesses, with quality jobs and fair work for everyone**
- 🧘 **Are healthy and active**
- 👤 Respect, protect, and fulfil human rights and live free from discrimination
- 👍 Are open, connected, and make a positive contribution internationally
- 🇬🇧 Tackle poverty by sharing opportunities, wealth, and power more equally

The project team initially used the **National Performance Framework (NPF) along with the Sustainable Development Goals to view the key aims of the project through a lens of the current strategies and frameworks for energy, land use, and planning.**

The aim was to translate high-level concepts like National Performance Indicators' into simple and tangible interventions that members of the community could review and provide feedback on. This helped ensure that the data obtained from the consultation activities was more meaningful, and also that the project aligned with the strong ambitions set out in policy and best practice guidance in the sector and globally.

The most relevant NPF outcomes that the project could contribute to were identified and categorised under the three pillars — economy, environment, and community. The purpose of this alignment exercise was to identify the key NPF themes on which the Bodinglee Wind Farm could deliver tangible, measurable interventions, which would then be implemented as part of the application for the project. Of all the relevant indicators, it became clear that some would be impacted more significantly by the proposal, and these indicators were categorised as 'primary' indicators. By taking a holistic approach to development, direct and significant benefits across each of these primary indicators could be achieved, while also supporting indirect progress across secondary indicators. Therefore, creating strong linkages between indicators became an integral part of the proposal.

Relevant Indicator

The most relevant have been filtered into three categories: Primary, Secondary, and Tertiary.

Primary

- | | |
|--|---|
| <p>Communities</p> <ul style="list-style-type: none"> • Perceptions of local area • Community ownership • Places to interact | <p>Economy</p> <ul style="list-style-type: none"> • Economic growth • Natural capital • Carbon footprint • Greenhouse gas emissions • Entrepreneurial activity • Spend on research and development |
| <p>Environment</p> <ul style="list-style-type: none"> • Energy from renewable sources • Biodiversity • Visits to the outdoors • Condition of protected nature sites | |

Secondary

- | | |
|---|---|
| <p>Education</p> <ul style="list-style-type: none"> • Skill profile of the population • Young people's participation | <p>Poverty</p> <ul style="list-style-type: none"> • Cost of living • Satisfaction with housing |
| <p>Fair Work & Business</p> <ul style="list-style-type: none"> • High growth businesses • Innovative businesses | |

Tertiary

Health, Human Rights and International

The next section outlines the consultation process, which helped define the specific proposals that developed out of the above themes and aims, as well as guiding the iterative design process of Bodinglee Wind Farm in terms of physical, environmental, and engineering constraints and the layout of the turbines. This holistic approach aimed to ensure a more cohesive proposal, based on broad stakeholder engagement, to crucially deliver regenerative impact across the local area and Scotland as a whole.

Sustainable Development Goals: Targets, Interventions, and Action

In conjunction with the NPF mapping exercise, a similar funnelling process was conducted using the SDGs to filter through the relevant goals, targets, and indicators upon which the project should positively influence. These were then compared with the NPF indicators to develop a synergy across all of the impact areas that an onshore renewables project could deliver against.

Why use the SDGs?

The SDGs are a set of 17 global goals established by the United Nations that aim to guide sustainable development efforts worldwide. These goals cover a range of areas, including poverty reduction, education, equal opportunities, and environmental sustainability, among others.

The purpose of applying this approach early on in the project was to encourage and shape a holistic view of the development. By using the SDGs as a framework for measuring success, project stakeholders are encouraged to consider the interconnected nature of development challenges and the need to address multiple SDGs or goals simultaneously. Additionally, they provide a globally recognised benchmark, facilitating accountability and transparency through a clear set of indicators and targets for measuring progress, enabling stakeholders to accurately evaluate a project's impact. Lastly, the common language and framework for development that they offer can support collaboration and partnership building between different stakeholders, including the private sector, civil society, and governments.

Following the mapping and alignment exercises, the project team consulted key stakeholders, experts, and members of the community to shape the next steps, drawing on the NPF and SDGs to demonstrate interconnections which could meaningfully translate into interventions which address relevant issues for project stakeholders. These were then explored in more detail during community consultations.

Interconnection

SDGs and the National Performance Framework



Could the Bodinglee Wind Farm propose something tangible that addresses these topics and goals together?

- Specifically aiming to **address the decline of the old fossil fuel industry**, promoting renewables and inclusive growth, while keeping 'place' and community at its heart.
- **Tackling entrepreneurship in a way which is framed around sustainable businesses.** If the benefit fund seeds innovation and creates a 'place' for it to thrive, then this 'place' would provide additional jobs.
- Creating an **enterprise which is community-owned**, provides good-quality jobs, and **captures/ displaces carbon.**
- Providing additional **nature-based solutions, improving biodiversity, and improving access to nature** for local people and visitors.

We then developed possible examples during the community consultation (explored in the next section), for example, investing community benefit funds to help reduce the community's heating bills with energy efficiency; proposing new pathways to connect the villages; and planting more trees on the site.



Consultation strategy and activities

Consultation Strategy

The consultation strategy was designed to include a diverse range of voices and to increase the level of engagement with key groups. The strategy placed a strong focus on collaboration, and importantly, gaining feedback for an iterative design process to enable the proposal to be meaningfully shaped by stakeholder input.

Importance of applying a community-led approach to the project

Community-led development is a participatory approach which empowers and enables community members to lead and drive the development process in their own communities. This approach emphasises the importance of community ownership, active participation, and decision-making, which leads to more successful projects, targeted at the greatest or most acute community needs. Community-led development also recognises the strengths and resources already present in a community and works to build on them to create long-term positive change.

The commitments in Banks' Development with Care policy and the C2R charter outline that a community-led approach should be at the centre of the development process — not just the community benefit package, but the iteration of the design, construction, and operation. The overall sustainability of a project and the likelihood that the benefit funds are invested successfully increases

with the strength of the relationship with community councils and the community panels formed to manage the funds. Banks' experience of similar projects in South Lanarkshire and Scotland has shaped this approach over time, with each iteration reacting to the needs of the local community and the relevant stakeholders. The Kype Muir Community Partnership (KMCP), for example, was formed in 2019 and plays a pivotal role in helping to funnel the benefits of the Kype Muir Wind Farm to where they are needed most within the local communities. The KMCP is recognised as a stand-out example of what community-led partnership with developers can achieve, supporting key issues like health and wellbeing, community development and disability access through community action plans and grassroots community ideas.

Drawing on a wide range of stakeholders with unique expertise

Development with Care is about ensuring that each project takes a holistic view of the opportunity to make a positive impact across multiple dimensions simultaneously. To do this requires collaboration across a wide range of stakeholders through all phases of the lifecycle of the project, as illustrated here and explored in more detail in the following sections.



The following stakeholders were involved in the consultation process (with further details available in the Pre-Application Consultation report):

- **Community councils**
- **Local councillors**
- **Members of Scottish Parliament / Members of Parliament**
- **Local charities and community groups**
- **Local tenants and residents' associations**
- **Local schools and young people**
- **Experts in subject matters relevant to the project e.g., local historians**

Phased and iterative consultation

Phase 1 of the community consultation followed the submission of the scoping report, with a website, online survey, and news release created to commence the consultation. Meetings were arranged with community councils to introduce the project and team to the community. The purpose of this early phase was to listen carefully to initial feedback from the community and to compile this into evidence for the project team to build out for future consultation with the wider community.

Phase 2 involved preparing for the full public consultation events which funnelled the issues in a way that would enable the community to provide specific feedback to influence the design phase following the first round of consultation. During phase 2, a series of consultations with key stakeholder groups such as community councils and community interest groups, as well as statutory bodies such as NatureScot, Historic Environment Scotland, and South Lanarkshire Council took place.

Phase 3 involved another full public consultation on the proposal following changes to the design, with the key purposes of demonstrating how the design had changed over time, how the wider net-positive proposals had been shaped and had evolved, and inviting final comments on the design prior to the preparation of the planning submission. Further focused meetings with community groups and a range of experts on topics relevant to the design, such as Local Energy Scotland were also held.

Consultation timeline



December 2020
Phase 1 begins
Scoping report



July 2022
Phase 2 begins
Full public consultation



February 2023
Phase 3 begins
Second full public consultation



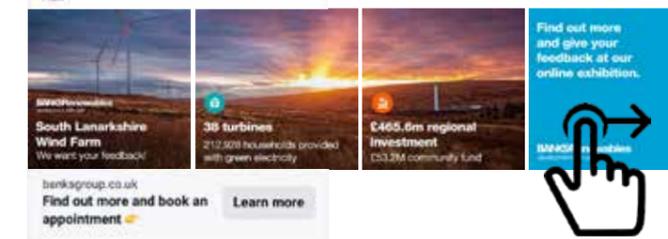
Early May 2023
Phase 1, 2 and 3 concludes



Late May 2023
Planning application submission

Public consultation using a combination of digital and physical tools

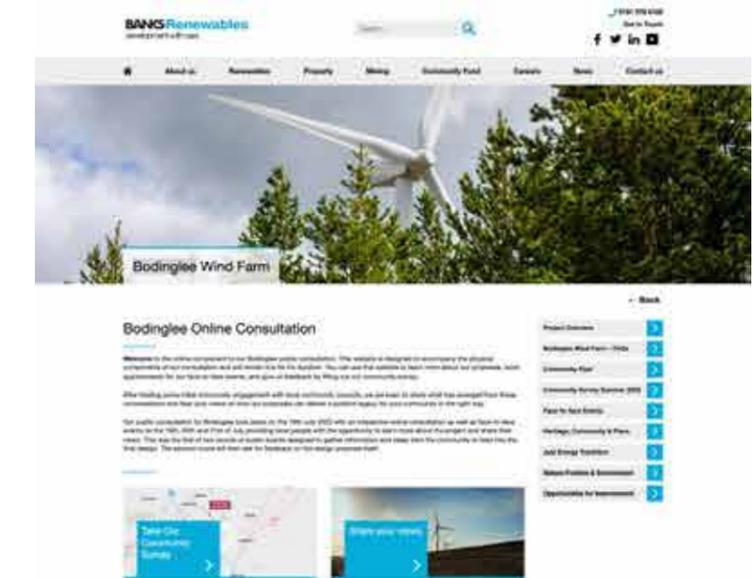
A wide range of consultation activities were employed, to increase the likelihood that more people would get involved, thereby generating more valuable feedback for shaping the project. By using a mixture of digital technology alongside traditional methods such as consultation events, workshops, community council meetings, phone calls, and doorstep consultation within communities, the team was able to elicit the most wide-ranging, inclusive, and informative responses.



Digital tools improved the accessibility for communities, helping to make the process more inclusive, ensuring that the opinions and preferences of all members of the community could be heard. An online exhibition was created, with interactive surveys, maps, videos, and project information. An interactive 3D model of the site was developed so that any household could see the project sited from their postcode and in the context of any assets important to them, and every exhibition event offered that facility for members of the public. Virtual Town Hall Meetings enabled community members to join remotely from their homes, with no physical limit on attendees, and social media platforms helped communicate with community members, obtain feedback, and collaborate on specific elements of projects, while also helping to keep members up to date with the project's progress.

Including young people in the consultation process

When young people are involved in decisions, they feel a greater sense of ownership and responsibility towards the changes that are made, yet historically, it has been a challenge to involve this demographic in consultation events. The project team's strategy was to actively engage with schools and young people in the local villages and the local college, focussing on the outcomes and impacts that the project could have, particularly regarding the environment. By framing the approach around areas that young people are typically more interested in, and by acknowledging the fact that younger people will be the ones most affected by the outcomes of renewable energy projects as they will have longer lifetimes to experience the impact of these



changes, it was hoped that this key demographic would be more likely to take action and bring forward innovative ideas or perspectives that could benefit the community and the environment.

Twenty-one event attendees filled out a short survey during this phase with 18 of these respondents being under 18 and attending a South Lanarkshire-based school. 100% of respondents thought that wind energy had a positive effect on South Lanarkshire; 90% said they would like to see more local energy generated by renewable sources (0% gave a negative answer); and 81% were supportive of Bodinglee (0% gave a negative answer).

Verbatim feedback highlighted the fight against climate change, increased renewable energy on the grid and sustainable energy as key drivers behind this strong support.

Phase 1: Early Consultation Following Submission of the Scoping Report

This initial phase, conducted during the first six months of 2021, was about developing an initial understanding of the needs of the local community and community councils through a series of meetings. The overarching feedback gained from this phase was clear: make the full public events something that the communities could relate to and be involved in to directly influence and shape the final wind farm proposal.

Reducing the site area by one-third in response to community feedback

The most significant feedback came from Roberton residents, concerned that the area outlined in the scoping report to the southeast of the site was too close to the Roberton settlement if it were to be used for wind turbines. This early-stage feedback is detailed in the PAC report submitted alongside the planning application. As a direct result of this feedback, a substantial change to the initial design was made. The project team reduced the size of the site to remove almost a third of what was first planned to the southeast of the boundary. This also allowed consideration of different uses for this area of land whilst still maintaining a significant site with the potential to provide thousands of homes with green electricity as well as contribute significantly towards Scotland's net-zero target.

A deeper dive needed for future consultation phases

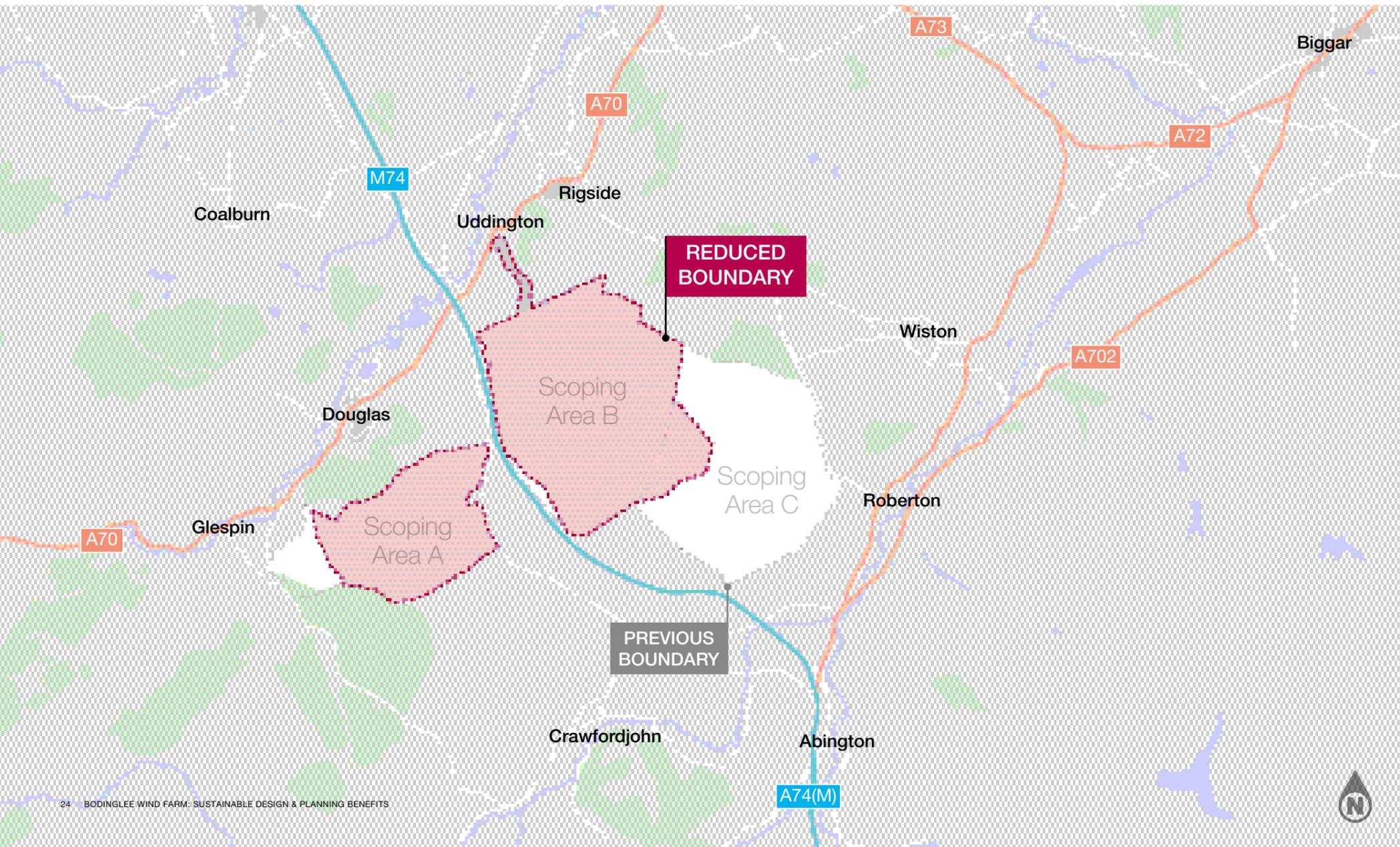
Overall, feedback gained from this phase showed that the community councils of Roberton, Douglas, Rigside, and Coalburn in particular, were keen to see something different from this development proposal in order to tackle the key issues that they were facing. It became clear that the next phase of the consultation would need to dive deeper into specific issues and not just focus on common, generic questions which would elicit similar responses around jobs and local transport concerns. The communities asked us to return with more concrete issues or themes in order to deepen the discussion and make it more meaningful.



“The younger generation agree that renewable energy is the way forward... an informed public is better for the community, they feel less left in the dark and more inclined to get involved.”

Ellie Nicol, young volunteer from Douglas Universal Connections

Listening to the community: reducing the size of the site



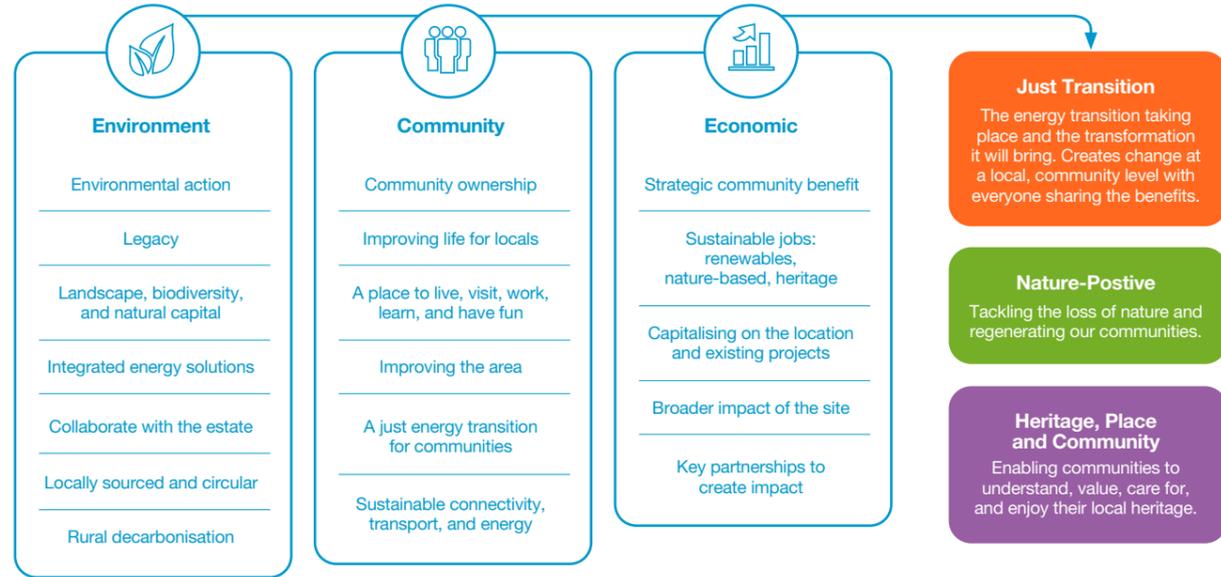
St Bride's Church in Douglas.
Heritage and place came across as a key issue from the consultation

Developing Three Themes

Based on Phase 1 Feedback

From the initial consultations, it was evident that there was a strong desire from the community to see wind turbine development in this area tackle issues from the very local to the regional.

Much of the feedback was along several re-occurring themes that were similar in concept. These were grouped together, and rather than define these within the original three pillars that the project team established at the start of the scoping exercise (economy, environment, and community), the issues were placed within three more distinct and concrete themes that were more relevant to the community. This would also help to bring the interventions aimed at tackling these issues to life, helping the community truly understand the purpose and benefits.



Translating the design principles into three themes

Workshops were held with the community and key stakeholders to further develop the concepts, the interventions, and the design of the wind farm and associated infrastructure, considering all elements of its design holistically – for example, considering technical delivery details and design alongside proposed benefits. The purpose of this approach was to strengthen the interconnection between interventions so that they would deliver the best outcomes for people and the environment.

Many of the issues around jobs, energy, and skills were connected and fell under the same theme – sharing the benefits of change from the energy transition at local level and creating a values-based approach to addressing them – a ‘just approach’, also known as a ‘just transition’.

The communities of Duneaton, Douglas, Carmichael, and Thankerton all raised issues which related to having a net-positive effect on local habitats and wildlife and how people interact with them. Thus, the term ‘nature-positive’ was employed to encompass the ambition to tackle these in the next phase of the project. Subsequent design workshops sought to minimise loss of important habitats whilst simultaneously looking for opportunities to mitigate and then enhance and create important habitats, the outcomes of which are outlined in both the nature-positive masterplan and the Outline Habitat Management Plan.

Similarly, a number of themes around access to green space, community ownership, vitality of towns and villages, and conserving historic buildings and assets emerged during the Phase 1 consultation process. These ideas formed the basis of the ‘heritage, place and community’ theme.



Developing an interactive masterplan

During this stage, the project team began designing a masterplan to visually represent some of the land-based opportunities available as a result of the developing the wind farm and battery storage scheme at Bodinglee. A 3D model was produced in tandem with the masterplan so that the site design could be seen in context throughout the consultation and members of the community could view the turbine design directly from their property. This allowed the community consultation to be engaging and transparent while it also provided opportunity for genuine feedback and input into the final design.

Battery storage to balance production and demand

One key thread running throughout the initial consultations was the challenge of how the generation of renewable energy would be balanced with demand, and the need for addressing the viability of wind-generated energy, not just for Bodinglee but for wind generators in a broader sense. Plans were developed for a Battery Energy Storage System (BESS) to directly support this challenge.

A BESS connected to the site would store the electricity generated by renewable energy at times when production is higher than grid demand, and would supply the grid with low-cost electricity when demand is high. The current design proposal for Bodinglee incorporates a battery capable of storing up to 106MW electricity, located onsite.

Having this storage capacity would help to reduce energy bills over the long term and contribute towards Scotland's journey to net zero. The battery alone would displace around 25,767 tonnes of CO₂ from the electricity grid annually, the equivalent of 15,493 cars being taken off the road. It would also help contribute to greater energy security — reducing the reliance on imported energy and fossil fuels and helping the UK energy market become more self-reliant, sustainable, and secure.

The grid carbon displacement calculation is based on the battery charging at average grid intensity and discharging at time when gas generation is needed, thus displacing fossil fuels from generation and lowering the grid intensity accordingly. This calculation is in line with Scottish Government's calculation for carbon displacement through wind generation.



Battery storage will **store energy when the wind farm produces more than is needed** and release it when demand is high



INCORPORATING A BATTERY CAPABLE OF STORING UP TO **106MW**



DISPLACE OVER **25,767 TONNES** OF CO₂ FROM THE GRID EACH YEAR

Phases 2 and 3: Two Rounds of Public Events



Overview of consultation activity

The purpose of this phase was to share information about the progress of the project and crucially collaborate with the community, providing them with the tools and opportunity to help shape the site design, masterplan, and community benefits prior to the project team taking these elements to the next phase of feasibility.

In addition to the full-scale face-to-face public events, the consultation activity consisted of:

- An interactive online exhibition accessible to all members of the community.
- An interactive 3D model of the scheme showing 360-degree views of the proposal from any location within 10km.
- Meeting with local community councils, local interest groups and projects, and listening to their views.
- Meeting with statutory bodies including South Lanarkshire Council, Historic Environment Scotland, and NatureScot
- Working closely with the landowners, Douglas & Angus Estate.
- Working with specialist consultants to understand how the project could set the best possible example from an environmental, social, and economic perspective.
- Meeting with local experts and facilitating a series of workshops on topics related to the project such as heritage and affordable clean energy/energy efficiency.
- Conducting individual house visits in the community.
- Raising awareness of the project with social media posts, news releases, and an online consultation.
- Conducting a survey to understand the most important issues for the local community.

Further iterations of the draft masterplan were developed following feedback from each of the two public community consultation events. Community suggestions were presented in the consultation flyers, alongside surveys, with the suggestions grouped under the three themes. The purpose of this was to encourage further feedback from the community and prioritise the suggestions and topics which had already been raised.

COMMUNITY FEEDBACK THEMES:
Where might there be opportunities for improvement?

NATURE-POSITIVE ENVIRONMENT
Enriches biodiversity, stores carbon, purifies water and often employs nature-based solutions to achieve this.

PLEASE RANK - 1 (highest) -7 (lowest)

- Heather restoration on and/or nearby the site
- Upland Birch planting on and/or nearby the site
- Native tree planting to soften commercial forestry in region
- Peat bog restoration on and/or nearby the site
- Access to the land on the site for nearby communities
- Community spaces within and/or nearby the site
- Recreation and tourism fund for outdoor activities

WHAT ELSE MIGHT BE IMPORTANT TO YOU?

Example of the survey and masterplan draft used for consultation

Survey feedback based on the priorities across each theme

Just Energy Transition



The energy transition taking place and the associated changes it will bring. Creates change at a local and community level and shares the benefits of change.

| IDEA | RANK |
|--|------|
| Helping you get affordable renewable energy in your home | 1 |
| Improving energy efficiency to reduce bills and carbon footprints | 2 |
| Community empowerment: A community-owned organisation to help deliver change | 3 |
| Developing new skills for local people in the new economy | 4 |
| Supporting local businesses by bringing them into the supply chain for the project | 5 |
| Supporting the creation of green jobs and helping local entrepreneurs | 6 |
| Regional renewable energy hub to deliver jobs | 7 |

Nature Positive



Tackling the loss of nature and regenerating our communities. A nature positive approach enriches biodiversity, stores carbon, purifies water, and often employs nature-based solutions to achieve this.

| IDEA | RANK |
|--|------|
| Access to the land on the site for nearby communities | 1 |
| Community spaces within and/or nearby the site | 2 |
| Native tree planting to soften commercial forestry in the region | 3 |
| Recreation and tourism fund for outdoor activities | 4 |
| Heather restoration on and/or nearby the site | 5 |
| Peat bog restoration on and/or nearby the site | 6 |
| Upland Birch planting on and/or nearby the site | 7 |

Heritage, Place & Community



Understanding, valuing, caring, and enjoying local heritage. Conservation and enhancement of local environments and helping communities strengthen their sense of place in tandem.

| IDEA | RANK |
|--|------|
| A heritage and land-based jobs and skills fund | 1 |
| New footpaths for tourists and locals to use | 2 |
| Restoring community spaces and heritage assets | 3 |
| Restoring the historic Roberton Drove Road footpaths | 4 |
| Local connectivity with better transport | 5 |
| Douglas Valley Heritage Improvements: A place to visit | 6 |

Summary of the feedback from Phases 1 to 3

Summary of the feedback from Phases 1 to 3

- The original plan for Bodinglee South posed a significant impact to local residents in Roberton who were vocal about the scoping boundaries — predominantly that it was too large with too many turbines.
- Local communities felt there are lots of community benefit funds in existence but not enough 'big ideas' or tangible outcomes that benefit the area as a whole, especially local people in their own homes. Furthermore, communities often don't have the time or capacity to develop projects themselves or take advantage of existing community benefit funds.
- Local communities asked the project team to think about jobs and skills beyond the supply chain and construction phase — maximising long-term, skilled employment opportunities through the use of the community benefit fund.
- The energy transition needs to work for communities and ideally the energy bills of those living near the wind farm should fall.
- The need for regulating the intermittency challenge of wind-powered electricity through a battery storage system was discussed, with the aim of ensuring a continuous supply to the grid, regardless of wind speeds.
- Nature needs to be at the centre of the approach — beyond the standard mitigation approach required by Environmental Impact Assessments. The site should improve biodiversity, carbon capture, and provide access for communities to enjoy the nature.
- Local communities have a strong sense of identity in the area and want to preserve the heritage of the place they call home.
- Communities expressed the need to be active in making decisions that affect them, for example, how the benefit funds are spent, and the communities were keen on ownership either as part of the project or to have community land that they could use.



Design changes in response to feedback from Phases 1 to 3

An evolving design

Several significant design changes were made following public consultation and stakeholder engagement. The first public consultation events presented a scheme of up to 40 turbines (following the reduction of the site to remove Scoping Area C — around 22 turbines). This was further reduced over a number of design iterations during Phases 2 and 3 to 37 turbines, while the height of 16 perimeter turbines was also reduced. Additionally, the turbines were spaced in a way so as not to distort key views and residential visual amenity. For further details on design iterations, see Chapter 3 of the Environmental Impact Assessment Report.

A focus on low-carbon, affordable, community energy

Banks Renewables commissioned a report by Natural Power to investigate opportunities to reduce energy bills utilising community benefits fund (see Decarbonisation Strategy Summary Report). The feedback received through the consultation events helped shape the scope of the Natural Power report on community decarbonisation, prioritising reducing energy bills, decarbonisation, and support growth of local 'green' jobs. A workstream was developed to explore how this could tackle multiple issues simultaneously. One of the ideas was to form a community energy company to act as the vehicle for delivering lower energy bills and carbon footprints for local households. Following a workshop on community decarbonisation, members of the community councils and attendees of the consultation events were keen to progress with the idea of a community energy transition company. Additional small workshops with experts were held,

together with advice provided by key stakeholders and consultants to shape the proposal further, and detailed work to assess the feasibility of this and to identify delivery partners commenced. See page 44-47 for a more detailed look at the concept of a community energy company.

Placing nature front and centre of the proposal

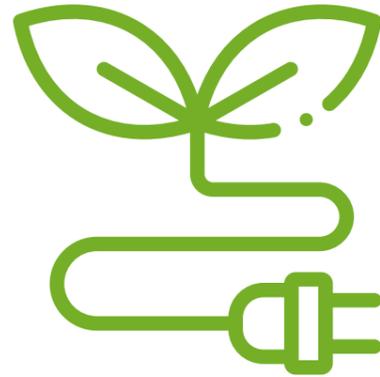
A draft masterplan was developed based on the feedback from the early phases of the consultation, with interventions costed and proposed to the estate and other key stakeholders in order to assess feasibility. This was then re-issued as part of the consultation flyers for further feedback and refinement. Banks Renewables used the community priorities to develop ideas for the nature-based solutions with ecologists, foresters, land management consultants, and ornithologists, with a view to deliver biodiversity net-gain and to maximise carbon sequestration. Site walkovers took place to understand the current baseline and potential of the proposed interventions and likelihood of successfully implementing these before the masterplan was further revised and the Outline Habitat Management Plan produced, committing the project to an extensive nature-positive scheme, with significant gains in biodiversity and habitat improvements proposed.

During the Roberton consultation event in Phase 3, some attendees noted that flooding had increased in recent years and they questioned whether the nature-positive interventions could consider natural solutions to improve water retention upstream in the catchment area. The masterplan shifted from wide-spread heather restoration to a mosaic-habitat proposal including re-wetting of parts of

the site. Early iterations of the masterplan had also considered the removal of existing tree stands, however, the survey indicated that they could support protected species, such as bats. The decision was therefore made to provide additional underplanting and management within the existing coniferous woodland stands. This would have the double benefit of reducing water run-off, improving biodiversity, and improving the visual effect of the non-native features.

A place-based approach

A workstream was activated to explore how some of the larger themes around vitality of village centres, access to green space, decarbonisation, and heritage and place could become central to the development of the wind farm proposal and its associated benefits. Local experts were invited to take part as well as community councils and the local authority. This place-based approach began to inform all strands of the project design and linked into the energy and nature components, with the central principle being to fully involve those with a stake in success in the process. Further iterations to the masterplan took place, with linkages established to more local projects such as the community woodland in Douglas (through the Douglas REAL group) and footpath access (through the Coalburn Paths project).



Community Engagement: Key Outcomes

Community sentiment towards the project became increasingly positive as the consultations progressed and as the local communities participated more in the design.

Community sentiment changes as site area decreased

Initial community feedback to the project at the very start was mixed, with some strong views around the saturation of wind turbines in the area and the lack of tangible, positive impact that the existing ones had delivered. In the initial pre-consultation survey, 34 individuals (out of 57) voiced their opposition to the project (60%), with particular opposition in the Roberton community. The significant reduction in the scale of the wind farm proposal and the reduction in height of peripheral turbines was seen as a notable improvement by those residents who had raised concerns about the scale of the proposal in the early phases of consultation.

This sentiment evolved during the various consultation phases, becoming much more positive as communities were closely involved in the design and able to express their views, have their concerns listened to and integrated into potential design solutions. Following the community engagement activities during Phases 1 to 3, the opposition was significantly reduced. In the first round of engagement, 8 out of 15 attendees (53%) said they believed the development would have a positive effect on South Lanarkshire.

In the second phase of feedback, many residents of Roberton, although still harbouring concerns at the proximity of Bodinglee, expressed that they were pleased at how the project had developed since the original scoping layout. At the second round of public events, only one out of 11 respondents believed the project would have an overall negative effect on the local area at this stage of the process.

In the second and third round surveys, in which around 50 individuals provided more qualitative feedback, the clear takeaway highlighted a very strong agreement within the community that Bodinglee will deliver tangible improvements to local people, local heritage and the environment as a result of the interventions proposed through the project. These results also demonstrate that local people felt that their needs and feedback were taken into account during this design process.

There was also strong support for the proposed path network and linkages between villages, with a desire from many residents that they be more fully incorporated into the path network.

Strong, positive support for the decarbonisation strategy

There was a clear desire to see the community taking a significant role in the wind farm via community ownership and though management of the community benefit funds – with the proposals for home energy improvements also receiving positive feedback. The strong engagement with the community councils played a key role in influencing the attitudes towards

the decarbonisation project, with the positive support from the community councils for the energy transition and decarbonisation strategy to help ensure a just transition which would benefit the local people directly. This high level of engagement and support enabled the project team to create a decarbonisation strategy and masterplan which would really work for the community: a truly sustainable, regenerative, community-led proposal.

Three key themes emerging from the community concerns

All of the community concerns during the feedback phases fed into three key themes which are explored in the next section:

- **Ensuring a just transition which would create local jobs and develop skills in the local area while also helping people to reduce their bills.**
- **Taking a nature-positive approach in the design, improving local biodiversity, and providing an opportunity for local people to enjoy their natural heritage.**
- **Ensuring heritage, place, and the community are built-in to the design process, enabling the community to have pride and feel ownership of the project.**

Overall, a significant proportion of attendees at the consultation events supported development of renewable energy in principle and supported the delivery of the wider benefits proposed associated with the wind farm and community benefits. There was recognition that only a larger-scale wind farm would be able to deliver on the wider benefits proposed.



Theme 1: A Just Transition

What is a just transition?

As the economy shifts away from high-carbon activities and high-carbon energy generation, it is vital that no one is left behind in the process. This is particularly relevant for areas such as Douglas and Rigside, which have historically had a high concentration of carbon-intensive jobs.

A just transition aided by the Bodinglee Wind Farm, therefore, should support change at a local, community level, with the benefits of the change being shared with the entire community. The change should not be unaffordable — support must be offered to those struggling to reduce their environmental footprints. A just transition also helps those who are most at risk of climate-induced adverse weather to adapt to these changes.

As the project was being designed, the intention was for everyone in the community to share their views and be able to influence the proposal so that it truly works for them. The aim was to help people create the change needed within communities and not just present the wider benefits of the wind farm for society. As well as the need for quality jobs and skills development, the communities were keen to draw a connection between the rising cost of fuel and the related climate impact of carbon-intensive and energy-inefficient homes, and how these are affecting their every-day lives.

Why is a just transition important?

A clear view shared by community members during the early consultation phases was that they support renewable energy generation in principle, however they did not currently feel the benefit of cheaper, renewable energy sources. This, in part, is due to the structure of the UK grid network and energy markets, as well as the presence of many rural off-gas grid dwellings in this area, and therefore not directly resolvable by the Bodinglee Wind Farm proposal.

However, it was recognised that there could be opportunities arising from the wind farm community benefit fund that would help address energy bills and reduce carbon demand simultaneously. With a community benefit fund of approximately £53 million over the lifetime of the project, there was a consideration as to whether all or part of this fund could be ringfenced to deliver energy efficiency and decarbonisation measures in a strategic way to the communities surrounding the Bodinglee Wind Farm. The strength of feeling and genuine concern for many around the cost of living and the impact on fuel poverty within the community was clear, and shaped many of the ideas put forward in the survey conducted in July 2022 and illustrated here.

Conducting the survey helped to prioritise the issues, and helped determine that fully supporting the community in the transition would be paramount, and that the community would need to see the direct benefits from the energy generated at the wind farm. It also became clear that multiple topics listed in the survey could be tackled simultaneously.

Just Energy Transition

The energy transition taking place and the associated changes it will bring. Creates change at a local and community level and shares the benefits of change.

| IDEA | RANK |
|--|------|
| Helping you get affordable renewable energy in your home | 1 |
| Improving energy efficiency to reduce bills and carbon footprints | 2 |
| Community empowerment: A community-owned organisation to help deliver change | 3 |
| Developing new skills for local people in the new economy | 4 |
| Supporting local businesses by bringing them into the supply chain for the project | 5 |
| Supporting the creation of green jobs and helping local entrepreneurs | 6 |
| Regional renewable energy hub to deliver jobs | 7 |

Key priorities from the first phase of public consultation



Theme 1: A Just Transition

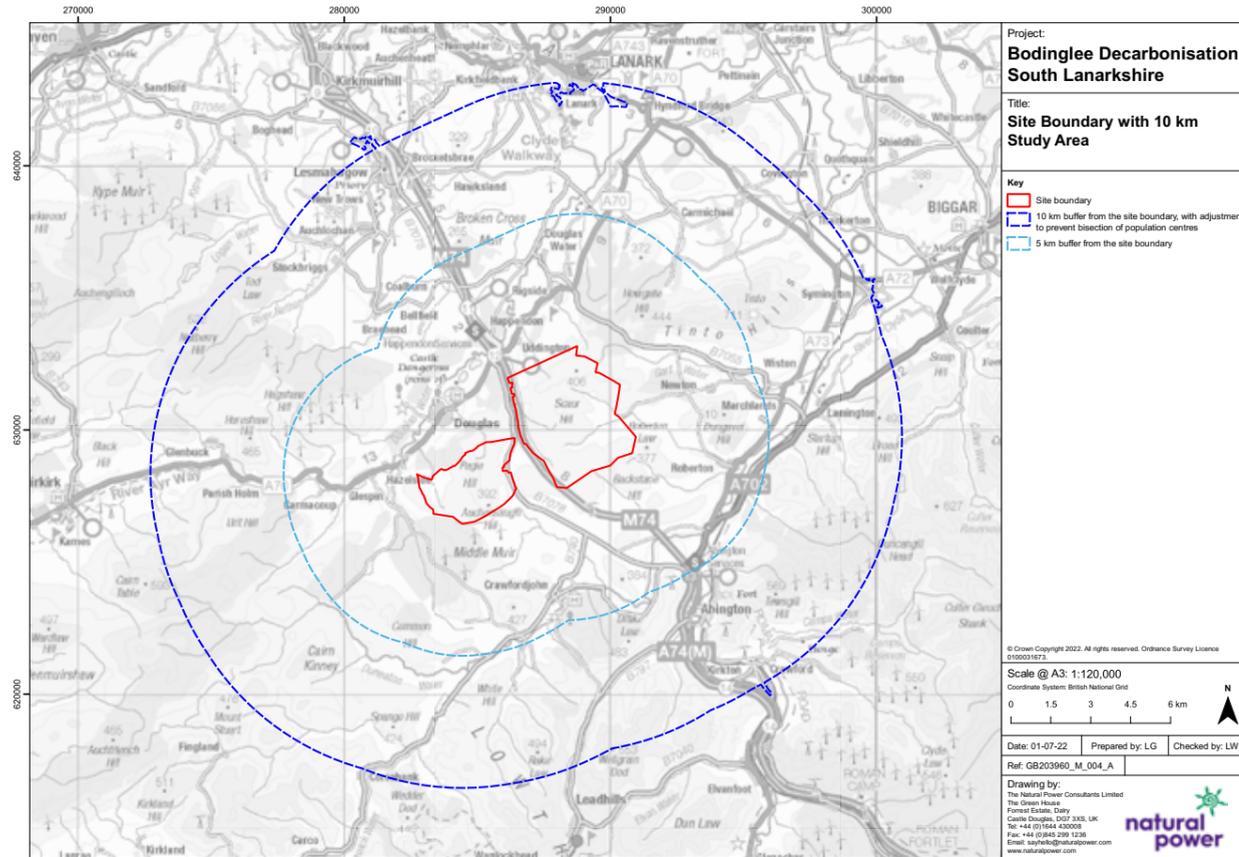
Digging deeper: tackling fuel poverty and climate change for local communities

Tackling the root cause of top priority issues identified by the community – such as home decarbonisation, energy efficiency, and rising or volatile energy costs – was a key aim of the project.

To understand how this could be done, a report from Natural Power was commissioned to identify the direct opportunities to help the 6,500 households in the vicinity of the project (the ‘Clydesdale area’).

The study assessed the quality and energy efficiency of the existing housing stock in the area and assessed the technical feasibility and benefits of implementing energy efficiency measures and low carbon energy generation for these homes. It analysed a series of route-maps to implement interventions with a range of costs, household savings, carbon savings, and associated jobs creation. The results demonstrate which interventions could be implemented to decarbonise the homes, within an annual budget of £5,000 per MW over the lifetime of the wind farm.

The following pages detail the main findings from the report – the current state of housing stock, the energy use and emissions generated in the area from energy consumption, and the opportunities that the wind farm could present to address these topics.



The study area: A 10km radius around the site, which included the Lesmahagow settlement

Theme 1: A Just Transition

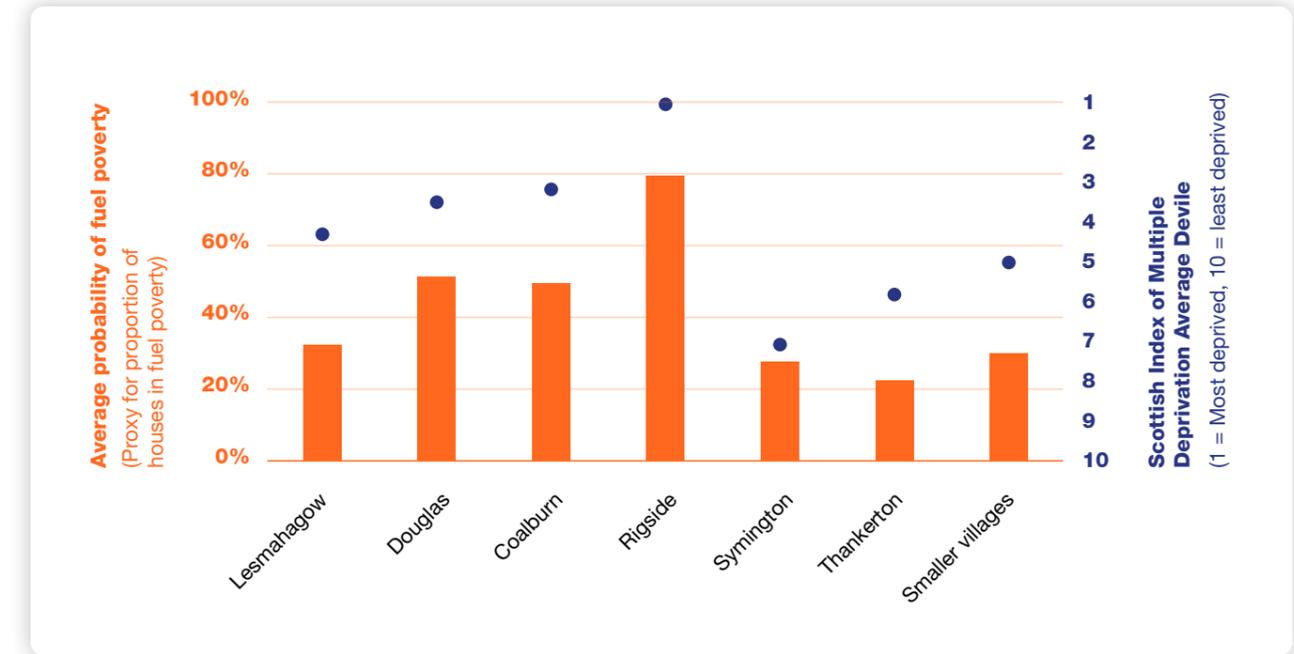
Clydesdale: low efficiency buildings with a high carbon footprint

Around 6,500 households are located within 10km of the site, with the following characteristics:

- Diverse mix of housing types – with a high proportion of older housing.
- High prevalence of low-efficiency housing types.
- High prevalence of fuel poverty.
- All of these indicators are above average for Scotland.
- More than two-thirds of the properties will need to be improved by 2033 (or earlier) in line with national regulations.
- All settlements/villages except Lesmahagow and Thankerton are off-gas, with electricity and oil the next most prevalent heat sources.
- Per-household carbon emissions from energy use are 1.7 times higher than the UK average.

Clydesdale: high levels of fuel poverty

All regions within the Clydesdale area showed significant levels of fuel poverty. The proportion of Scottish households that experienced fuel poverty in winter 2022/23 was estimated to be 35%, while many settlements with the Clydesdale area had rates much higher than this national average, as illustrated here:

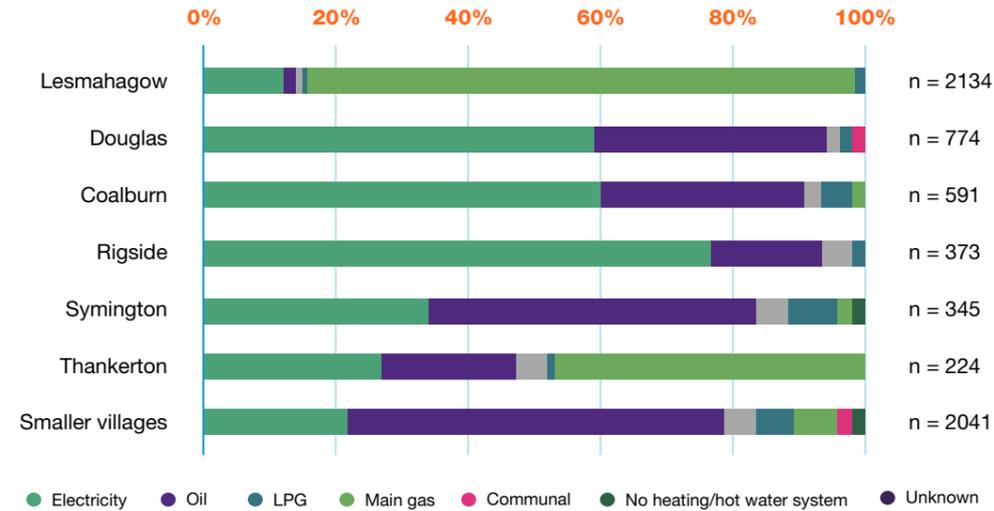


Theme 1: A Just Transition

Clydesdale: wide variety of heat sources

Lesmahagow is the only settlement connected to the gas grid, all other settlements are primarily heated by electricity or oil, as illustrated in the chart below.

Heat source by settlement

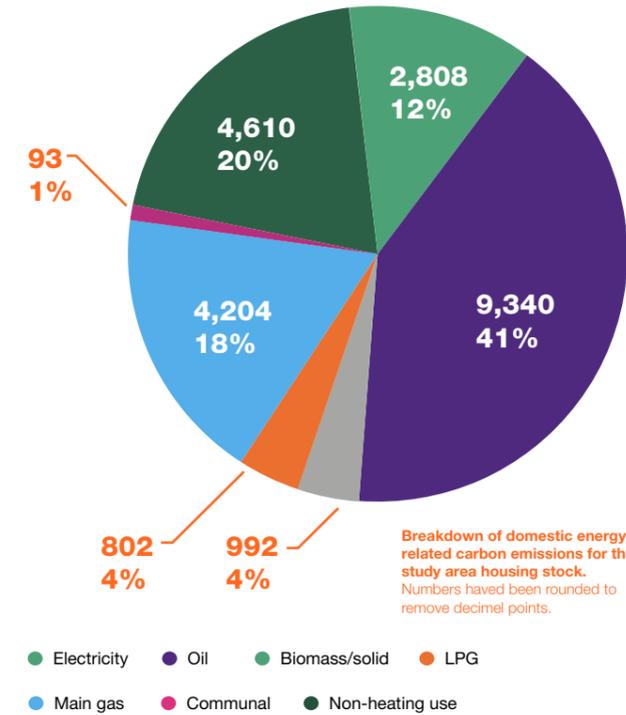


Although some local-authority properties have heat pumps installed, the majority of electrical heated properties do not use heat pumps. While these are still less carbon intensive than gas- or oil-powered heating, the costs for residents are high, possibly as a result of insufficient insulation within the homes. In general, it was noted that the more deprived settlements have a higher prevalence of electric heating and higher fuel poverty, while the less deprived settlements have a higher prevalence of oil heating and lower fuel poverty.

Clydesdale: majority of carbon emissions are generated from heating

Building heating accounts for 80% of all domestic carbon emissions in the area. Oil-heated homes account for 41% of these emissions, yet account for a much smaller number of homes.

Domestic carbon emissions by source



Electricity Oil Biomass/solid LPG
Main gas Communal Non-heating use



Clydesdale: The Opportunity

Equipped with the understanding of the housing stock within the Clydesdale area, the different building types, fuel sources, and fuel poverty rates, opportunities were identified to simultaneously improve the energy efficiency of the buildings, implement low carbon heating and electricity generation, and ultimately reduce the energy costs for the community.

A 'fabric-first' approach was proposed, with the priority to improve the energy efficiency of the buildings before considering more costly measures such as the installation of low carbon heating systems (heat pumps) and renewable electricity generation from rooftop solar.

The study considered several varying but specific goals, and a range of deployment rates, all of which were within the Bodinglee Wind Farm community fund budget. The following three scenarios were identified to understand the potential opportunities available to the Clydesdale community:

Positive Social Return on Investment: All feasible measures are installed that offer a positive Social Return on Investment (SROI) — a measure of the social value delivered by an investment, which includes energy bill savings, comfort of occupants, and health benefits.

Carbon Focus: All feasible measures are installed that offer a certain level of value for money in terms of carbon savings per £ of investment.

Fuel Poverty Focus: All feasible measures are installed that offer fuel-poor households energy bill savings of at least £100 per year.

| | SROI | Fuel Poor | Low Cost of CO ₂ |
|---|--------------|--------------|-----------------------------|
| Total capital cost | £46m | £32m | £45m |
| Total capital cost minus max. available grants (amount to be covered by Bodinglee Wind Farm community benefit funds) | £33m | £19m | £25m |
| Annual carbon saved (tCO₂e/yr) | 5,774 | 4,037 | 9,954 |
| Annual energy bill savings (£/yr) | £4.4m | £2.5m | £2.4m |
| SROI | 132% | 135% | 19% |

Between the three different delivery scenarios there were variations in which types of properties received the most investment, and which technologies were more prevalent. For example, in the carbon reduction scenario, more focus was placed on replacing oil-heated heat pumps, and installing solar PV, while in the fuel poverty focus scenario, greater attention was directed to the replacement of electric heating with heat pumps and insulation.

The scenarios demonstrate that the Clydesdale community would have the means and flexibility to target the community funding to the areas that impact them the most and be able to share in the benefits. The report estimates reductions in annual energy costs of between £2.4 – £4.4 million — more than double the amount invested from the community benefit fund (£1.33 million annually), and annual carbon emissions reductions of between 4,000 - 10,000 equivalent tonnes per year, depending on the deployment scenario chosen.

The report also outlined a compelling case for jobs generation — between 150 - 200 locally-based full time (FTE) job years could be created from this investment within the region. In addition to the jobs arising from the investment and interventions, the community energy company itself would require employed individuals to support the delivery of the strategy, creating up to a further 160 FTE jobs, assuming a small workforce of between 1 - 4 people would be employed locally. Local skills in 'green' industries could also be developed if the funds are used to help local businesses in the field of heat and low-carbon buildings, effectively creating an ecosystem of expertise in the region.



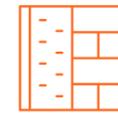
Floor insulation



Heat source upgrades



Loft insulation (inc. top-up)



Cavity wall insulation



Internal wall insulation



External wall insulation



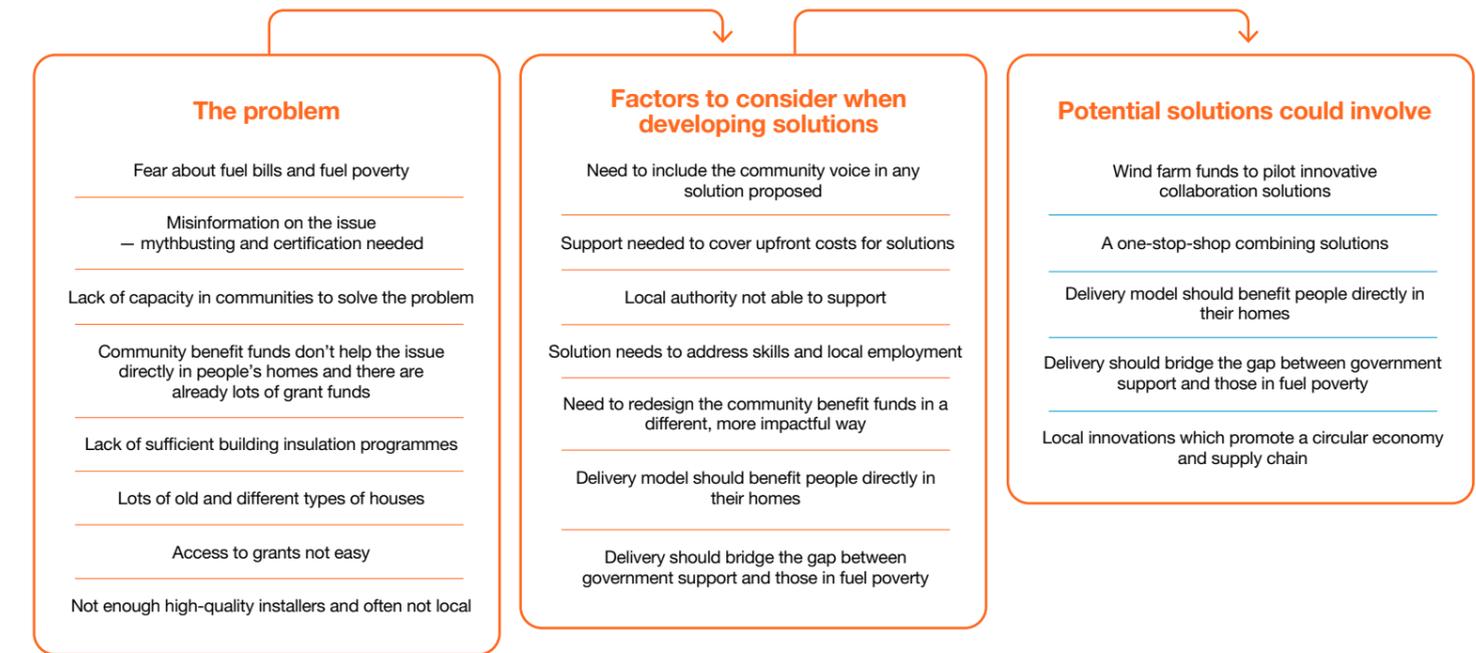
Rooftop Solar PV

Community Workshop on an Affordable Energy Transition

Given that such a compelling case was evidenced by the Natural Power report, the project team wanted to include a wider range of local people and experts to understand how the opportunity could be delivered in practical terms, together with exploring how in the short term – outside the Bodinglee project – some actions could be agreed upon to help the local area more broadly.

A workshop was held in Douglas which included a range of stakeholders from the local area:

- **Community councils**
- **Local councillors**
- **Local community groups**
- **Young people from the local high school**
- **Local Energy Scotland**
- **Energy Savings Trust**
- **South Lanarkshire Council**



The Solution:

Re-thinking Community Benefits for an Affordable Energy Transition

The proposal which emerged from the workshops was to create a new community body to help local people obtain affordable, clean energy and better home insulation. It would provide a service to local residents to assess the energy efficiency of their homes, organise installers for energy efficiency improvements, and fund measures to help them achieve these improvements.

Funded by the wind farm, run by the community

Once home surveys and assessments have been carried out, the community body would bridge the funding gap between available government grants with the funds generated by the wind farm, in order to finance the home improvements. Banks Renewables would work with local communities to establish a panel to determine how the community body would invest the benefit funds to deliver on these goals.

The proposed name for the new community body is the Clydesdale Community Energy Transition Co. (CCETco), although further consultation with the community may result in another name being chosen. Banks Renewables proposes that the organisation is funded by the community benefit payments from Bodinglee Wind Farm (around £53 million over the project's lifetime). It is acknowledged that establishing this body would require a commitment from the community to make it a reality, but it could create much-needed benefits for the community, and a high level of support for this already exists within the communities.

In addition, a 1% share of the wind farm would be gifted to the community body and a further 9% would be offered at market value. If the community does not wish to take up the ownership offer, then an enhanced benefit payment (above the £5,000 per MW) would be offered to help fund the organisation and ensure its success.

Creating Clydesdale Community Energy Transition Co.

A community-owned and governed organisation, supported by experts

PLEASE NOTE: The governance structure shown is illustrative and may change following consultation with the community and other stakeholders



How will the community have their say?

The community would be the key decision makers and would own the CCETco through an appropriate legal entity (e.g., charity organisation or social enterprise). The organisation would be able to choose a delivery pathway with the community taking the key decisions on how the community benefit funds are to be invested. It would also be able to react to other needs defined by the community — if necessary — such as direct payment towards bills if the circumstances would warrant this.

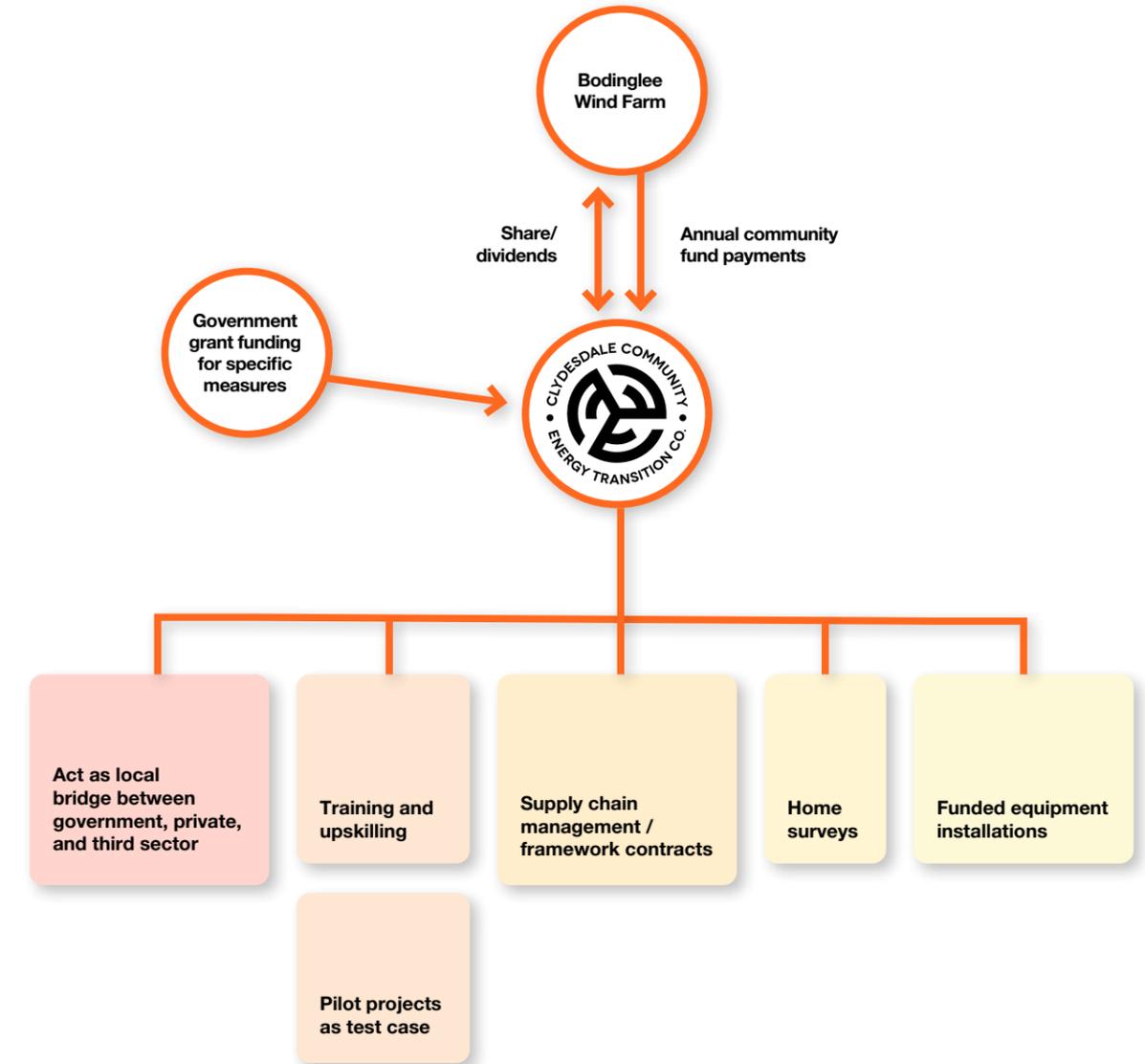
Banks Renewables proposes helping to establish the organisation and enable it to hire its first development manager. Funds would be made available for this

from the community benefit fund and to deliver further pilot projects prior to commissioning. The governance structure could include support from professional positions funded by the community benefit fund, with advisory positions for South Lanarkshire Council, local councillors, Banks Renewables, local businesses and experts in the area such as the Energy Saving Trust and Local Energy Scotland.

This panel would enable the community to have their say on how the CCETco is run. The ownership offer, together with community-led governance, would provide a strong platform for long-term positive impact for the region and allow communities to tackle the domestic element of the energy transition themselves.

Community Energy Co: What could the model look like?

The CCETco could act as a bridge between the government grants, the local community needs, the private sector (through the wind farm itself), and the community of local businesses that would be contracted to deliver the interventions within the households in the region. The community panel would decide the extent to which it takes on the operations and delivery of this or decide to contract this to another body with existing expertise.

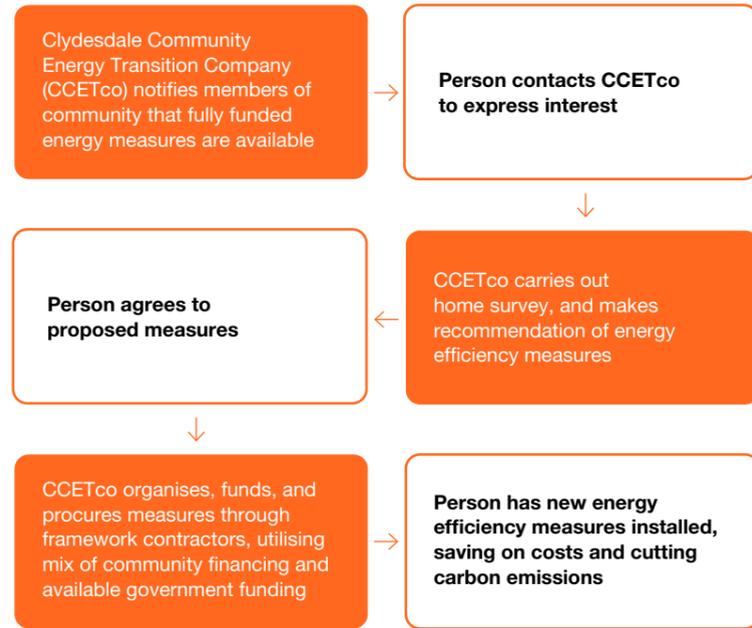


The Solution:

Re-thinking Community Benefits for an Affordable Energy Transition

How could a member of the community access the service?

An example customer journey is illustrated below to demonstrate the ways in which the community could interact with the community body and the support it could provide:



The community can decide if they want to use some of the money in their funding for direct energy bill support to some households, although this is not intended to be the primary aim.

Case studies would be used to demonstrate success and an annual report would be produced for various stakeholders (the Scottish Government, Banks, the SLC, the community)

A platform for climate action and community ownership

One of the key learning points from the consultation was that there is a lack of capacity in the region to deliver projects through the existing wind farm funds. The evidence for investing community benefit funds into the CCETco is strong: the predicted social return on investment indicates that more than double the annual benefit fund amount could be saved in fuel costs for the community, in addition to creating hundreds of FTE job years.

The community also wants direct involvement in the governance of the community benefit proposal. The governance structure of the community energy company model would provide a shared platform for developers, the local authority, and experts to help the community with energy-related decision making, and to help professionalise the administration of the fund — helping to ensure that the fund is invested with impact.

With a clear request from the community for an ownership offer, the creation of the community body would also provide an appropriate entity to which the share offer could be made, and thus increase the likelihood that the offer is taken-up effectively. The fact that the entity would have funding secured through the benefit funds would also improve the likelihood that it would be able to raise capital to purchase the additional 9% share at market rates, given the security of that funding stream to borrow against.

When up and running, this relatively innovative concept would provide important insights into how community-led climate action can develop in partnership with private enterprise and government. As such, it is important that case studies and an annual report are compiled with partners such as Local Energy Scotland and the Energy Savings Trust, to fully understand and communicate the learnings, progress, and outcomes.

In summary the proposal will:

- Offer a community benefit fund offer of £5,000 per MW of installed wind capacity per year for community investment purposes, totalling approximately £1.3 million per year (based on a 259 MW proposal).
- This investment would be directed by the local community through the proposed community body (CCETco), for local decarbonisation initiatives, creating new jobs and skills training opportunities, upgrading of local amenities and facilities.
- Offer 1% equity stake at no cost, with a further 9% shared ownership offer of the wind farm to local communities.
- An enhanced community benefit payment would be made if the community decide not to take up the share offer, broadly equivalent to the income from the 1% shareholding.



Connect2Renewables Commitment: Economic Impact, Local Investment and Green Jobs

The Bodinglee Wind Farm proposal adheres to the commitments outlined in the Connect2Renewables charter, which is included in the planning application. The charter seeks to maximise the benefits of renewable energy developments for local people and the local economy, and achieves this through the following:

- **Committing to deliver as high a percentage as possible of the contracted construction value to companies local to the site — local contractors who tender within 10% of the best quote will be prioritised. Local contractors will also be added to a database for pooling local talent for future projects, channelling more expenditures to local businesses.**

- **Working in partnership with the local authority to provide a jobs and training scheme to help local people back into employment by helping them to gain apprenticeships and workplace learning placements.**
- **Establishing a local Community Advisory Panel for each project, whose role will be to identify and advise on local good causes for grant-making purposes for the development's community fund.**

The impacts of integrating the C2R commitments to utilise local businesses were explored and highlighted in a report, conducted by BiGGAR Economics for Banks Renewables in 2022. The report used evidence from the construction and operation of Kype Muir and Middle Muir Wind

Farms, and estimated that the economic impact associated with development and construction of Bodinglee Wind Farm could be as follows:

A total project investment of £837.4 million with £458.3 million in the region (60km) and £160.3 million in South Lanarkshire^{^^}. Over the lifetime of the wind farm, total expenditure associated with these contracts is expected to support:

£96.3 million GVA and 207 job years in South Lanarkshire[^]

£103.4 million GVA and 260 job years in the local area (30km radius)^{^^}

£311.9 million GVA and 1,020 job years in the regional area (60km radius)[^]

£346.6 million GVA and 1,277 job years in Scotland[^]

£461 million GVA and 2,468 job years in the UK[^]

This represents 65% of the lifecycle investment of the wind farm being delivered regionally^{^^^} and 55% including the battery storage (BESS)[^].

Overall, 23% of all expenditure on Bodinglee Wind Farm could be secured in South Lanarkshire and the local area (within 30km), while 65% could be secured in the regional area (within 60km), 66% in Scotland, and 76% in the UK^{^^^}. These percentages reduce when the battery is included in the project given the only procurement solution for this technology is currently overseas.

Additionally, the Natural Power assessment conducted in 2022 showed that the number of FTE job years created by the investment into energy efficiency measures could range from 170 – 400, dependent on the pathway the community chooses – reflecting the potential to double the number of FTE jobs years created in the local authority area from the development and construction of the wind farm itself.

65% OF THE LIFECYCLE INVESTMENT OF THE WIND FARM INVESTED REGIONALLY^{^^^}

Theme 2: Nature Positive

Tackling the loss of nature and regenerating local communities

The decline in the populations of important species and habitats around the world and closer to home in Scotland has become a critical issue that is inextricably linked to climate change. The concept of nature positive involves enhancing the resilience of the planet and societies to halt and reverse nature loss. It has become a strong movement in recent years, with leaders from governments, businesses, and civil society committing to action. A nature-positive approach can enrich biodiversity, improve landscape character, help tackle climate change through carbon sequestration, purify and protect vital water sources, and provide natural flood management by slowing flood water, drawing on the power of nature itself to provide the solution.

By incorporating nature-based solutions into the Bodinglee project, these scalable strategies can be utilised to help achieve Scotland's climate and biodiversity targets, while simultaneously enhancing the livelihood of local people and their resilience to the impact of climate change.

The Bodinglee Wind Farm itself will displace hundreds of thousands of tonnes of carbon from the atmosphere each year, helping to tackle climate change. Furthermore, due to the scale of the development and the available land area — of which only a proportionately small amount will be taken up by the construction of wind turbines — there is an opportunity for the project to bring a net-positive impact to the local area's biodiversity by supporting alternative land uses including the existing agricultural uses and habitat creation and enhancements.

Public consultations made clear that this is an issue many local people are passionate about. By working together with local people and community councils,

the project team has designed a number of nature-positive initiatives which would be delivered as part of the Bodinglee project.

Nature-based solutions proposed for Bodinglee

After the initial cost and feasibility assessment, it was agreed with the Douglas & Angus Estates that all of the physical interventions that were suggested by the community as part of the consultation were feasible and these were incorporated into to the next iteration of the masterplan following the first round of public events.

Working with nature to restore areas of peat, forestry, and heather will provide substantial areas of habitat in which important local species will thrive. This will also sequester carbon from the atmosphere and build resilience into the area to protect against some of the adverse impacts of climate change such as flooding – one of the issues raised during the public consultations.

With the improved access proposed through and around the site and the parcels of land that The Estate has agreed to allow the community to use for growing, planting, and beekeeping, the level of interaction within the communities towards the natural assets of the area can be significantly increased.

There are also further potential opportunities with nature-based business models which could generate new income streams for the tenant farmers and The Estate if adopted. For example, the emerging market for biodiversity, carbon, and water credits could be a way for the land use and associated income generated from it to align to both social outcomes in terms of farmers' livelihoods and also key environmental outcomes.

Nature Positive



Tackling the loss of nature and regenerating our communities. A nature-positive approach enriches biodiversity, stores carbon, purifies water, and often employs nature-based solutions to achieve this.

| IDEA | RANK |
|--|------|
| Access to the land on the site for nearby communities | 1 |
| Community spaces within and/or nearby the site | 2 |
| Native tree planting to soften commercial forestry in the region | 3 |
| Recreation and tourism fund for outdoor activities | 4 |
| Heather restoration on and/or nearby the site | 5 |
| Peat bog restoration on and/or nearby the site | 6 |
| Upland Birch planting on and/or nearby the site | 7 |

Key priorities from the first phase of public consultation

Source: BiGGAR Economics Calculations. Note, totals may not sum due to rounding.

Socio-economic data presented in this document are sourced from multiple economic reports

[^] Denotes the economic impact report included as part of this application

^{^^} Denotes an economic impact report with case study evidence, available at <https://www.banksgroup.co.uk/projects/renewables/bodinglee-wind-farm/project-documents/>

^{^^^} Denotes a "Wind Farm only" economic report, available at <https://www.banksgroup.co.uk/projects/renewables/bodinglee-wind-farm/project-documents/>

Key Outcomes: Nature-positive land management and planting strategy

Please see the **Landscape Concept Masterplan (page 51)** for an indicative visual representation of the proposed nature-positive interventions, which consist of both required mitigation and significant levels of enhancement. These are supported by the Outline Habitat Management Plan which has been submitted as part of the Environmental Impact Assessment Report (TA6.4). These will be superseded by detailed versions of both documents post consent and subject to further refinement.

Broad-leaved woodland planting

Up to 44 hectares of broad-leaved woodland planting and upland birch scrub will be planted. This will be used to soften the edges of the existing Scots pine plantations and non-native spruce plantations with native, broad-leaved species. Under-planting of the Scots pine where these have been grazed heavily in the past will create a lower layer of vegetation and increase biodiversity. Feathered edges and variation of canopy density will provide a more varied habitat and encourage biodiversity, with black grouse and a range of woodland bird species benefitting from enhanced nesting and foraging opportunities.

Carefully located upland birch scrub along watercourses would provide suitable habitat for black grouse and inclusion of native species such as rowan, willow species, hawthorn (in drier areas) and alder (in wetter areas) would also be beneficial to wildlife. Planting along watercourses also helps to reduce peak water flows, providing some natural flood water alleviation.

Blanket bog restoration

Up to 11 hectares of hag restoration of blanket bog is proposed. Flow Moss is the main area of blanket bog within the site, but it is actively eroding, creating bare peat hags. The project proposals include installing an effective water retention scheme at the main outflows from the peatland to help rewet and restore the peat bog. Healthy peat bog acts as an essential carbon sink as well as being a valuable habitat for wildlife and biodiversity.

A further 37 hectares of peatland habitat enhancement is proposed through ditch blocking; the water-retaining capacity of modified peatlands

could be significantly improved by closing up the ditch network. Slowing the movement of water off the hill will raise the water table within the bog masses, encouraging colonisation by peat-forming species, in particular Sphagnum mosses. Improving the water retaining capabilities of these habitats also reduces the 'peakiness' of storm flows on watercourses for which these peatlands form the upper catchments.

Moorland restoration

The whole site can be broadly categorised as open moorland, and measures to improve land management practices could result in biodiversity increases across more than 1,300 hectares of the site. Opportunities to enhance and restore heathland features are proposed, including managing the land so that heather is restored, bringing benefits for bird species and other fauna such as reptiles.

Optimising the land management to improve biodiversity by varying farming practices, reducing overgrazing at certain times of the year, and implementing predator control can all help facilitate the restoration and enhancement of a more diverse and mosaic habitat structure across the site.

Rush pasture management

Up to 72 hectares of rush pasture enhancement through ditch blocking could be achieved. Rush pastures are one of the most frequently encountered habitats on the site. These can be important habitats for wading birds such as lapwing, curlew, and snipe. However, current conditions on site are unfavourable. Rewetting areas and managing the rush pasture would help promote slowed water run-off, and also provide benefits for wading birds.

Nature-Positive initiatives

Access to the land

We will introduce non-motorised, multi-use footpaths linking the villages of Douglas, Robertson and Crawfordjohn, with new signage and interpretation boards focussed on the natural environment on and nearby the site.

This will provide:
Access for local communities and an enhanced experience of the natural environment.

Heather restoration

We will restore iconic heather landscape on the local moorland on and around the Bodinglee site.

This will provide:
A key role in enhancing the habitats of local species. This will also benefit the local landscape character and the nearby Special Landscape Areas.

Native tree planting

We will plant native broad-leaved tree species on the edges of commercial forestry plantations.

This will provide:
A softer appearance to these plantations in the wider landscape, as well as improving biodiversity and sequestering carbon from the atmosphere.

Community spaces

We will facilitate the purchase or use of land for nature-based projects such as a community gardens, flower meadows, or beekeeping.

This will provide:
A space for communities to engage with nature, grow food, learn about the natural environment, and come together.

Peat bog restoration

We will restore, enhance and manage natural peat bogs on-site and off-site.

This will provide:
A habitat for a range of species as well as storing thousands of tonnes of carbon dioxide, tackling nature loss and climate change simultaneously.

Upland birch scrub

We will plant upland birch scrub along watercourses on and nearby the Bodinglee site.

This will provide:
A boost to a habitat that has been lost from the site, benefitting a number of local species like black grouse. This will also benefit the character of the landscape.



Theme 3: Heritage, Community, and Place

Enabling communities to take pride in their local heritage

This theme brings together a place-based approach, recognising the importance of local assets and the local environment in building a strong sense of place and resilience into local towns and villages and encouraging vitality. Heritage, community, and place means supporting and enabling the understanding, conservation, and enhancement of local environments and helping communities strengthen their sense of place in tandem.

Why is this important?

This approach aims to target the specific circumstances of the region and engage local people as active participants in development and implementation. Place-based approaches can complement the bigger picture of services and infrastructure by identifying local assets and expertise to both conserve and enhance community assets and promote vitality within communities. By identifying these in partnership with the local community, practical improvements can be made to the area, such as improved amenities, access, education, and skills, making the local area an attractive place to live, visit, work in, and experience for everyone, whilst the connection local people have to the place they call home can be deepened and strengthened.

The approach proposed in this plan complements the wider picture of cultural heritage in the region. In particular, this area has several important heritage assets including the Douglas Conservation Area, as well Douglas Castle and The Policies landscaped grounds.

By working closely with the community and local experts through a series of workshops and consultations, the project team has designed a

range of initiatives to bring the aforementioned themes to the forefront. These will be delivered as part of the project, aiming to make this an even more attractive place both for tourists visiting the area and the people that call it home.

Please see Douglas Valley Landscape Masterplan (page 54) and Landscape Concept Masterplan (page 51) for an indicative visual representation of the proposed heritage, community, and place interventions. These will be superseded by a detailed version post consent and subject to further refinement.

What the community rated as important

Heritage, Place & Community

Understanding, valuing, caring and enjoying local heritage. Conservation and enhancement of local environments and helping communities strengthen their sense of place in tandem.

| IDEA | RANK |
|--|------|
| A heritage and land-based jobs and skills fund | 1 |
| New footpaths for tourists and locals to use | 2 |
| Restoring community spaces and heritage assets | 3 |
| Restoring the historic Roberton Drove Road footpaths | 4 |
| Local connectivity with better transport | 5 |
| Douglas Valley Heritage Improvements: A place to visit | 6 |

Key priorities from the first phase of public consultation

Summary of community consultations

The varied responses from the three closest settlements to the proposed development highlighted the need for bespoke, place-based interventions to ensure that each community benefits in a way that is appropriate to their aspirations and needs. The responses can be summarised as:

- **Local heritage is vitally important to a wide range of local stakeholders from local community councils and heritage groups, on both a personal and economic (tourism) level.**
- **Douglas heritage is deeply connected to ‘The Policies’ area and the Douglas Valley landscape, and strengthening this connection with paths, interpretation, and signage would provide a tangible benefit to the local heritage.**
- **The Rigsides community were passionate about their involvement in the historic mining legacy in the area and also about safe access to green spaces.**
- **Roberton residents were primarily interested in the natural heritage of the area and supported the proposals for multi-user paths and circular walks.**
- **Heritage- and land-based skills were reiterated as a highly important piece of local culture and economy, and it was agreed that the development of skills that involving working with traditional buildings should be supported and encouraged.**
- **Three buildings were identified as potential pilot projects for restoration (Douglas Museum, Douglas Arms Hotel and St. Bride’s Church). These pilot projects could be used to help develop heritage conservation skills with local tradespeople, with an understanding that the buildings along Douglas high street would also benefit from this kind of specialist local skillset.**
- **A current lack of local community buildings was noted, highlighting a need for more community focal points and gathering places.**

Heritage, Community, and Place Initiatives

Heritage and land-based jobs and skills

We will support local skills and roles in traditional heritage and land-based roles by hiring and contracting locally for restoration and land-based work that is part of the Bodinglee project.

This will provide:

New jobs in sustainable roles and traditional areas of expertise specific to the region

Douglas Valley improvements

We will enhance the designed landscape which surrounds the remains of Douglas Castle, working closely with the estate, Historic Environment Scotland and South Lanarkshire Council to improve its value to local heritage and encourage visitors.

This will provide:

A strong local asset for residents and a key draw for tourists to visit the area

Roberton Drove Roads

We will re-establish parts of the historic Roberton Drove Road within the site which used to connect Douglas to Roberton, and provide links with other core paths.

This will provide:

A new community and public asset, promoting tourism and access to the outdoors

Local connectivity

We will support the delivery of safe, multi-use active travel (e.g. walk, cycle) links between Rigsides, Roberton, and Douglas, including the creation of new routes through the Bodinglee site.

This will provide:

Safer, easier, and more sustainable transport routes between communities

Restoring community heritage assets

We will restore local historical buildings to bring them back into public use and, where possible, community ownership. We will start by by funding a local community pilot project with a focus on energy efficiency.

This will provide:

A new lease of life for local historic buildings, new community assets, and a boost for local tourism. It will also reduce running costs of buildings

Enhanced access

We will introduce new signage, way-marking, and interpretation boards for local heritage assets on new and existing pathways on and around the site.

This will provide:

Enhanced public access, making it easier for locals and tourists to connect with the area’s cultural heritage

Local connectivity and enhanced access

Access to green spaces, and to other local areas was raised as an important local issue during the community consultation. As such, the proposal includes up to 40km of new and improved multi-use paths in the Douglas Valley and Roberton, with the aim of restoring and enhancing connectivity between and around the two settlements. In particular, short circular walks and connections with existing and proposed footpaths and multi-user networks was highlighted as an intervention that would enhance the local area.

Heritage and conservation area

The designed landscape around the site of Castle Douglas is one of the key elements of the heritage, community, and place initiative. There is an opportunity to enhance access to green, open space with improvements to existing paths, as well as new paths that will provide separate trails for discovering the heritage, nature, and landscape. These paths will also benefit from new signage and interpretation of the heritage assets to encourage interaction with local interest points. A further possible addition would be the provision of car parking spaces at the entrance to the park to help increase accessibility and improve the visitor experience (subject to separate planning consent).

Key connections around The Policies could link in to wider initiatives in the area such as the Coalburn Paths project and the Hagshaw Cluster Development Framework proposals. Townhead wood pathways link Douglas directly to the site and from there the proposed access tracks could be used to access the core paths along the M74 and NCR 74 which head south and east respectively.

Local records show that a ‘drove road’ previously existed between Douglas and Roberton, crossing the site. The access proposals presented here would restore the access between the two settlements, with track enhancements reaching as far as Roberton.

The trees within this designed parkland form the focal point, bringing scale and pattern to the landscape and will require careful maintenance and planning to ensure they continue to improve the structure of the landscape as they mature. They are also part of the special characteristics of the Douglas Valley Special Landscape Area (SLA), and therefore ensuring these are maintained and enhanced will support the enhancement of the SLA designation.

A long-term programme of maintenance and planting to secure the future of the parkland’s design is therefore proposed as part of the funding. Across the wider landscape, there would be a programme of hedgerow maintenance and planting to help enhance and maintain the special character and pattern across the Douglas Valley.

Key

-  Heritage trail
-  Footpath network
-  Hedgerow planting
-  New broadleaved woodland / scots pine planting
-  Parkland planting
-  Rhododendron wood / arboretum
-  New roundel planting
-  Existing roundel to replant
-  Burnhouse burn wetland / wildlife area

HERITAGE IMAGE 1:
Douglas Castle before it was demolished in 1938



HERITAGE IMAGE 2: Eggerton Glen Bridge



NOTE: Not to scale. Images are indicative.

| | | | |
|---|------------------------|------------------------|---|
| PROJECT Bodinglee Douglas Concept Masterplan | DATE 1/1 | SCALE A1 | BANKS Renewables development with care Frasburgh House, St John's Road, Blackhead, Durban D07 9A6, T: 01 91 378 6100 W: www.banksgroup.co.uk |
| CLIENT N&S | DESIGNER N&S | DATE 10/2023 | <small>© The Banks Group 2023. All rights reserved. © Design copyright and trademark of N&S. Ordnance Survey 100000000</small> |

Proposed pilot project for renovating historic local buildings and developing local skills

Test, learn, and build skills

Banks Renewables proposes starting with a pilot project, funded by the Bodinglee Wind Farm, whereby a community-owned building or important community asset is used as a test case to learn about the challenges and specificities of improving the historic buildings in the area. The Bodinglee Decarbonisation study (a report produced by Natural Power and submitted alongside the Bodinglee planning application) identified both a higher-than-average number of older properties with poor heat performance in the area, as well as a high number of households experiencing fuel poverty. £200K has been earmarked for this project (or multiple projects if there is a wider interest).

Green community jobs

The Natural Power report identified that by using local contractors to deploy the suggested energy efficiency and micro-generation interventions, around 200 FTE job-years could be created locally. This would nearly double the number of expected jobs created in South Lanarkshire as a result of the development of the wind farm itself. Furthermore, these would be in a sector of primary importance – not just at the current time, but for the next decades as the demand for the installation of thermal efficiency measures and new heat sources such as heat pumps and solar panels gathers pace, enabling society to achieve net zero in an affordable way. A further 1 - 4 jobs (160 FTE job-years) are anticipated as a result of the direct employment by the CCETco (or alternative delivery body).

The Clyde valley as a hub for expertise in decarbonising historic buildings

By identifying a series of pilot projects, the project team can work with local contractors to develop skills and experience with respect to effectively decarbonising local housing stock, particularly the historic buildings which represent one of the key challenges for Scotland on its journey to net zero.

A practical outcome will be that the buildings themselves become more energy efficient, and in conjunction with this, an ecosystem of local contractors capable of delivering these interventions to a high standard can be developed. The UK Government estimates that 600,000 retrofits and installations will need to happen annually to meet the current net-zero pathway for heating. Demand for services in this sector is therefore set to soar and deployment of this scale requires substantial expertise in the solutions adopted (alternative heat sources) in order for them to work effectively and to tackle issues inherent to old buildings, such as ventilation and damp, while ensuring the character of listed buildings is maintained.





The Masterplan

Collaborating on the Masterplan

The first draft of the masterplan was scoped prior to the first round of full public events, and included ideas and suggestions from community councils, the landowner, experts, and other stakeholders. The feedback from the public events then developed through various iterations over a number of months, ahead of the second round of full public events.

The maps presented in the masterplan are schematic and indicative, and illustrate likely locations for proposed investment and enhancement. Both the wind farm and the masterplan were holistically designed in tandem and iteratively, through discussion with key stakeholders such as NatureScot, Historic Environment Scotland, and South Lanarkshire Council, as well as the local community through public consultation.

The initial masterplan and wind farm proposal do not constitute a full proposal in its entirety or contain details on specific interventions. The methods of delivery, locations, and extents will require discussion with landowners and other relevant stakeholders, and will require relevant consents and licenses to be obtained. It is proposed that a detailed masterplan be agreed subject to an appropriately worded planning condition. The detailed masterplan will then need to be further developed to ensure existing agricultural activities, the future proposed wind farm, and nature-positive initiatives can be optimised and co-exist.

Main aim of creating a masterplan and key design considerations

A complex and large-scale project like Bodinglee seeks to provide a wide range of benefits across a variety of different areas.

The idea of the masterplan is to unite these within one plan and illustrate how they interact across a wider area.

One of the main considerations at the outset was to encompass a much wider area than just the site itself, so as to provide benefits at scale that would maximise their effectiveness. Working with Douglas & Angus Estates has been key in helping to develop a masterplan that achieves this. The second main consideration was to work closely with the specialists involved in the project, utilising survey information gathered across the area, to carefully advise the development of the masterplan to maximise its benefits and effectiveness.

Stakeholders involved in the design process

At the start of the process the landowner, Douglas & Angus Estates, was a key part of the project, to understand what could be feasible, especially in terms of agriculture and land management, and to utilise their local knowledge. The various specialist disciplines (ecology, heritage, landscape, engineering, hydrology, and forestry) were also key contributors to the detailed design process. Discussions were also held at an early stage with district and community councils, along with local special interest groups, to gather further input into the design process. Feedback on early proposals was sought from statutory consultees such as NatureScot, Historic Environment Scotland, and South Lanarkshire Council, as well as holding a series of community workshops, which provided valuable local feedback.

Key benefits of the interventions in the masterplan

- Greater access for a wider variety of users across a large area of countryside on multi-user paths with good way-marking to guide users, along with interpretation of key features and landmarks (in particular those with heritage interest). The network will create circular routes as well as providing links to travel between communities in the surrounding area.
- A detailed land management plan will be developed to enhance the existing habitats and create a better 'mosaic' of habitats across the site and the wider area. This will target the restoration of large areas of good-quality heather moorland, wet rush pasture (with the addition of wader scrapes), peat bog management to improve water retention and control erosion of peat hags. Areas of native broadleaved planting in the form of riparian planting along watercourses across the area will be incorporated, together with edge planting to conifer plantations and smaller blocks of conifers scattered across the site. These will benefit biodiversity as a whole, but will look to benefit breeding waders and black grouse in particular.
- Overall, the management plan will improve the structure and appearance of the landscape. A detailed masterplan has been developed for the Douglas Valley area that will look to enhance the quality of the special landscape of this area, including the designed landscape around the remains of the castle. As with elsewhere, a network of waymarked multi-user paths with interpretation will greatly benefit the local community's experience and appreciation of the area, while encouraging greater numbers to visit from further afield.

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development with care

- Finally, the local communities expressed an interest in some land to be made available for environmental projects such as woodlands, wildflower meadows, orchards, and vegetable gardens, which the Bodinglee project would be able to deliver in conjunction with the Douglas & Angus Estate.

Communication of the development of the masterplan

- A series of face-to-face site meetings, phone calls, online meetings, workshops, and community council meetings helped to gradually evolve versions of the plan as the consultation developed. It was key to ensure that the landowner and tenant farmers provided input into the design along with the community. To communicate this over the consultation period, large hard copies of the draft masterplan were used alongside a digital online version which was interactive and supported by videos – enabling as many members of the public as possible to interact with the plans.

Evolution of the masterplan during the process

- The detailed location of paths within the wider network was refined throughout the consultation process. The areas and proposed management for heather restoration were also refined and widened to include rush pasture and other grassland types, to focus more on a mosaic of habitats rather than just the heather restoration. A separate masterplan was developed for the Douglas Valley area.

Additional Considerations: Taking a more Circular Approach to Resources



Incorporating the circular economy into renewable energy developments

The circular economy promotes the efficient use and reuse of resources, minimising waste and environmental impacts. The circular economy can create new economic opportunities, reduce greenhouse gas emissions, and protect natural resources simultaneously. Using a circular approach to renewable energy can also create new business models and help to mainstream sustainable practices across the industry.

It is for this reason that Banks has joined the Coalition for Wind Industry Circularity (CWIC). This is a new initiative focused on demonstrating and delivering the value of a new, sustainable, circular supply chain for the onshore and offshore wind industry in the UK.



Quantifying the scale of the opportunity

Economic consultants and renewables supply chain experts, BVG Associates, were commissioned by CWIC to undertake a preliminary assessment of the potential economic opportunity for the UK from building its capabilities as a European centre of excellence for the reuse, refurbishment, and remanufacture of wind turbine component parts. According to their analysis, a UK supply chain capable of refurbishing just ten out of the thousands of parts which make up a wind turbine could tap into a European-wide market, contributing almost £10 billion to the UK's GDP between 2025 and 2035. Of this £10 billion, an estimated £1.6 billion contribution could be generated from the demand from UK-operational turbines alone.

Given the current carbon intensity of the grid, and the expected intensity by 2029 if the current trajectory persists, the yield of the wind turbines and thus carbon displacement remains the key priority when taking decisions on procurement and designing out waste. As deployment ramps up over time, designing-out-waste will become even more crucial.



Banks Renewables' strategy for a circular approach: Three main intervention points

1. Statement on procurement and construction

Together with CWIC partners, Banks Renewables will be establishing goals for the use of recycled content and following the widely acknowledged waste hierarchy for procurement, operation, and decommissioning of assets.

Many of the materials used to build wind turbines can already be recycled, for example, the steel towers. The difficulty to date has been with the blades, but two leading turbine manufacturers (Siemens Gamesa and Vestas) have made recent breakthroughs in materials science to allow the turbine blades to be recycled. Banks is following these developments with interest and will consider sustainability and recyclability in future procurement decisions.

More specific goals will be established as the project application is accepted, to be able to incorporate the very latest technology developments into the proposal. Some current suppliers (from the Mill Rig tender) are in the process of assessing carbon and virgin material content of the assets over turbines' lifecycles. Banks' plan is to collaborate with local partners to design-out waste and carbon with the construction management plan, and deliver this as part of the tender process.

2. Optimisations to ensure maximum operational lifetime

Banks Renewables will work with its turbine O&M provider to recycle components and use refurbished components where it is possible to do so.

Modern turbines have built-in condition monitoring systems which monitor the health of the turbine to optimise servicing and decrease or prevent downtime and the likelihood of major component replacement. Once the proposed wind farm has been running for one to two years, Banks will discuss, together with the turbine supplier, what site-specific optimisations would be possible in order to maximise the yield from the turbines. This could involve optimisations to the control system, for example to make minor changes to blade pitch angles, rather than any hardware changes. Banks will identify local suppliers and partners for a research piece once the O&M contract is secured.

3. Decommissioning and repowering end-of-life wind farms

Goals will be established to design-out waste and return as close to 100% of the turbine materials and components back into the ecosystem as possible at their end of life, with the refurbishment and reuse of as many components as possible.

At the end of the wind farm life, a full decommissioning strategy will be produced. This will aim to minimise waste as far as reasonably possible. The industry around recycling of turbine infrastructure is growing and therefore, it is likely that technologies and proposals for re-use and recycling will be more advanced and comprehensive than they currently are. The decommissioning strategy will detail how the land will be restored back to its current condition (or improved condition) following decommissioning of the wind farm.

Banks Renewables is seeking a 40-year consent in line with the longer life expectancy of newer generation turbines, and taking into account an increase in operators' understanding of maintenance. This longer lifecycle will improve the overall carbon savings anticipated from wind generation and generate a greater quantity of renewable energy.

Outcomes for Scotland and South Lanarkshire

The purpose of this analysis is to demonstrate the linkages between the indicators set out in the national performance framework (NPF), the UN SDGs and the outcomes that Bodinglee Wind Farm will have on the regional Clydesdale area and Scotland. By initially prioritising the most relevant NPF segments and indicators and aligning these with corresponding SDG indicators, the Bodinglee project could be framed through the lens of how it will compliment both sets of metrics. Commissioned reports on the economic impact of Bodinglee and the opportunity for rural decarbonisation allowed for the linking of both quantitative and qualitative data for the majority of the priority indicators, and this analysis demonstrates that Bodinglee will deliver tangible movement against both frameworks across multiple areas.

| National performance segment | National performance outcome | Relevant NPF indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|---|--|--|--|--|--|
| Community | Live in communities that are inclusive, empowered, resilient, and safe  | Perceptions of local area | 11.7 - Provide universal access to safe, inclusive and accessible green and public spaces, in particular for women and children, older persons and persons with disabilities. | Access to the site and adjacent land for the community | Perceptions of local area: Social return on investment indicates this would be improved by the CCETco, with perceptions increased and warmer/more energy efficient homes. | Community ownership (SDG 1.4): The Community has the opportunity to own 10% of Bodinglee, equating to ~26 MW of wind farm — a significant community asset which will contribute towards the national net-zero target and would power the equivalent of 20,000 homes annually. |
| | | Community ownership Place to interact Access to green and blue space | 1.4 - Ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance.   | Improved access to public spaces via pilot project | A more accessible outdoors and refurbished public buildings will also contribute to improved local perceptions of the Clydesdale area. The Bodinglee masterplan and Douglas Valley improvements are also likely to improve perceptions of the local area through new path networks, habitat improvements, interpretation boards, and new woodland planting. | This community body (CCETco) will employ 2-6 people within its first 5 years, and will be funded by approximately £1.3 million/year, with the community also able to benefit from dividends paid out to the share owners (i.e. the community body), which will provide an additional source of funding. As a result of the community owned CCETco, local people will also have easier access to affordable energy, financial support for energy improvements, and energy advice. The pilot project to bring a local heritage asset into community ownership will also improve this national indicator. Place to interact: The pilot project in Douglas or any of the local villages such as Rigside or Robertson which could potentially host a community pilot would increase the number/quality of public spaces. Developing new places in which the community can interact will meaningfully move this national indicator in a local setting. Access to green/blue space (SDG 11.7): The Bodinglee masterplan and associated path network will substantially increase the proportion of Rigside/Roberton/Douglas residents who have accessible routes linking them to green space — almost 100% of villagers will have access to green space within a 5-minute walk of their residence. Accessibility for wheelchair users and those with reduced mobility will also be accounted for. |

Outcomes for Scotland and South Lanarkshire

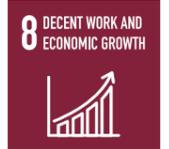
| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|---|--------------------------|--|--|--|--|
| Economy | Have a globally competitive, entrepreneurial, inclusive, and sustainable economy  | Carbon footprint | 13.2 - Integrate climate change measures into national policies, strategies and planning. | Economic impact demonstrated through the Biggar Economics report | Productivity & economic growth: onshore wind is a high productivity industry with a high economic output per capita compared to national GDP per capita for FTE worked hours. The project will therefore support the overall productivity of the Scottish economy. | <p>Productivity & economic growth: The Biggar Economics report shows that Bodinglee would deliver total spend of £460.6 million in the regional area (477.3 million in Scotland), a GVA of £311.9 million in the regional area (346.6 million in Scotland)^{^^}.</p> <p>Regional jobs: Bodinglee would support up to 1,020 regional job years^{^^} during the development and construction phase (1,277 in Scotland)[^], with a further 51^{^^} total jobs supported during its operation (55 in Scotland[^]). Considering the wind farm only, 65% of expenditure is expected to be in the regional area, with 66% in Scotland^{^^}. Due to the lack of a national supply chain, including the battery in this assessment causes the figures to change to 55% and 56% respectively[^].</p> <p>In addition to the jobs supported by the wind farm itself, the CCETco will also deliver 200-400 FTE equivalent job years during the operational lifetime of the wind farm as well as helping to develop a regional supply chain and expertise in south Lanarkshire for decarbonising heat.</p> <p>Quality of green jobs: Average hourly output for onshore wind jobs (throughout the supply chain) is £99.7/hour, compared to the UK average of £68/hour (The Economic Impact of Scotlands Renewable Energy Sector)</p> <p>Greenhouse gas/carbon footprint (SDG 13.2): Highest SROI scenario of CCETco spend (£32 million) and annual carbon savings (5,700 tonnes) will help reduce the national carbon footprint in an area which currently has a per-household carbon emissions rate of 170% of the UK average. This is in addition to carbon savings delivered by the wind farm itself.</p> <p>Greenhouse gas (SDG 7.2): During its operational lifetime, Bodinglee, which represents 1.3% of the Scottish government's 20GW target for new onshore wind, would save 372,453 tonnes annually compared to equivalent fossil fuel mix generation, according to the scottish governments carbon calculator. . This would bring down the overall emissions and contribute to reducing total emissions relative to 1990 levels. Bodinglee will be a 'carbon positive' development after only 1.4 years (According to the Carbon Life Cycle Analysis)</p> <p>Natural Capital (SDG 15.5): Habitat restoration and enhancement on the Bodinglee site will provide a significant boost to the natural capital in the area, and new and enhanced footpaths will increase community access to it. By improving or managing up to 1,500 ha of habitat at Bodinglee (mix of bog/woodland/heathland) the natural capital asset index (NCAI) will be meaningfully moved.</p> |
| | | Productivity | 7.2 - By 2030, increase substantially the share of renewable energy in the mix. | Displaced carbon from the grid | This relationship is relevant, however measuring productivity for the site was not part of the economics study | |
| | | Economic growth | 15.5 - Take urgent and significant action to reduce the degradation of natural habitats, halt the loss of biodiversity and protect and prevent the extinction of threatened species. | Peat bog restoration/halt in degradation of existing bogs and the carbon fixing benefits of this | | |
| | | Greenhouse gas emissions | | Habitat restoration improving natural capital in the region | | |
| | | Natural capital | | Spend of 'low carbon economy' (CCETco) | | |



| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|---|--|--|--|---|---|
| Education | Are well educated, skilled and able to contribute to society  | Skill profile of the population Skills underutilisation | 4.4 - By 2030, substantially increase the number of youth and adults who have relevant skills, including technical and vocational skills, for employment, decent jobs and entrepreneurship.  | Skills development (CCETco) in new training and upskilling | Skill profile of the population (SDG 4.4): During the pilot project, local people will be upskilled to complete specialised insulation/ fitting work, creating an improvement in the local skills profile. As the CCETco evolves, it is expected that the demand for these same skills locally will lead to increased training to fulfill the roles — which will improve the national performance against this metric on a larger scale. We will also be extending our commitment of Connect2Renewables to Bodinglee, prioritising working with contractors from within the local area. This commitment is likely to increase the number of high quality green jobs and skills that stay in the local area and for Scotland as a whole. | <p>Skills underutilisation (SDG 4.4): CCETco will deliver 200-400 FTE equivalent job years in specialised roles, giving local people with relevant skills abundant opportunity to utilise them properly. Individuals with those relevant skills would therefore be unlikely to work in less skilled roles, driving down this metric on a regional scale.</p> <p>Skill profile of the population: Bodinglee Wind Farm itself will also provide up to 1,020 regional job years^{^^} during the development and construction phase (1,277 in Scotland), with a further 51 regional total jobs^{^^} supported during its operation (55 in Scotland[^]) - giving more opportunity for those with under-utilised skills and in addition it is estimated that over 75% of these jobs will have SCQF level 4 or above, thus improving the overall skill profile indicator.</p> |

Outcomes for Scotland and South Lanarkshire

| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|---|-------------------------------------|---|--|--|---|
| Environment | Value, enjoy, protect, and enhance their environment  | Visits to the outdoors | 11.4 - Strengthen efforts to protect and safeguard the world's cultural and natural heritage. | Pilot project restoration | Visits to the outdoors: Improvements to Douglas Valley area and improved path access to the site make it more likely that people from outside the area will come to visit recreationally and enjoy the outdoors. In a 2019 Biggar Economics report, it was found that in the majority of cases, tourism-related employment growth in a wind farm's immediate locality had outperformed the local authority growth. Whitelee Wind Farm is a good example, seeing a 31% rise in employment (economic performance) between 2015 - 2019. As a result, we can expect that the proportion of adults visiting the outdoors will increase. | State of historic sites (SDG 11.4): A £200k intervention to refurbish and bring back into public use will improve this measure locally. The Douglas Arms hotel (a strong suitor for the pilot) has been in disrepair for over a decade and its repair would contribute to this metric. In total, the Clydesdale area has over 1,300 pre-1919 historic buildings, of which almost all are solid-walled construction and would represent a worthwhile project for protecting. Energy from renewable sources (SDG 7.2): Bodinglee will add 259MW (1.3% of the Scottish government's 20GW target for onshore wind) of renewable energy to the national mix, which will contribute to improving the national figure for proportion of renewable electricity on the grid. Biodiversity (SDG 15.5): 87 hectares of mitigation is required as a result of direct habitat loss arising from the development during the construction phase. Early survey work indicates up to 1,425 hectares of land can be managed in a way to support biodiversity gains, including significant areas of habitat creation and enhancement. |
| | | State of historic sites | 7.2 - By 2030, substantially increase the share of renewable energy in the national mix. | Addition of renewable capacity | | |
| | | Energy from renewable sources | 15.5 - Take urgent and significant action to reduce the degradation of natural habitats, halt the loss of biodiversity, and protect and prevent the extinction of threatened species. | Masterplan - nature positive interventions | | |
| | | Biodiversity |  | | | |
| | | Condition of protected nature sites |   | | | |

| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|--|--|---|---|--|---|
| Fair Work and Business | Have thriving and innovative businesses, with quality jobs and fair work for everyone  | Economic participation | 8.5 - By 2030, achieve full and productive employment and decent work for adults and young people. | Jobs provided by Bodinglee and the CCETco | Number of businesses: We expect that, as a result of the increased demand for local contractors through the CCETco, new businesses will emerge to capitalise on the opportunity. CCETco will involve a capital cost of around £32 million (SROI pathway) and we expect that this opportunity will increase the number of private sector business per 10,000 adults in the region. | Economic participation: Regionally, Bodinglee will support 1,020 full-time job years during its development and construction, and will support 53 during its operation^^ and a further 200-400 job years through the CCETco. This will meaningfully improve economic participation on a regional scale by lowering the unemployment rate, with a total of 1,222-1,422 new jobs generated in the region. Number of business: We expect that 55%^ (and 65%^^^ of the wind farm expenditure) of TOTEX expenditure will be in the regional economy, meaning that regional businesses and the regional supply chain will likely encounter a high proportion of this spend, delivering high-productivity roles in a high-growth sector |
| | | Number of businesses/ high-growth businesses | 8.3 - Promote development-orientated policies that support productive activities, decent job creation, entrepreneurship, creativity and innovation. | Business/economic growth as a result of the opportunity of the CCETco | | |
| | | |  | | | |

| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|---|--|---|---|--|--|
| Health | Are healthy and active  | Journeys by active travel Physical activity | 11.2 - By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons.  | New path network and site accessibility Linkages between settlements | Physical activity: New path networks on the Bodinglee site and improvements to the Douglas Valley (approx 40km in total) will increase the likelihood that local people and tourists will make use of them recreationally and reach the recommended levels of physical activity needed for contributing to a healthy lifestyle. | Journeys by active travel (SDG 11.2): New path networks linking the villages of Roberton, Douglas, and potentially Rigside will make it easier for the ~2,500 local people to travel between villages on foot or by bike. By creating approximately 40km km of accessible paths, the potential for active travel will be increased and the proportion of local people choosing active travel options will therefore increase. In addition, these paths will increase the accessibility to active travel for wheelchair users and those with reduced mobility. |

| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|--|--------------------------------|---|---|--|---|
| Human Rights | Respect, protect, and fulfil human rights and live free from discrimination  | Influence over local decisions | 16.7 - Ensure responsive, inclusive, participatory and representative decision making at all levels.  | CCETco community ownership and community council-led decision making. | Influence over local decisions (SDG 16.7): The community council-led decision making structure of the CCETco means that the local residents represented by the panel will be able to influence the decisions it makes. Furthermore, the highly visible and tangible work that CCETco will complete will provide local people with a strong sense of connection to those decisions. Both factors will help increase the proportion of people who believe they can influence decisions at a local level and improve this national metric. | Influence over local decisions: A panel made up of 5-10 community councils (at least six on the panel initially within the 10km zone) will provide an opportunity through local elections to represent the communities fairly and transparently in the proposed CCETco governance structure. This will directly influence the energy affordability for 6,500 homes in the area. Community councils are the closest layer of democratically elected institutions in Scotland. |

| National performance segment | National performance outcome | Relevant NFP indicators | Relevant SDGs & indicators | Impact measurement Bodinglee | Qualitative | Measurements and evidence |
|------------------------------|--|---|--|---|---|---|
| Poverty | Tackle poverty by sharing opportunities, wealth, and power more equally  | Cost of living Satisfaction with housing | <p>1.2 - By 2030, reduce by at least half the proportion of men, women, and children of all ages living in poverty in all its dimensions according to national definitions.</p> <p>1.5 - By 2030, build the climate resilience of the poor and reduce their exposure to and vulnerability to climate-related extreme events and other economic, social, and environmental shocks and disasters.</p> <p>7.3 - By 2030, double the global rate of improvement in energy efficiency.</p>   | <p>Overall reduction in fuel bills as a result of the CCETco and protection against future fuel and energy crises.</p> <p>Satisfaction with housing increase as a result of the CCETco.</p> <p>Social return on investment of the CCETco.</p> | <p>Satisfaction with housing (SDG 7.2): The CCETco will dramatically improve the overall energy efficiency of homes in the Clydesdale region (where 68% are EPC D-rated or below) and deliver warmer homes which are cheaper to run for anyone who participates in the initiative. These interventions will also likely increase the value of the houses as they will represent a significant modernisation of heating and insulation systems and energy generation (Solar PV). It is expected that the combination of warmer homes, cheaper energy bills, and an increase in house value will contribute to the overall SROI of 132% and boost the satisfaction local people have with their housing situation.</p> | <p>Cost of living (SDG 1.2 and 1.5): The CCETco will directly address the cost of living for communities in the Clydesdale area by decreasing the cost of energy and heating in an area which currently spends above the average on these utilities. It is expected that the total annual saving for the study area will be between £2- £4.5 million, and this will positively move the national indicator (proportion of household income spent on housing, fuel and food) as well as lessening the impact of potential future price rises.</p> |



Summary

Enabling the future: environmentally, socially, and economically

Banks Renewables set out to deliver an ambitious project, with exemplar social, environmental, and economic benefits and outcomes beyond those associated with typical wind farm developments, and in alignment with national policy. A community-led process identified key themes and priorities to be delivered by the wind farm.

The result of the community-led process is a significantly reduced proposal (in size), albeit one that remains a major renewable energy generator with the potential to make a substantial contribution to Scotland's net zero goals, comprising 37 wind turbines and 106MW battery storage.

Combining this with the structuring of the community share offer, community benefits, and decarbonisation strategy to directly decarbonise the local households, the carbon reduction mechanism is twofold and socio-economic benefits are also introduced, with hundreds more local jobs and the abatement of fossil fuel heating systems and demand reduction in the grid network.

Furthermore, the delivery of a landscape-wide masterplan supporting natural and historic environment improvements aims to revitalise and build in resilience to the area, providing a host of benefits including to biodiversity, the water environment, natural carbon capture, connectivity of habitats, people and places, and conservation of important heritage and community assets.

