OnPath

Together to a greener future

See the whole picture

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

Contents

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

2021 onwards	July 2022	Aug 2022 - Spring 2023	Summer 2023	Summer 23 – Summer 25	2026 - 2028	2029 onwards
Pre-planning consultation	Initial community consultation (Phase 1) events	Design process and Phase 2 and 3 events	Design proposals submitted	Planning permission determination	Construction period	Operational with grid connection

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 site^^, and £346.6 million and 1,277 job years in Scotland^. 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.

Outcomes at a glance

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 CO_2 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 CO_2 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, non-motorised user path creation and enhancement. This will sequester 6,312 tonnes of CO_2 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.

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.

Community benefits:

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.

130%

SOCIAL RETURN ON INVESTMENT FROM THE COMMUNITY BENEFIT STRATEGY TO DECARBONISE HOMES

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.onpathenergy.com/bodinglee/project-plan/

^^^ Denotes a "Wind Farm only" economic report, available at https://www.onpathenergy.com/bodinglee/project-plan/

UP TO **1,509HA**
OF HABITAT ENHANCEMENT, RESTORATION AND MANAGEMENT

UP TO **£4.4M**
ANNUAL HOUSEHOLD ENERGY BILL SAVINGS FROM COMMUNITY BENEFIT FUND PROPOSAL

14,898,120
TONNES OF CO_2 SAVED THROUGH WIND FARM ALONE*

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

ECONOMIC IMPACT

	SOUTH LANARKSHIRE	REGIONAL AREA (60KM)	UNITED KINGDOM (UK)
GVA	£96.3M GVA^	£311.9M GVA^^	£461M GVA^
JOB YEARS	207 JOB YEARS^	1,020 JOB YEARS^^	2,468 JOB YEARS^

COMMUNITY SHARED OWNERSHIP OFFER

1% EQUITY
SHARE OFFERED TO COMMUNITY AT NO COST

+

9% SHARED OWNERSHIP OFFER

=

26MW COMMUNITY-OWED CAPACITY

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

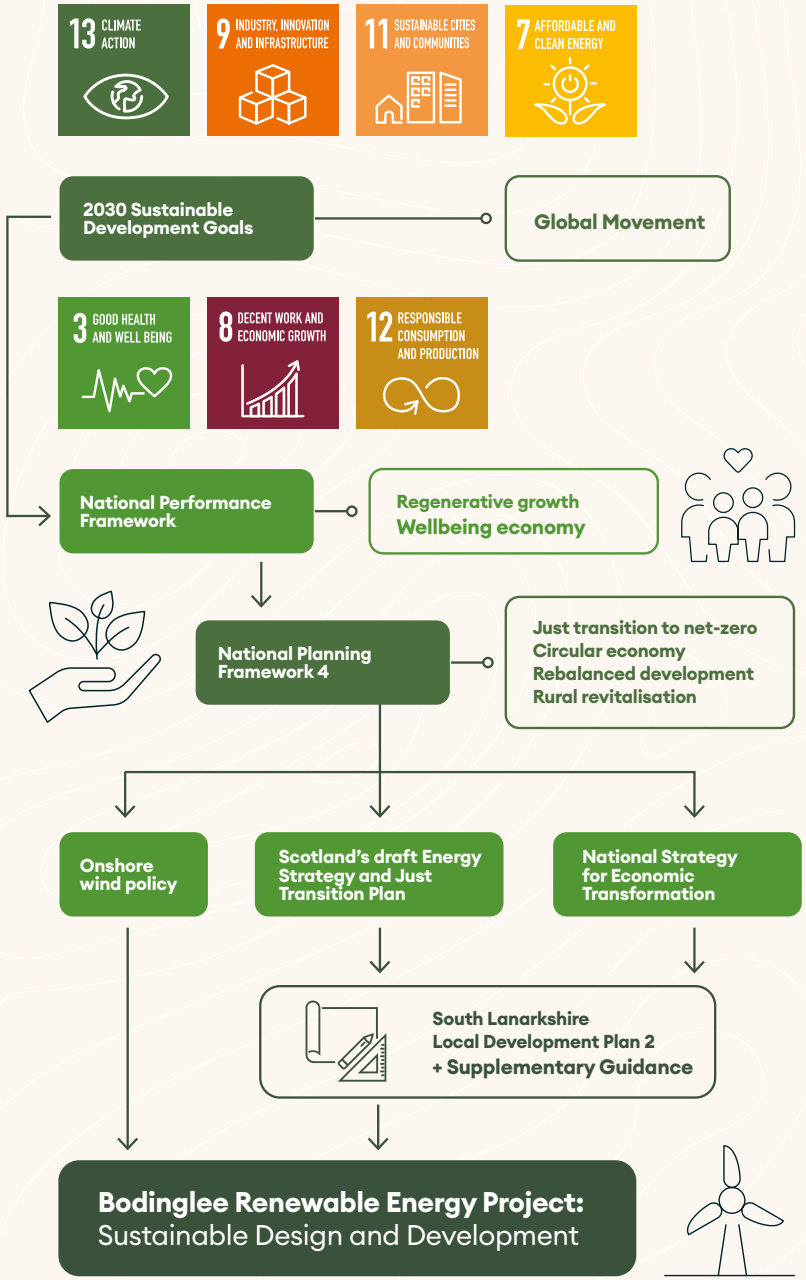
Scotland's National Performance Framework (NPF) provides a way of localising the Global Goals, with a focus on creating a more successful country, giving opportunities to all people living in Scotland and increasing their wellbeing, creating sustainable and inclusive growth, reducing inequalities, and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

National Planning Framework 4

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

The scale of potential renewable energy generation from the proposed Bodinglee Wind Farm and Battery would constitute a nationally significant development as defined in NPF4, highlighting the significant role the project would play in the national drive towards Net Zero. Bodinglee Wind Farm has been designed at every stage to consider local and regional social, economic and environmental benefits that can only be delivered by a project of this scale, aligning with NPF4's principle that national developments of onshore renewables can lead the way in delivering a just transition that combines community wealth building as well as tackling the biodiversity and climate crises.

We consider Bodinglee Wind Farm to be an exemplary model of how this can be achieved and how renewable energy generation can align with the aspirations of NPF4.



Key aims of the project team's approach

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).

Community support

5 5 community council letters of support

330 Over 330 letters of support from individuals

70 70% of those surveyed agreed that the project had evolved due to public feedback

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.

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.

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

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 (tCO_2e/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 where 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

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. OnPath Energy 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. OnPath Energy 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.

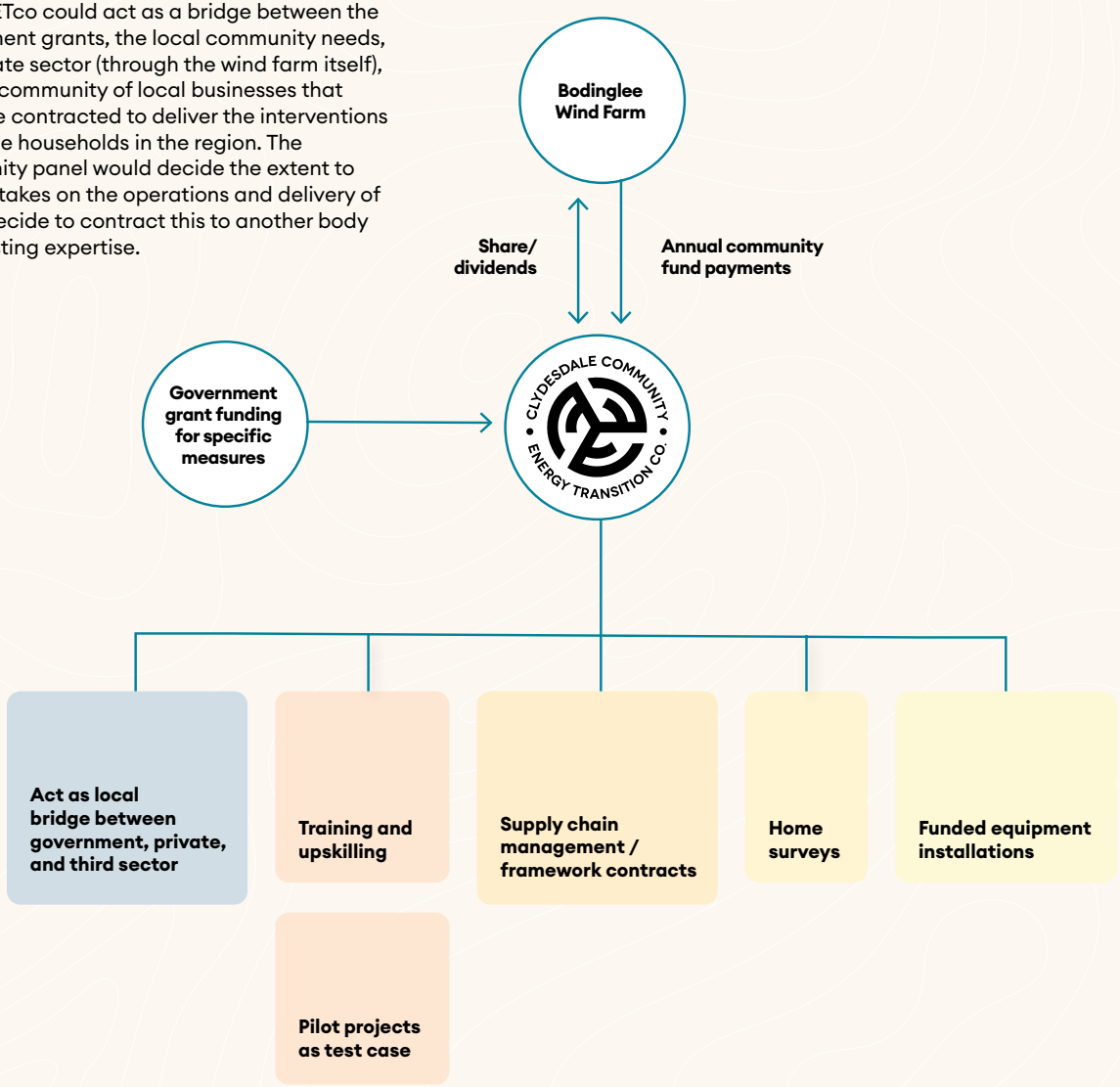
OnPath Energy proposes helping to establish the organisation and enable it to hire its first development manager. Funds would be made available for this from the community benefit fund and to deliver further pilot projects prior to commissioning.

The governance structure could include support from professional positions funded by the community benefit fund, with advisory positions for South Lanarkshire Council, local councillors, OnPath Energy, 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?

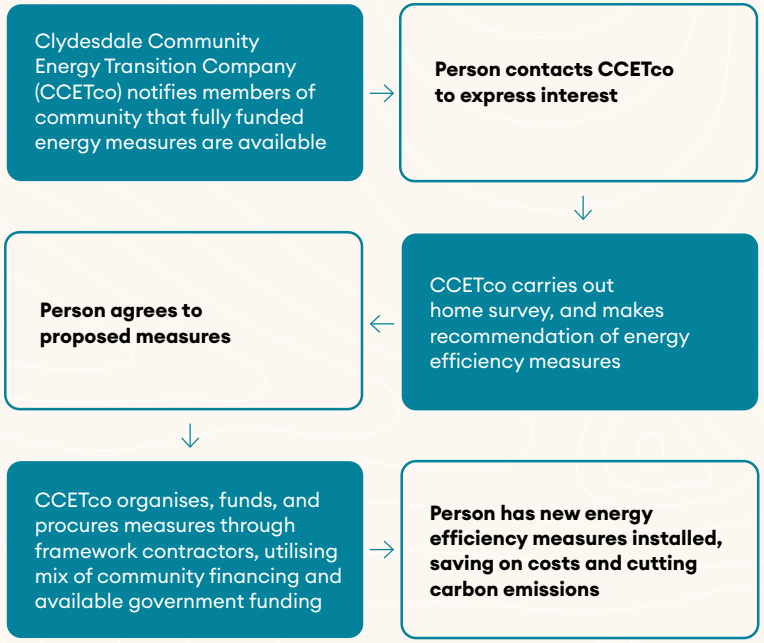
The CCETco could act as a bridge between the government grants, the local community needs, the private sector (through the wind farm itself), and the community of local businesses that would be contracted to deliver the interventions within the households in the region. The community panel would decide 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, OnPath, 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.**

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 non-motorised 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 non-motorised 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.

- 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.

Theme 2: Nature-positive initiatives

Access to the land

We will introduce non-motorised user footpaths linking the villages of Douglas, Roberton 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.

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.

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.

Peat bog restoration

We will restore, enhance and manage natural peat bogs on-site and off-site. We will deliver up to 11 hectares of peat bog restoration, 37 hectares of peatland habitat and further 72 hectares of rush pasture enhancement through ditch blocking

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.

Native tree planting

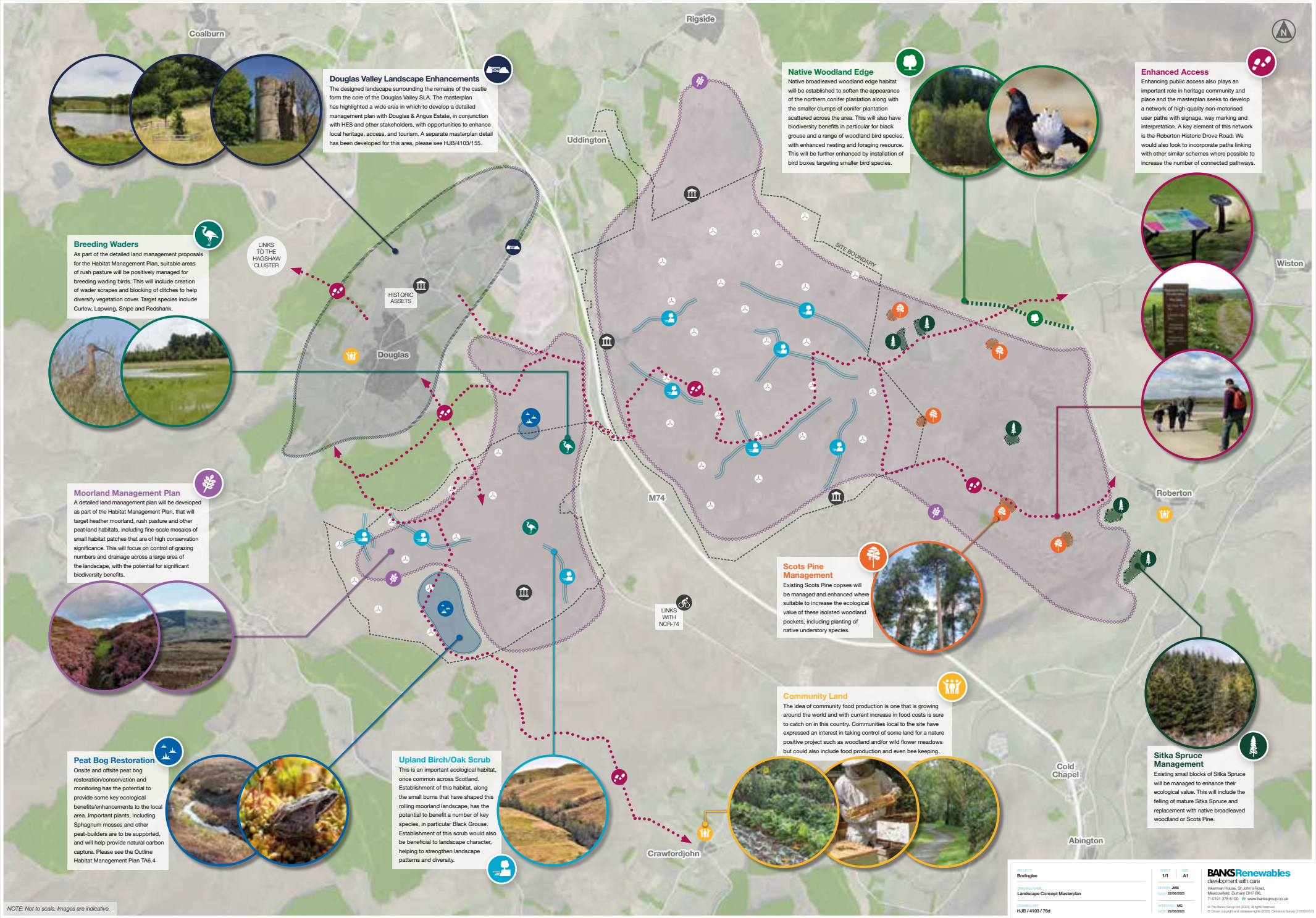
We will plant native broad-leaved tree species on the edges of commercial forestry plantations.

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

Upland birch scrub

We will plant up to 27.8 hectares of riparian scrub planting 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, benefiting a number of local species like black grouse. This will also benefit the character of the landscape.


Coalburn
Rigside
Uddington
Douglas
Wiston
Roberton
Crawfordjohn
Cold Chapel
Abington
M74
SITE BOUNDARY
HISTORIC ASSETS
LINKS TO THE HAGSHAW CLUSTER
LINKS WITH NCR-74
Douglas Valley Landscape Enhancements
The designed landscape surrounding the remains of the castle form the core of the Douglas Valley SLA. The masterplan has highlighted a wide area in which to develop a detailed management plan with Douglas & Angus Estate, in conjunction with HES and other stakeholders, with opportunities to enhance local heritage, access, and tourism. A separate masterplan detail has been developed for this area, please see HJB/4103/155.
Native Woodland Edge
Native broadleaved woodland edge habitat will be established to soften the appearance of the northern conifer plantation along with the smaller clumps of conifer plantation scattered across the area. This will also have biodiversity benefits in particular for black grouse and a range of woodland bird species, with enhanced nesting and foraging resource. This will be further enhanced by installation of bird boxes targeting smaller bird species.
Enhanced Access
Enhancing public access also plays an important role in heritage community and place and the masterplan seeks to develop a network of high-quality non-motorised user paths with signage, way marking and interpretation. A key element of this network is the Roberton Historic Drove Road. We would also look to incorporate paths linking with other similar schemes where possible to increase the number of connected pathways.
Breeding Waders
As part of the detailed land management proposals for the Habitat Management Plan, suitable areas of rush pasture will be positively managed for breeding wading birds. This will include creation of wader scrapes and blocking of ditches to help diversify vegetation cover. Target species include Curlew, Lapwing, Snipe and Redshank.
Moorland Management Plan
A detailed land management plan will be developed as part of the Habitat Management Plan, that will target heather moorland, rush pasture and other peat land habitats, including fine-scale mosaics of small habitat patches that are of high conservation significance. This will focus on control of grazing numbers and drainage across a large area of the landscape, with the potential for significant biodiversity benefits.
Scots Pine Management
Existing Scots Pine copses will be managed and enhanced where suitable to increase the ecological value of these isolated woodland pockets, including planting of native understory species.
Community Land
The idea of community food production is one that is growing around the world and with current increase in food costs is sure to catch on in this country. Communities local to the site have expressed an interest in taking control of some land for a nature positive project such as woodland and/or wild flower meadows but could also include food production and even bee keeping.
Sitka Spruce Management
Existing small blocks of Sitka Spruce will be managed to enhance their ecological value. This will include the felling of mature Sitka Spruce and replacement with native broadleaved woodland or Scots Pine.
Peat Bog Restoration
Onsite and offsite peat bog restoration/conservation and monitoring has the potential to provide some key ecological benefits/enhancements to the local area. Important plants, including Sphagnum mosses and other peat-builders are to be supported, and will help provide natural carbon capture. Please see the Outline Habitat Management Plan TA6.4
Upland Birch/Oak Scrub
This is an important ecological habitat, once common across Scotland. Establishment of this habitat, along the small burns that have shaped this rolling moorland landscape, has the potential to benefit a number of key species, in particular Black Grouse. Establishment of this scrub would also be beneficial to landscape character, helping to strengthen landscape patterns and diversity.
NOTE: Not to scale. Images are indicative.
PROJECT Bodinglee
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DRAWING NO HJB / 4103 / 76d
STATE 1/1
SIZE A1
DRAWN JMB
DATE 22/06/2023
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Theme 3: 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

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

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

This will provide:
Safer, easier, and more sustainable transport routes between communties

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

Roberton Drove Roads

The historic Roberton Drove Road provided a link between Douglas and Roberton, which has been lost over time. Improved access track and footpath through and beyond the Site will look to re-establish this link.

This will provide:
A new community and public asset, promoting tourism and access to the outdoors

Key

- Heritage trail
- Footpath network
- Hedgerow planting
- New broadleaved woodland / scots pine planting
- Parkland planting
- Rhododendrom wood / abrboretum
- 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

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