



Hagshaw Hill Wind Farm Repowering

Hagshaw leads the way in Scottish wind power once more

PRE-APPLICATION CONSULTATION REPORT

December 2018



Pre-Application Consultation Report

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1. Introduction

- 1.1 This Pre-Application Consultation (PAC) Report accompanies a Section 36 consent application being submitted by Hagshaw Hill Repowering Ltd (the Applicant) to the Scottish Ministers which seeks consent under the terms of the Electricity Act 1989 (and requests associated deemed planning permission) for the repowering and extension of the existing Hagshaw Hill Wind Farm (the Existing Development), which lies 3.2 km west of Douglas, in rural South Lanarkshire.
- 1.2 The Proposed Development comprises the repowering and extension of the Existing Development, which is a 26 turbine wind farm currently operated by ScottishPower Renewables under lease from William Mitchell & Sons Ltd (part of the same family group of companies at the Applicant) and near the end of its operational life. The Proposed Development will replace the 26 existing turbines on the site with 14 new turbines of up to 200 m blade tip height when vertical, each being around 6 megawatt (MW) in power rating, giving a combined generating capacity of around 84 MW. The Proposed Development will also include around 20 MW of energy storage.
- 1.3 In accordance with best practice, a programme of pre-application community engagement has been undertaken by the Applicant. This Report gives details of the various meetings, correspondence, public exhibitions and other discussions which have taken place with the community. The Report also details the findings of that work and illustrates the ways in which community engagement has helped identify potential issues arising from the emerging proposal and, where appropriate, shape the final proposal which is now the subject of the Section 36 application.
- 1.4 The Applicant is grateful to residents and local representatives for their input into the pre-application community engagement process and for their assistance in facilitating the meetings and consultation events.

2. The Applicant

- 2.1 Hagshaw Hill Repowering Ltd (the Applicant) is a subsidiary of 3R Energy Solutions Ltd (3R Energy) which is a Lanark-based SME that is part of a family group of companies which also includes Holz Energie UK Ltd; William Mitchell & Sons Ltd; and Mitchell Farming Partnerships.
- 2.2 3R Energy is a renewable energy and development company based in Lanark. Holz Energie UK, sister company of 3R Energy and also based in Lanark, is a wholly owned UK import franchise of the successful German wood-gas CHP manufacturer, Holz Energie Wegscheid. Mitchell Farming Partnerships and William Mitchell & Sons Ltd, based at Newtonhead Farm Rigside and Hazelside Farm Glespin respectively, manage the farming assets of the Group.
- 2.3 Together, the Group:
- owns and manages over 3,500 acres of land in the Douglas Valley, including the Proposed Development site;
 - generates a combined annual turnover of c.£6m;
 - employs 18 people on a full and part time basis; and
 - has farmed the land at Hagshaw Hill for over 120 years.
- 2.4 Following its establishment in 2009, 3R Energy has supported farms and rural businesses in reducing their energy costs, with the mainstay of the business being farm sized wind turbines, CHP systems and biomass boilers. More recently, a successful application to develop a 49 MW wind farm at Douglas West

represented the next step in the development of the business into larger-scale renewables. The current proposal to repower the Hagshaw Hill Wind Farm forms a key component of a wider Forward Strategy (refer to EIAR Appendix 1.1) for the landholding which aims to grow and diversify the business for the future.

- 2.5 3R Energy is a local company and is committed to working with the local communities in the Douglas Valley to develop a successful project at the site which will deliver significant and lasting benefits for the surrounding communities.

3. Pre-Application Consultation

3.1 Who has been consulted?

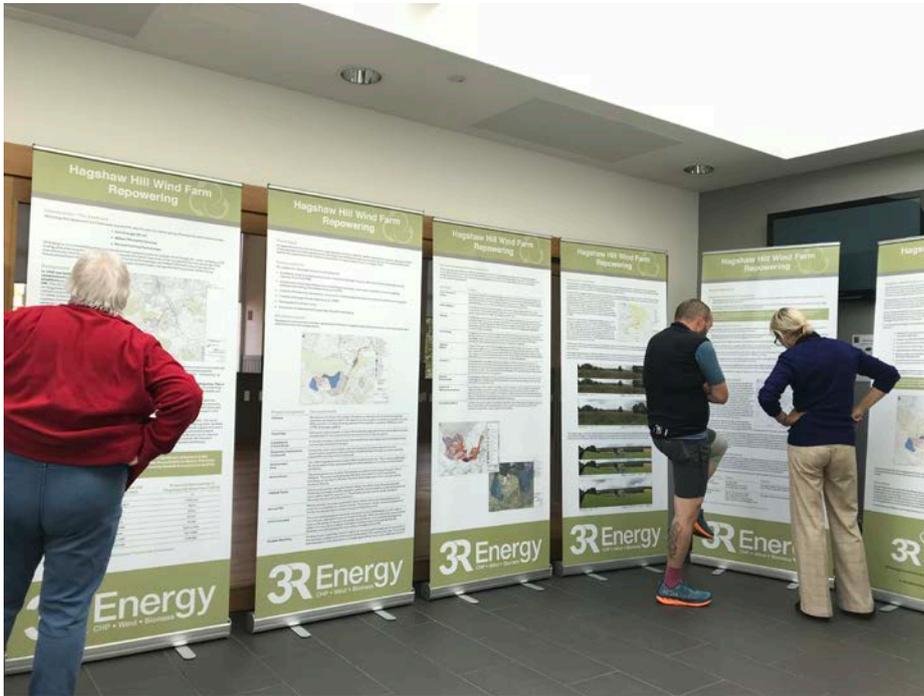
- 3.1.1 The Applicant wrote to key stakeholders including the Scottish Government Energy Consents Unit, South Lanarkshire Council, local Councillors, Douglas Community Council, Coalburn Community Council and the constituency MP and MSP in August 2018 to advise them formally of the emerging proposal and to inform them of two public consultation events for the Proposed Development which were held on 12 September 2018 in Douglas and the 13 September 2018 in Coalburn (these events are covered in more detail below).
- 3.1.2 The public events were advertised in the Lanark Gazette on 29 August 2018 (see Appendix 1). Supplementary publicity for both events comprised the placing of posters in local shops and public places in Douglas and Coalburn (refer to Appendix 2).
- 3.1.3 A number of other discussions have been held with local groups to ensure that the local community is aware of the Proposed Development. These further discussions are summarised within Section 5.

3.2 Public Consultation Events

- 3.2.1 As referred to above, as part of the pre-application process the Applicant has engaged with the local communities closest to the site via two public information exhibitions which were held on 12 September 2018 in the St. Bride's Centre, Douglas and on 13 September 2018 in the Coalburn Miners Welfare. Both venues are located within the two largest communities closest to the site and were considered to be the most appropriate venues to hold such an event.
- 3.2.2 The exhibitions were an opportunity for local residents to view the emerging proposals and to discuss any issues or suggestions with representatives of the project team. Both events depicted the proposal and key environmental issues on a series of exhibition boards. Copies of the exhibition boards are available in Appendix 3. Project staff were available to assist with interpretation of the information on display and answer questions from visitors to the events from 3 pm until 8 pm both days.
- 3.2.3 Copies of the 3R Energy's Forward Strategy document (refer to EIAR Appendix 1.1 for latest version) providing information on the Proposed Development in the context of wider business objectives in the local area was also available at the public events.
- 3.2.4 Visitors to the public events, aside from asking a member of the project staff a question directly, were also able to fill in a comments sheet on the day of the event or take it away and forward it to the Applicant at a later date. Separate forms were also available for people to note interest in further information on supplier opportunities should the development proceed. Sample copies of the comments sheets and supplier forms are included in Appendix 4.
- 3.2.5 It was made clear by the Applicant that the purpose of the Pre-Application Consultation (PAC) exercise is not to replace the formal application consultation process in which representations can be made to

the Scottish Ministers via the Scottish Government Energy Consents Unit. This was explained verbally at the public events, on the comments forms and in the newspaper advert for the public exhibitions.

Photographs: Public Event at St Bride's Centre, Douglas, 12th September 2018



4. Public Exhibition Attendance, Feedback and Applicant Response

- 4.1 As noted above, two public consultation events were held by the Applicant on 12 September 2018 in the St. Bride’s Centre, Douglas, and on 13 September 2018 in the Coalburn Miners Welfare. Both events had an attendance register and all who entered the exhibitions were asked to sign in. A total of 9 people were recorded as attending the public event in Coalburn and 20 in Douglas. Both events were attended by a relatively diverse cross section of the local population.
- 4.2 Comments forms were available on both days, however, no forms were filled in over the two events. The types of forms available at the public exhibitions were (examples are provided in Appendix 4):
- General Comments Forms
 - Local Supplier Forms
- 4.3 Table 4.1 below summarises the main issues raised during discussions at the pre-application consultation events, along with the Applicant’s response as to how this feedback has been incorporated into the Proposed Development.

Table 4.1 – Feedback from the Community at Public Exhibitions

Main Issues Raised	Applicant’s Response
<p>The local community (particularly in Douglas) are proud of hosting Scotland’s first wind farm at Hagshaw Hill and now see it very much as part of the landscape. The principle of Hagshaw leading the way in Scottish wind power once more, by being one of the first repowering projects in a subsidy free environment, was generally supported.</p>	<p>We are also proud to be the landowners of Scotland’s first wind farm and are excited by the prospect of repowering the original wind farm with the next generation of turbines. The repowering of Hagshaw Hill presents an exciting opportunity to be one of the first locations in Scotland where the new generation of wind turbines can be installed, bringing significant benefits in terms of maximising renewable generation and community benefit income within acceptable environmental limits. The local area has enjoyed many benefits from the Existing Development over the last 23 years and has much to gain from the Proposed Development as explained in EIAR Chapter 13. We look forward to working with the local communities closest to the site to deliver strategic investment in the local area over the next 30 years.</p>
<p>Community Benefit contributions should be managed locally to maximise the benefit from the Proposed Development to the communities closest to the site.</p>	<p>The Applicant is committed to providing Community Benefit funding of £5,000/MW of installed capacity. The main aim of this funding will be to support the delivery of strategic projects in Glespin, Douglas, Coalburn and the immediate surrounding area over the next 30 years. The Applicant is exploring the potential to establish a Douglas Valley Development Trust which would receive Community Benefit funding from the Proposed Development (and potentially the Douglas West Extension project) which would yield the financial resources to deliver a Community-Led Investment Strategy for each village (Glespin, Douglas, Coalburn, Rigside and Douglas Water). The Strategy would seek to deliver on the aims of the Coalburn, Douglas and Glespin Community Action Plan (August 2016) and the Rigside and Douglas Water Community Action Plan (2018 – 2023) in the first instance.</p>
<p>Further discussions need to be had on the Community Benefit options and how they would be structured before any final decisions are made.</p>	<p>Agreed. Discussions are ongoing with the local community and South Lanarkshire Council about the best ways in which this funding can be used to maximise benefit to the local area.</p>
<p>Both communities were generally supportive of the change in scale between the Proposed Development</p>	<p>The ‘pleasantly surprised’ nature of the comments relating to the change in scale of the turbines proposed has been a theme that has run through the development of the project from its inception. There is an initial</p>

Main Issues Raised	Applicant's Response
<p>and the Existing Development, in the context of the advances in turbine technology, the new financial climate for onshore wind in the UK and on seeing the visualisations prepared. On viewing the visualisations it was recognised that in almost all key local views (i.e. from Douglas, Coalburn, Rigside, M74) the turbines would lie beyond one or more of the existing (or consented) wind farms which would serve to give the impression that the Proposed Development is either at the same scale or in some cases smaller than the other schemes, notwithstanding its greater height. It was also acknowledged that the site is for the most part not visible from the closest settlement of Glespin due to intervening topography.</p>	<p>'sensationalism' around the figure of 200 m to tip, but when people then see the proposed turbines at this height, set in the context of an undulating landscape which hosts a range of differing turbine heights in closer proximity to key receptors, this has invariably led to a sense of people being 'pleasantly surprised' by the way in which the Proposed Development fits into the local landscape context. In the opinion of the Applicant, there is not a material difference in landscape impact between 200 m to tip turbines on the site when compared with that of, say, 150 m to tip which has been recently consented on the adjacent Douglas West Wind Farm. However, there is a material difference in the generation output of the turbines at 200 m to tip when compared with that of 150 m to tip, or even 175 m to tip (the 200 m turbines generate over 57% more energy than the 150 m turbines, and almost 42% more than the 175 m turbines). This in turn, generates substantially higher community benefits per annum for the local community (the 200 m turbines generate £154,000 a year more than the 150 m turbines and £119,000 a year more than the 175 m turbines). Collectively, these findings have led the Applicant to proceed with the Proposed Development as set out within the accompanying EIA Report. A summary of the different turbine height scenarios tested by the Applicant during the design phase of the project and explanation of a number of other layout and design iterations made to minimise environmental impacts are explained in EIAR Chapter 2 (Design Iteration).</p>
<p>Both communities commented positively on the Proposed Development being progressed by a local company with a view to maximising benefits for the local area.</p>	<p>Noted, the Applicant is committed to maximising the local benefits from the Proposed Development wherever possible.</p>
<p>Some concern was raised in respect of cumulative impact in relation to the number of wind turbines proposed in the wider area but it was acknowledged that the principle of having wind turbines on this site has already been accepted.</p>	<p>This point is noted, as is the recognition that the acceptability of wind turbines on this site has already been established by the Existing Development.</p>
<p>Two people attending the exhibitions did not like wind turbines and did not want to see the site repowered.</p>	<p>This opinion is understood. The Applicant explained the benefits to the local area which would accrue from the Proposed Development if it proceeds. These benefits were acknowledged but concern was raised about ensuring such benefits are received by the host communities and not delivered elsewhere in South Lanarkshire. As noted above, the Applicant is a local business and is committed to maximising the local benefits from the Proposed Development wherever possible.</p>
<p>The area has nothing to show for all these turbines. Community benefit from the Proposed Development should focus on delivery of strategic projects for the local area and not be dripped away in small grants that have no lasting effect. Money to</p>	<p>The Applicant agrees that community benefit funding from the Proposed Development should focus on delivery of strategic projects for the local area. In order to achieve this, the Applicant proposes that the Community Benefit Contribution from the Proposed Development would fund a full-time Local Development Officer who would be dedicated to the task of developing and delivering the Community-Led Investment Strategy for the area. This would include seeking out, developing and submitting grant applications on behalf of local groups for specific improvement projects in the above villages that</p>

Main Issues Raised	Applicant's Response
<p>reduce household electricity bills would be welcomed.</p>	<p>would fulfil the objectives of each Community Action Plan. Each village would have a dedicated 'pot' of money ring fenced for their community by the new Douglas Valley Development Trust on an annual basis. It is proposed that this funding could be used as 100% finance for one-off projects, or as part of match-funding arrangements for larger schemes. Revenue funding could also be considered for the right projects/facilities. It is initially proposed that the Local Development Officer would be based locally in Douglas, Coalburn or Lanark and would work closely with the South Lanarkshire Council Economic Development & Regeneration Team, and all local groups and third sector agencies in the Douglas Valley Communities.</p> <p>Financial support for local household energy bills is something which the new Douglas Valley Development Trust could consider.</p>
<p>Parts of Coalburn would really benefit from new pavements.</p>	<p>Projects like this are things that the community benefit funding from the Proposed Development could deliver, if that is a specific priority the community want to see.</p>
<p>Anything that can be done to enhance public access and recreation opportunities on the site, linked to financial support for the development of an Adventure Tourism offering in the local area would create real opportunities for the surrounding villages and local people to benefit longer-term.</p>	<p>The Applicant, and associated companies, are committed to developing the public access and recreational opportunities on its landholding. The following range of public access and outdoor recreation opportunities exist on the landholding that the Applicant is keen to deliver as part of the Proposed Development, including:</p> <ul style="list-style-type: none"> ▪ Developing and enhancing the Public Access Strategy and Heritage Trail commitments that form part of the existing planning permission for the adjoining Douglas West Wind Farm. ▪ Creating a Visitor Welcome Area, car parking, and some (initially) basic visitor facilities on the landholding. ▪ Design and implement a range of bike trails across the landholding incorporating Hagshaw Hill and adjoining areas which can be accessed direct from a new Visitor Welcome Area. ▪ A range of waymarked walking routes that take in the new Heritage Trail around Douglas and Coalburn that can also can be accessed directly from a new Visitor Welcome Area. ▪ Signposting and visitor information about local cafes in Douglas and Coalburn that are achievable as part of a walking circuit from a Visitor Welcome Area. ▪ Plans for developing and promoting an Adventure Tourism offering around Douglas and Coalburn more widely throughout the local area, including within the refurbished Cairn Lodge Services, and beyond, to increase visitor potential.

4.4 On the whole, feedback from the closest communities to the Proposed Development has been positive. Both communities were supportive of the plans to repower the existing site, with the current turbines approaching the end of their life, and broadly welcomed fewer and more efficient machines acknowledging the difference in scale between the original turbines and the new turbines. The additional community benefits that would accrue for the local area as a result of the Proposed Development, compared with that of the Existing Development, are substantial and many people recognised the significant opportunities this would create for the local area. The Applicant considers

that the repowering proposal strikes an appropriate balance between increasing generation from the site to ensure economic viability subsidy-free and delivery of a strong Community Benefit/Shared Ownership package, whilst ensuring environmental impacts remain within acceptable levels. The pre-application consultation exhibitions have helped identify the issues that are important to the local community and, where appropriate, shape the final proposal which is now the subject of this Section 36 application.

- 4.5 The Applicant confirms that the company will continue to liaise with the local community during the Section 36 application process and during the construction, operational and decommissioning phases of the Proposed Development.

5. Other Forms of Consultation

5.1 Meeting with Douglas Community Council

- 5.1.1 The Applicant met with representatives of Douglas Community Council (which incorporates Glespin) on 24 August 2018 to inform the Community Council of the Proposed Development and other key components of 3R Energy's Forward Strategy (refer to EIAR Appendix 1.1), and to seek initial feedback from the community. The discussion focussed on understating the impact of the repowered scheme on views from Douglas and the proposed Community Benefit arrangements; specifically, ways in which the local area can maximise benefits from the repowering scheme and 3R Energy's wider Forward Strategy. The meeting included a site visit.

5.2 Meeting with Coalburn Community Council

- 5.2.1 The Applicant met with representatives of Coalburn Community Council on 13 August 2018 to inform the Community Council of the Proposed Development and other key components of 3R Energy's Forward Strategy, and to seek initial feedback from the community. The discussion centred on public access opportunities and the Community Benefit arrangements for the Proposed Development.

5.3 Other Meetings, Discussions etc.

- 5.3.1 The Applicant also held a meeting with the three local Councillors for the Clydesdale South Ward on 29 August 2018 which included a site visit to the Proposed Development. The purpose of the meeting was to inform the local elected members of the Proposed Development and other key components of 3R Energy's Forward Strategy.
- 5.3.2 A further meeting was held with the Douglasdale Recreation Environment Access and Leisure (REAL) Group on 7 September 2018 to introduce the Proposed Development and other key components of 3R Energy's Forward Strategy, and to specifically discuss public access issues. Discussions centred around temporary diversions of core paths during construction works and 3R Energy's future plans for the landholding, including long term access/tourism opportunities during the operational lifetime of the Proposed Development.
- 5.3.3 The Applicant also attended a meeting with representatives of a new Douglas Community Development Company on the evening of 25th September 2018, in Douglas, to discuss strategic opportunities to enhance the village going forward. This included a discussion on how to maximise Community Benefit opportunities arising from the Proposed Development and other components of 3R Energy's Forward Strategy for the benefit of the local area.

- 5.3.4 A number of other meetings and telephone discussions have been held with members of the local community and residents closest to the site to inform them of the emerging development proposal and to discuss any issues which they may have.
- 5.3.5 Pre-application consultation with the ECU, South Lanarkshire Council, and other statutory and non-statutory consultees is addressed within Chapter 4 and Appendix 4.1 of the Proposed Development EIAR.

6. Refinements following Public Exhibitions

- 6.1 The Applicant has been in ongoing discussion with turbine manufacturers to establish suitable candidate turbines which would fit into the tip height envelope proposed (maximum tip height 200 m). At the point of the public exhibitions in mid-September 2018, it had been the Applicant's understanding that the optimal capacity turbine for this site with a maximum tip height of 200 m, currently or imminently available on the market, was a 5 MW turbine. Since then, and reflecting the pace at which turbine technology is advancing, it has become evident that a 6 MW turbine with the same tip height dimensions (200 m) will be available ahead of construction of the Proposed Development and capable of generating significantly better yields.
- 6.2 Therefore, although the anticipated generating capacity discussed at the public exhibitions was approximately 70 MW, it is now proposed that the generating capacity of the site is approximately 84 MW, based on 14 turbines each of approximately 6 MW. This results in up to £70,000 per annum more in community benefit. The proposed energy storage capacity on site has also been proportionately increased from 15 to 20 MW. No change is proposed to the tip height dimensions, location or number of turbines presented at the public exhibitions.

7. Conclusions

- 7.1 Although not a statutory requirement for a Section 36 application, in line with best practice for the consenting stage of major development projects, a programme of pre-application community engagement has been undertaken by the Applicant. The Applicant has undertaken a number of exercises to ensure that the communities in closest proximity to the site are fully aware of the emerging development proposal and to ensure that the Applicant is aware of the views of the local communities in order to best design the finalised development scheme to mitigate any concerns wherever possible.
- 7.2 The Applicant has taken cognisance of all responses received and wherever possible has sought to adjust or amend the proposals to take on board the comments received, whilst ensuring that the Proposed Development remains economically viable. The Applicant would like to reiterate their thanks to the local community for their input into the pre-application community engagement process and for their assistance in facilitating the meetings and consultation events.
- 7.3 The Applicant confirms that the company will continue to liaise with the local community during the Section 36 application process and during the construction, operational and decommissioning phases of the Proposed Development.

Appendix 1 – Public Exhibitions Newspaper Advert

(Extract from Lanark Gazette published on 29 August 2018)

Double bed + mattress + faux leather head board **£120**
 King size bed + mattress **£159**
 Double memory foam mattress **£99**
 King size memory foam mattress **£120**
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Local information at your finger tips...

Regular meeting of the above Lodge will take place in 'Newlands', Masonic Temple, Market Place, on Thursday 6 th September 2018, at 7.30pm.
 Business, Corr. AOCB.
 TT Secretary

News paper
 when you respond to an advertisement

Thanks

3R Energy Hagsshaw Hill Wind Farm Repowering

PUBLIC CONSULTATION EVENT

3R Energy is holding two public consultation events into our proposal to submit an application to the Scottish Ministers for Consent under Section 36 of The Electricity Act 1989 to repower the existing Hagsshaw Hill Wind Farm which lies to the west of Douglas and south of Coaltoun. Proposal includes: new wind turbine layout, reduction in turbine numbers, increase in turbine height and generating capacity, associated infrastructure, substation and energy storage capacity. The repowered wind farm would have a total generating capacity of up to 70MW (plus up to 15MW of storage capacity).

The events will be held on:

Wednesday 12th September 2018 3pm - 8pm
 St Bride's Centre, Braithwaed, Douglas

Thursday 13th September 2018 3pm - 8pm
 Coaltoun Miners Welfare, Coaltoun Road, Coaltoun

You are welcome to join us at any time that is convenient. Members of the project team will be available to discuss details of the proposed scheme and to receive any comments that you may have. Written comments can be made on the feedback forms available on the day, separately in writing to 3R Energy at the address below or comments can be submitted by email to: info@3renegy.co.uk. All comments should be submitted to 3R Energy within 14 days of the date of the public consultation event, no later than 27th September 2018.

N.B. Any comments made are not representations to the Scottish Ministers. Once the Section 36 Consent application is submitted there will be an opportunity to make representations on that application to the Scottish Government Energy Consents Unit at that time.

3R Energy Lanark Auction Market Hyndford
 Road, Lanark, ML11 9AX
 Tel. 01555 660244
 Web. www.3renegy.co.uk

P/18/1128
 Westraw House
 Glentworth Road, Pettinain, Lanark
 Erection of a single storey extension with attic accommodation to existing outbuildings, opening up of formerly blocked up openings, 1.8m high wall to form courtyard, erection of roof over existing courtyard, installation of rooflights and solar panels

P/18/1129
 Westraw House
 Glentworth Road, Pettinain, Lanark
 Conversion of outbuildings and single storey extension with attic accommodation to form a residential dwelling with associated garden ground, single storey outbuilding containing plant room, parking and vehicular access

P/18/1160
 6 Caledonian Avenue, Crawford, Biggar
 Change of use from a domestic garage to a commercial garage

P/18/1180
 Greenstrands Farm
 C11 from Brocksbrae to C10 at Welshields Sandlands, Lanark
 Siting of a residential caravan

P/18/1184
 37 Main Street, Leadhills, Biggar
 Erection of an outbuilding to the rear of the hotel

P/18/1187
 Cydegrove, Crossford
 Amendment to Planning Permission P/18/0226 for 7 dwellings involving house substitutions at plots 1 and 6

Listed building consent
 Representations within 21 days

Affect character conservation area
 Representations within 21 days

Non notification of neighbours
 Representations within 14 days

Non notification of neighbours
 Representations within 14 days

Non notification of neighbours
 Representations within 14 days

Please note that any comments which you make to an application cannot generally be treated as confidential. All emails or letters of objection or support for an application, including your name and address require to be open to public inspection and will be published on the Council's website. Sensitive personal information such as signatures, email address and phone numbers will usually be removed.

Lindsay Freeland
 Chief Executive
www.southlanarkshire.gov.uk

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SOUTH LANARKSHIRE COUNCIL

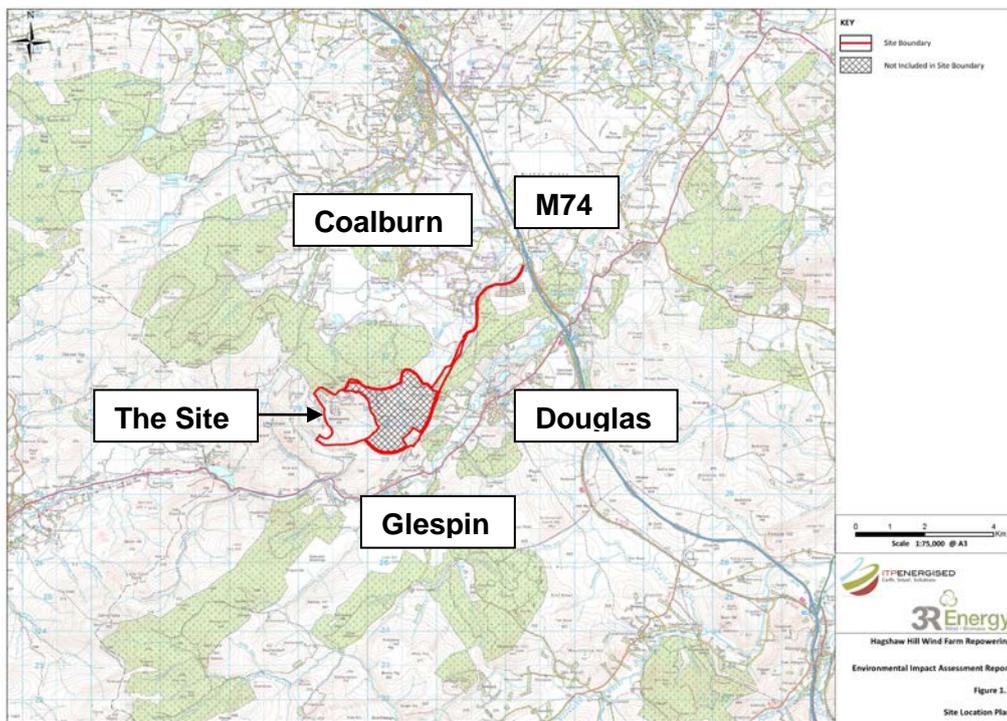
Appendix 2 – Public Exhibitions Poster



PUBLIC CONSULTATION EVENT

Hagshaw Hill Wind Farm Repowering

3R Energy is holding two public consultation events into the proposed repowering of Hagshaw Hill Wind Farm which includes: new wind turbine layout, reduction in turbine numbers, increase in turbine height and generating capacity, associated infrastructure, substation and energy storage capacity. The repowered wind farm would have a total generating capacity of up to 70MW (plus up to 15MW of storage capacity).



The events will be held on:

Wednesday 12th September 2018 3pm - 8pm

St.Bride's Centre, Braehead, Douglas

Thursday 13th September 2018 3pm – 8pm

Coalburn Miners Welfare, Coalburn Road, Coalburn

3R Energy Lanark Auction Market Hyndford Road Lanark ML11 9AX
Tel. 01555 660244
Web. www.3renergy.co.uk

Appendix 3 – Public Exhibitions Boards

Hagshaw Hill Wind Farm Repowering

Introduction – The Applicant

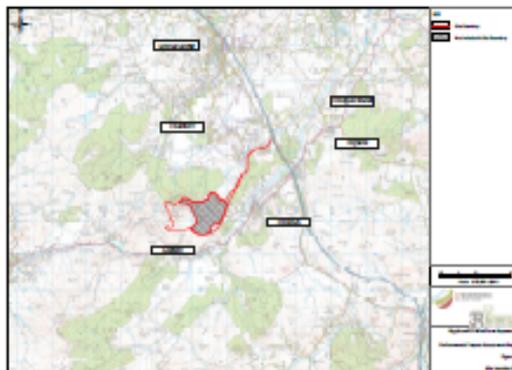
3R Energy (the Applicant) is a Clydesdale-based SME which is part of a family group of companies which also includes:

- Holz Energie UK Ltd
- William Mitchell & Sons Ltd
- Mitchell Farming Partnerships

3R Energy is our renewable energy and development company based in Lanark. Holz Energie UK, sister company of 3R Energy and also based in Lanark, is our wholly owned UK import franchisee of the successful German wood-gas CHP manufacturer, Holz Energie Wegscheid. Mitchell Farming Partnerships and William Mitchell & Sons Ltd, based at Newtonhead Farm Rigside and Hazelside Farm Douglas respectively, manage the farming assets of the Group.

Background

In 1995 our landholding saw the commissioning of Scotland's first wind farm on the top of Hagshaw Hill. The 26 Bonus 600kW machines on Hagshaw Hill are now 23 years old but continue to produce around 15.6MW of electricity which supplies the local distribution network in the area. Hagshaw Hill Wind Farm was extended in 2007 (commissioned in 2008) by a further 20 x 1.3MW machines, resulting in a total combined generating capacity of 42MW. The original Wind Farm and Extension are operated currently by Scottish Power Renewables under a lease from William Mitchell & Sons Ltd.



Hagshaw Hill Wind Farm Repowering

As noted in the Scottish Government's Onshore Wind Policy Statement (2017), many established onshore wind sites will be coming to the end of their consented life during the coming decade and beyond. As the need and demand for renewable power increases, the Scottish Government expects developers to review the potential for "repowering" at existing sites.

The Scottish Government's position remains one of clear support in principle for repowering at existing sites. This is on the grounds of its potential to make the best use of existing sites, and – through the continued use of established infrastructure, grid connections and strong wind resource provide a cost effective option to deliver our renewable and decarbonisation targets.

Scotland's first wind farm at Hagshaw Hill is one such site that is now nearing the end of its operational life with the turbines now 23 years old, and the opportunity to repower the wind farm with the new generation of turbines presents itself. As landowners of Hagshaw Hill we propose to repower the existing wind farm to ensure that Scotland's first wind farm continues to make a meaningful contribution to Scotland's renewable energy and decarbonisation targets in the years to come.

Wind turbine technology has developed greatly since Hagshaw Hill Wind Farm was commissioned in 1995. The much shorter separation distances between the smaller machines that were erected at that time mean that a greater landtake is required to accommodate the wake separation distances for the modern, larger turbines that would support the site's continued viability in a subsidy-free market. It is therefore proposed that the existing lease area which the original Hagshaw Wind Farm occupies be extended onto our farmland to the south. This will provide sufficient land to repower the site with modern machines to ensure the site can deliver its full renewable generation potential. We therefore propose to replace the 26 original turbines with 14 modern machines with a new 30 year operational lifespan.

The repowering of Scotland's first wind farm is an iconic and significant milestone in the renewables revolution in Scotland. The repowered site has the potential to deliver five times the amount of renewable power and ten times the community benefit from just over half the number of turbines.

Characteristic	Existing Hagshaw Hill Wind Farm (1995)	Proposed Repowering of Hagshaw Hill Wind Farm (2018)
Number of Wind Turbines	26	14
Turbine Capacity	600 kW each	3 MW each
Maximum Tip Height	55 m	200 m
Maximum Rotor Diameter	40 m	132 m
Maximum Blade Length	20 m	64.5 m
Total Generating Capacity	15.6 MW	70 MW
Total Storage Capacity	None	Up to 15 MW
Total Power Generation p.a.	38.2 GWh	182.5 GWh
Community Benefit p.a.	c. 629,000	6350,000

Table 1 – Hagshaw Hill Wind Farm (excluding Extension) / Existing & Proposed Site Characteristics

Hagshaw Hill Wind Farm Repowering



The Scheme

An application for Section 36 Consent under the Electricity Act 1989 for 70MW of generation capacity and up to 15MW of storage capacity is being prepared for the Hagshaw Hill Repowering Scheme at present, and the target submission date for the application to the Scottish Government Energy Consents Unit is October 2018.

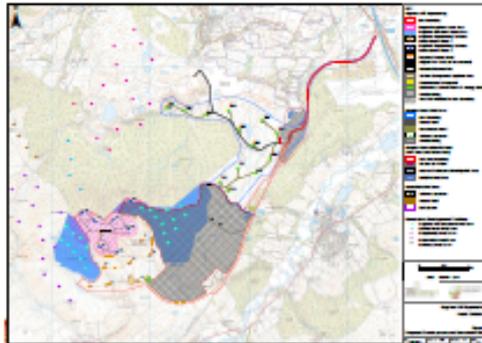
Technical Details

The scheme for the project comprises the following:

- Installation of up to 14 wind turbines with a maximum tip height of up to 200m (each with a typical generating capacity of around 5MW);
- Construction of ancillary infrastructure including access tracks, crane pads, a substation/control building, underground cabling, and a meteorological mast(s);
- Creation of temporary construction compounds, turbine component laydown area and concrete batching plant;
- Creation of energy storage capacity up to 15MW;
- Borrow pit(s) to extract stone;
- Extraction of material from Douglas West bing for road making.

Wind Farm Layout

The layout as shown below has been optimised on the basis of updated wind yield assessments, landscape advice and other environmental considerations.



Project Component Technical Details

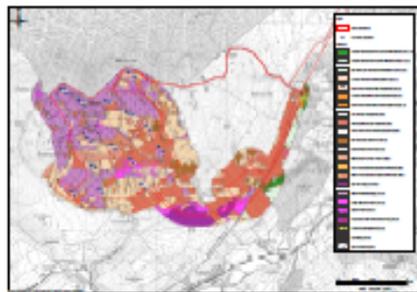
Turbines	We propose to reduce the number of turbines on site from 26 to 14 and increase the maximum tip height to 200m. The capacity of each turbine would be increased to around 5MW, and the overall generating capacity of the wind farm would be 70MW plus up to 15MW of storage capacity.
Crane Pads	Each wind turbine requires an area of hardstanding adjacent to the turbine which provides a stable base for the cranes that are necessary to erect the structures.
Substation & Control Room	An on-site substation and control room would house switchgear and metering and would connect the wind farm to the grid.
Temporary Construction Compound	During the construction phase, a secure compound would be required to store construction equipment and machinery. A hardstanding of locally won stone would be required for the base of the compound.
Anemometer Mast	Two 100m high anemometer masts will be located on the site. The masts would be kept for the duration of the operational period of the wind farm to monitor and record wind conditions.
Access Route	The proposed access route for the turbines would be from the King George V Port in Glasgow. The route would follow the M6, then on to the M74, before leaving the motorway at Junction 11 (Ponleil). The route then heads west onto a private road for access to the site.
Internal Tracks	Use of existing tracks along the disused railway line will be made wherever possible. On-site access tracks would be required to link the various turbines to the existing tarmac spine road to the M74, Junction 11. These tracks can be used for public recreation following construction of the wind farm.
Borrow Pits	Where possible, the stone required for tracks, turbine bases and hardstanding areas would be sourced from on-site borrow pits. The location, design and re-instatement of the borrow pits has been considered as part of the EIA process.
Grid Connection	The proposed development would be connected to the Grid Network via the Coalburn Transmission Substation to the north east of the site. While we cannot pre-empt the final route or the design of the grid connection, our preferred route would be underground cables from the site to Coalburn Substation via the private haul road into the site. Underground cabling along this route will be considered in the EIA.
Douglas West Bing	Pending South Lanarkshire Council's approval it is proposed to make use of material from the exposed, southern end of the bing for bottoming of the new access road. The working and restoration of the bing will be to a design approved by the Council, SEPA and the ECU.

Hagshaw Hill Wind Farm Repowering

Environmental Impact Assessment (EIA)

EIA is a process of evaluating the likely environmental impacts of a proposed development, taking into account inter-related social, economic and environmental impacts of a project, both beneficial and adverse. The EIA for this development will cover a wide range of issues including those set out in the table below and on the next board (Landscape & Visual Impact).

EIA Topic	Scope
Socio-Economic Impact	A detailed study will be undertaken which will assess the potential economic impact of the project at the local (South Lanarkshire) level and at the national (Scottish) level. The assessment will also include a review of potential positive or negative economic effects of the development on existing businesses or sectors in the local area.
Water Regime	A detailed assessment of the proposal on the water regime will be carried out. This component of the EIA will assess in detail the impacts of the proposal on both the surface water and groundwater regimes in and around the site.
Ecology	In addition to the assessment of impacts on the water environment, an assessment of potential impacts on various species and features of nature conservation interest will be carried out. This will include possible effects on badgers, bats, otters, water voles, fish, amphibians, and the habitats on site, and the development of appropriate mitigation measures where necessary.
Ornithology	A separate assessment will be made of the impact of the project on birds using the site and the wider area. Extensive baseline surveys of the site and surrounding area have been undertaken over a number of years and this information will be used to inform the assessment of the proposal and the design of mitigation measures.
Sensory Effects	Using recognised assessment techniques the EIA will consider what increase in noise levels there might be as a result of the development proposal, taking into account the type of wind turbines which may be used on the site. Similar assessments will be carried out in respect of potential vibration and shadow flicker effects. Particular attention will be given in all sensory assessments to the closest residential properties.
Transport	The site benefits from direct access to and from the M74 motorway via Junction 11 (Ponle). It is proposed that wind turbine components and construction materials will be delivered to the site via this access which avoids any disturbance to communities from construction traffic. This section of the EIA will assess the potential impact of the project on the local and national road network.
Historic Environment	A study will be undertaken of any cultural heritage features of interest in the area: that is listed buildings, scheduled ancient monuments, and archaeological features which may exist within or around the site.
Aviation & Telecommunications	An assessment of the project on military and civil aviation communication systems and military low flying operations will be undertaken and consultation will be held with all relevant operators in this regard. Consultations will also be carried out with all television, radio and mobile phone operators to assess any potential impacts on telecommunication networks and design appropriate mitigation measures.
Cumulative Effects	A further issue which will be considered in the EIA is that of potential cumulative impacts: that is, what effect will the development of this project have in conjunction with the operation of any other similar projects in the locality.



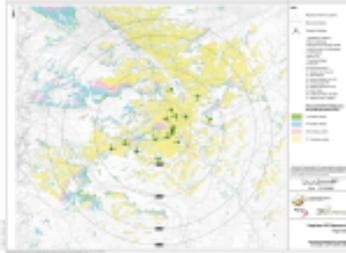
Hagshaw Hill Wind Farm Repowering



Landscape & Visual Impact

The EIA will also consider what impacts there will be on the local landscape and other viewpoints from the proposed development. In order to optimise energy production from repowering this site the scheme seeks permission to install larger but fewer machines on the site than the existing Hagshaw scheme.

A series of key viewpoint locations around the local area have been identified and agreed with the Scottish Government Energy Consents Unit, South Lanarkshire Council and Scottish Natural Heritage to be used in the landscape and visual assessment. A digital ZTV model was created as a starting point to illustrate the geographical area within which views of development on the Site are theoretically possible. This was based on a 'bare-earth' scenario, whereby the screening effect of areas of existing vegetation or built features in the landscape are not taken into account. The ZTV was modelled to blade tip height using the currently proposed turbine height of 200m.



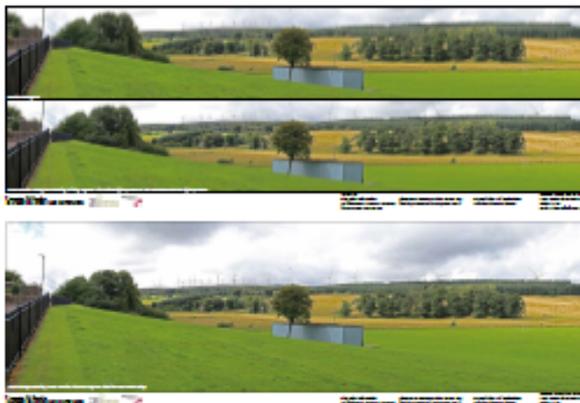
There are a small number of potential visual receptors in the area surrounding the Site, including the settlements of Douglas, Coalburn and Glespin. There would be the potential for some views from the local road network, including the A70 and the M74, as well as from the Southern Upland Way as it passes through the landscape to the south southeast of the Site. A detailed consideration of the potential for impacts to the visual amenity of receptors in the landscape surrounding the Site will be set out in the L VIA.

Turbines over 150m are required by the Civil Aviation Authority to be fitted with visible aviation warning lighting. The Landscape & Visual Impact Assessments (LVIA) will therefore also include an assessment of the effects which would arise from this.

The images below show the existing baseline and future baseline (top) and proposed layout (bottom) as viewed from Brethead, Coalburn. The photomontage of the proposed scheme presents a cumulative picture which shows how the project would look in combination with other existing and permitted wind energy developments in the local area.



The images below show the existing baseline and future baseline (top) and proposed layout (bottom) as viewed from north side of Douglas. The photomontage of the proposed scheme is again cumulative which shows how the project would look in combination with other existing and permitted wind energy developments in the local area.



Hagshaw Hill Wind Farm Repowering



PROJECT BENEFITS

Economic Investment & Employment

- The development would see significant local investment and the creation of local business opportunities during both construction and operation.
- As a local company, we are committed to using suppliers as close to the project as possible and to delivering a high percentage of construction values to local companies.

Suppliers - If you have a local business that could service or supply our project, please fill in a local supplier form available today and we will store your details on our supplier database and make contact with you when any opportunities arise.

Public Access & Recreation

A range of public access and outdoor recreation opportunities also exist on the landholding that we are keen to deliver as part of our wind energy opportunities including:

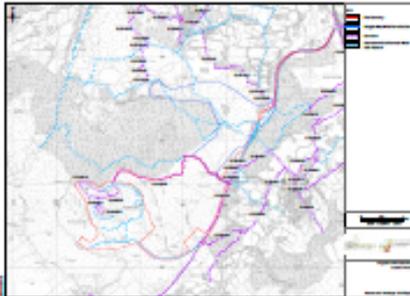
- Developing and enhancing the Public Access Strategy and Heritage Trail commitments that form part of the existing planning permission for the Douglas West Wind Farm.
- Creating a Visitor Welcome Area, car parking, and some (initially) basic visitor facilities on the landholding.
- Design and implement a range of bike trails across the landholding incorporating Hagshaw Hill and adjoining areas which can be accessed direct from a new Visitor Welcome Area.
- A range of waymarked walking routes that take in the new Heritage Trail around Douglas and Coilburn that can also be accessed directly from a new Visitor Welcome Area.
- Signposting and visitor information about local cafes in Douglas and Coilburn that are achievable as part of a walking circuit from a new Visitor Welcome Area.
- Plans for promoting the walking and mountain bike offering around Douglas and Coilburn more widely throughout the local area, primarily within the revamped Cairn Lodge Services, and beyond, to increase visitor potential.
- Exploring the potential to create an Adventure Tourism destination across a range of wind farms in the Douglas Area.

Community Benefit Funding

We propose to consult on community benefit and shared ownership opportunities for the Hagshaw Hill Repowering project. We intend to engage with the local community in Douglas, Gleispin, Coilburn, Rigside and Douglas Water to explore the potential to establish a Douglas Valley Development Trust which would receive income (both community benefit payments and, potentially, a revenue share) from the project which would yield the financial resources to deliver a Community-Led Investment Strategy for each village. The Strategy would seek to deliver on the aims of the Coilburn, Douglas and Gleispin Community Action Plan (August 2016) and the Rigside and Douglas Water Community Action Plan (2018 – 2023) in the first instance.

The overarching objective of the Development Trust would be to deliver real improvement to the physical and recreational environment of Douglas, Gleispin, Coilburn, Rigside and Douglas Water over the wind farm's 30 year operational life.

In order to achieve this, we propose that the Hagshaw Hill Repowering project would fund a full-time Local Development Officer who would be dedicated to the task of developing and delivering the Community-Led Investment Strategy for the area. This would include seeking out, developing and submitting grant applications on behalf of local groups for specific improvement projects in the above villages that would fulfil the objectives of each Community Action Plan. It is initially proposed that the Local Development Officer would be based locally and would work closely with the South Lanarkshire Council Economic Development & Regeneration Team, and all local groups and third sector agencies in the Douglas Valley Communities.



Proposed Ownership Structure

We propose that the newly established Douglas Valley Development Trust (or any other interested local groups) engage with Local Energy Scotland, who manage the Scottish Government's Community and Renewable Energy Scheme (CARES), to seek advice on the ways in which to secure a revenue share of up to 5% in the repowered Hagshaw Hill Wind Farm. It is intended that income associated with a revenue share in the project would supplement the conventional community benefit payments which the Trust would also receive from the project.

Proposed community income sources from the project can therefore be summarised as follows:

Income Source	Value	Paid to	For how long
Community Benefit Payment	£5,000/MW (£350,000 per annum £10,500,000 over life)	Douglas Valley Development Trust & SLC REF (payment split tbc)	30 years
5% Revenue Share in Project	Up to 5% revenue share (tbc dependent on PPA price achieved, final project costs, financing mechanism etc)	Douglas Valley Development Trust	30 years

Table 1 - Hagshaw Hill Repowering Proposed Community Income Sources

Hagshaw Hill Wind Farm Repowering



Hagshaw Hill Wind Cluster – Forward Strategy

As well as being contacted by a number of developers about the potential for them to repower the original Hagshaw Hill Wind Farm at the end of its operational life, as neighbouring landowners to Cumberhead Forest, we have also recently been contacted by a number of developers seeking to secure access over our land to develop an 'Infill' wind energy scheme on the eastern part of Cumberhead Forest as an extension to our consented Douglas West Wind Farm.

These opportunities are clearly of interest to other developers, which in many ways confirms their commercial viability. However, following careful consideration we feel there are benefits in 3R Energy taking these projects forward, as a local business, helping to sustain our existing employment levels, maximise community benefit opportunities across multiple sites, and keep income generated in the local area.

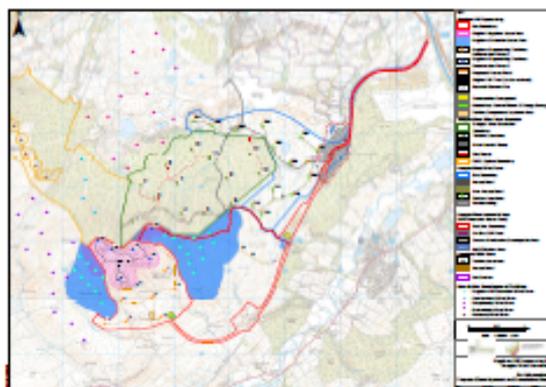
There are also benefits from a physical perspective in terms of the ability to develop a coordinated layout, phasing, access, grid connection and landscape strategy for the future of the 'Hagshaw Cluster' which can be achieved by taking forward both projects as part of a coherent strategy that takes account of future plans for the adjoining Hagshaw Hill and Douglas West Wind Farm schemes.

A coordinated strategy for the development of the Hagshaw Hill Repowering and Douglas West Extension schemes will allow for:

- delivery of an outcome which is better designed in landscape terms, more strategically efficient and cost-effective;
- better coordinated habitat management proposals;
- a more efficient use of existing grid assets and local grid improvement;
- consideration of energy storage options;
- optimisation of future renewable generation potential from this established wind farm location;
- better public access delivery across multiple sites and potential to develop an Adventure Tourism offering; and,
- a significant Community Benefit/Shared Ownership package which would generate a 30-year income stream to fund a Community-Led Investment Strategy for the Douglas Valley.

Together the two projects would represent a £135m+ investment in the Scottish and South Lanarkshire economies, producing enough electricity to power around 83,000 homes and displace around 145,000 tonnes of CO2 each year.

Our development plans for the Cluster have the potential to increase the renewable energy output from the Hagshaw Hill and Douglas West sites from 42MW at present to 211MW by the mid-2020s, and increase the community benefit contributions from £55,000 p.a. at present to £945,000 p.a. by the mid-2020s.



Our future plans for the Hagshaw Cluster are a key part of our Forward Strategy for the business as a whole. Other complimentary development proposals are set out in the 3R Forward Strategy document which is available to be viewed today.

Next Steps

We will take into account the feedback we receive from our public consultation events as we refine our proposals and finalise the development schemes. A formal Section 36 application for our Hagshaw Hill Repowering Project will then be submitted to the Scottish Government Energy Consents Unit in October 2018. Comments on our proposals displayed today can be made to 3R Energy at the address below. Please note any comments made are not representations to the Scottish Ministers. Once the Section 36 application is submitted there will be an opportunity to make representations on the application to the Scottish Government Energy Consents Unit.

A separate consultation exercise into the Douglas West Extension project will be held later this year.



3R Energy, Lanark Auction Market, Hyndford Road, Lanark, ML11 9AX

T: 01555 660244

E: info@3renergy.co.uk W: www.3renergy.co.uk

Appendix 4 – Comments & Local Supplier Forms



Hagshaw Hill Wind Farm Repowering Public Exhibition | Local Suppliers Form

Thank you for attending today’s pre-application public consultation event. Renewable energy developments bring excellent opportunities for local businesses. Local skills can be employed during the construction, operation and decommissioning of a project, bringing substantial benefits for the local economy. We would like to hear from any local businesses who could supply or service our project if we are successful in obtaining planning permission.

As a Clydesdale business, 3R Energy is fully committed to using local contractors and services wherever possible to maximise the benefits to the local economy. Services of particular interest to us include:

Accommodation	Ready mixed concrete
Earthmoving	Security
Cabling	Plant hire
Joinery	Haulage
Plumbing	Landscaping
Steel fixing	Civil engineering and consultancy
Catering	Electrical engineering and contracting
Temporary signage	Surveying
Quarry products	Fencing

If your company offers any goods or services that you feel may be able to contribute we would be pleased to hear from you.

You can leave this form here today or post it to:

3R Energy, Lanark Auction Market, Hyndford Road, Lanark, ML11 7QL

Company Name:

Contact Person:

Address:

Tel No:

Email Address:

**3R Energy Lanark Auction Market Hyndford Road Lanark ML11 9AX
Tel. 01555 660244
Web. www.3renergy.co.uk**