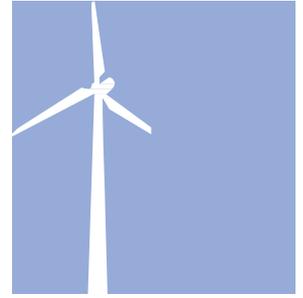
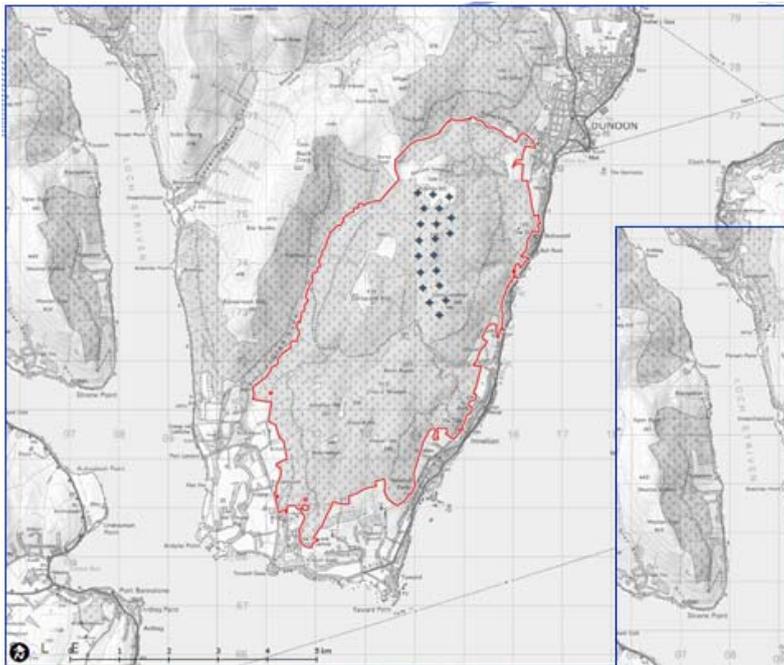


COWAL AND TROSSACHS FOREST DISTRICT WIND FARM –
BACHAN BURN

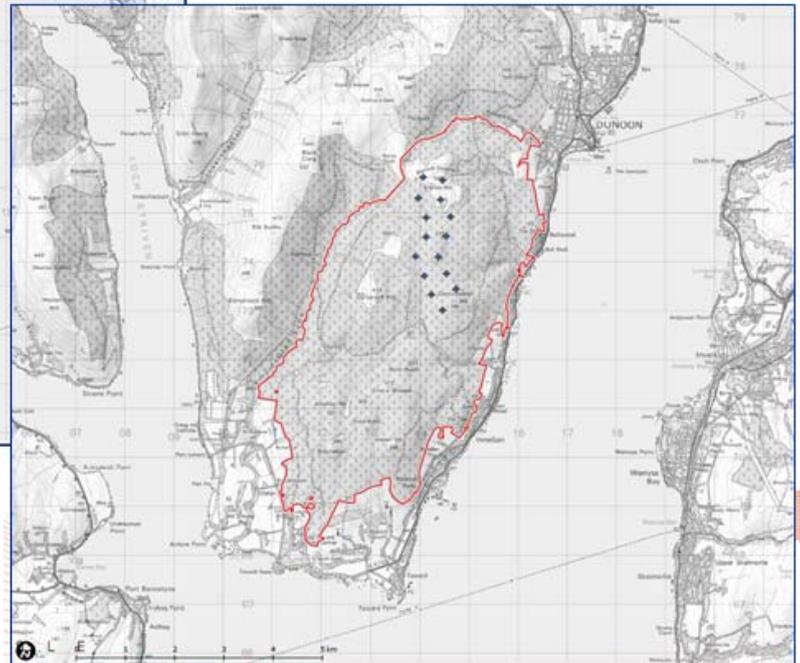


FREQUENTLY ASKED QUESTIONS

OCTOBER 2014



Layout 2: 20 x 110m Tip
Heights



Layout 1: 15 x 145m Tip
heights



Site Statistics

Location: South West of Dunoon

Proposed Layout 1: 15 turbines with maximum tip heights of 145m

Proposed Layout 2: 20 turbines with maximum tip heights of 110m

The design is anticipated to be finalised in late 2014 following extensive onsite assessments.

CONTENTS

1. Introduction	Page 3
2. Frequently Asked Questions – development, environment and planning	Page 4
3. Frequently Asked Questions – technical, engineering and design	Page 6
4. Frequently Asked Questions – community engagement and community benefit	Page 7
5. Frequently Asked Questions – general information	Page 9
6. Contacting Us	Page 10

A BRIEF INTRODUCTION TO PNE WIND UK



Headquartered in Edinburgh, PNE WIND UK specialise in the development, financing and operation of wind energy projects.

PNE's objective is the development of sensitively designed onshore wind energy projects that deliver tangible, sustainable benefits for those living within the development area, and across the UK.

WHY WIND FARMS?

To help Scotland meet its low-carbon and energy security goals, we need to move away from finite, high-carbon fossil fuels to cleaner and more secure energy sources.

The Scottish Government has set an ambitious target for the equivalent of all Scotland's electricity needs to come from renewables by 2020¹. Renewable generation is a key part of the energy mix within Scotland with technologies such as hydro, wind and biomass delivering the equivalent of around 50 per cent of Scotland's electricity needs.²

The Forestry Commission Scotland (FCS) is developing the potential of Scotland's National Forest Estate for wind and hydro power and is working to increase the contribution and response of Scottish forestry to the challenges of climate change.

As a result, PNE and FCS are working together to explore wind farm projects within Argyll and Bute. The Cowal and Trossachs Forest District Wind Farm – Bachan Burn, located south west of Dunoon, is the first project in this region to come forward.

THE FAQ

As part of PNE's extensive community consultation regarding the proposed Cowal and Trossachs Forest District Wind Farm – Bachan Burn, this document is intended to address a range of potential questions and feedback received from key stakeholders and local residents.

Should you have any further questions please do not hesitate to contact the project team on:

e: bachanburnwindfarm@communityline.org

t: 020 3128 8938

¹ Scottish Government - 2020 Routemap for Renewable Energy in Scotland

² Scottish Government - Renewable Electricity Statistics for Scotland (March 2014)

FREQUENTLY ASKED QUESTIONS – Development, Environment and Planning

Who decides on the planning application?

The current proposal is greater than 50MW, which means it will be determined by the Scottish Government's Energy Consents and Deployment Unit (ECDU), under Section 36 of The Electricity Act 1989. Argyll and Bute Council will remain a Statutory Consultee throughout the process and will have the opportunity to examine the proposal and present its views on the development to the Scottish Government.

Should the finalised proposal decrease to below 50MW, it will be determined as a Major Application and decided by Argyll and Bute Council under the Town and Country Planning (Scotland) Act 1997.

What are the timescales for submission and construction?

PNE hope to submit a planning application to the ECDU in early 2015. It is estimated that determination will take a minimum of nine months but it can often take over a year. At the earliest, we would estimate that construction could commence in 2017, and the wind farm could be operational in 2018.

Estimated Project Timetable

October 2013	Drop-in session (Dunoon)
March 2014	First public consultation exhibitions (Dunoon & Bute)
Winter 2014	Second public consultation exhibitions
Spring 2015	Application Submission

How will you minimise visual impact?

Scottish Natural Heritage³ has published guidance on the siting and designing of wind farms. The PNE proposals will comply with this guidance and address visual impact through design, with the aim of limiting visibility from key viewpoint locations.

How does this proposal compare to the previous application on Corlarach Hill?

PNE will consider the previous application for a wind farm near the site, as well as those within the surrounding area, and the commentary received on them. This will be taken into account in the layout design and final application for the Cowal and Trossachs Forest District Wind Farm – Bachan Burn.

How can I see what the wind farm will look like from different viewpoints?

PNE is currently working to bring forward a detailed proposal for the site. Our plans are still at an early stage. When the layout is nearing a more finalised format, PNE will host further events to allow residents the opportunity to view accurate representations of the detailed design, including photomontages and a 3D computer model.

Will there be impacts on the environment and wildlife if a wind farm is built?

Climate change poses the single greatest long-term threat to birds and other wildlife, and renewable energy has a role to play in helping to solve this problem. The RSPB states that: *"With the right strategy and planning safeguards, and with co-operation between developers and conservationists, renewable targets can be achieved without significant detrimental effects on birds of conservation concern or their habitats."*⁴

Well-sited wind farms therefore do not pose a significant threat to wildlife and birds. However, any potential impacts on ecology and ornithology, including any required mitigation, will be addressed as part of the Environmental Impact Assessment (EIA) and will be taken into account by the decision-maker, with advice from statutory and non-statutory consultees such as SNH and the RSPB.

³ http://www.snh.org.uk/pdfs/strategy/renewables/Guidance_Siting_Designing_wind_farms.pdf

⁴ <http://www.rspb.org.uk/forprofessionals/policy/windfarms/index.aspx>

FREQUENTLY ASKED QUESTIONS – Development, Environment and Planning

What is an Environmental Impact Assessment and what is included within this?

An Environmental Impact Assessment (EIA) is the formal process used to predict the environmental consequences (positive or negative) of a plan, policy, program or project, prior to the decision to move forward with the proposed action.

A full EIA⁵ is currently being undertaken to help inform the proposal and will be submitted as an Environmental Statement (ES) as part of the planning application. This will include independent assessments on various topics, such as Landscape and Visual Impact, Ecology, Ornithology and Noise. The ES is then considered alongside the application in the planning process.

“...the purpose of the energy consents decision making process is to allow a balance to be drawn between the interests of developers, energy and planning policy, community interests and environmental considerations, Applications to be decided by Scottish Ministers must be accompanied by an Environmental Statement, which describes the effects the development is likely to have on the environment.”

Scottish Government

(<http://www.scotland.gov.uk/Topics/Business-Industry/Energy/Infrastructure/Energy-Consents/Introduction>)



Does the partnership with the Forestry Commission Scotland (FCS) guarantee that the project will be granted planning permission?

No, PNE will apply to the ECDU for permission to develop the wind farm. The application will be determined on its own merits with no possibility that the Forest District's status as land manager will have any influence over the planning process.

To provide further clarify, there are two parts to the FCS. Firstly, the Forest Districts which manage activities on the National Forest Estate (NFE), including growing and harvesting timber, providing recreational facilities, improving biodiversity and supporting communities. Secondly, the Forest Conservancies, which have different geographical boundaries to the districts and a very different role.

The Conservancies operate as a Forestry Authority to both the private forestry sector and the Forest Districts. They are responsible for agreeing Forest Design Plans (FDPs) with the Forest Districts and private forestry companies/estates; providing advice to landowners/farmers on opportunities to invest in forestry; processing and administering grants for new planting schemes; and issuing felling licences and investigating illegal felling without approval.

The Forest District Enterprise will act as a land owner to the Bachan Burn scheme should it go ahead on the NFE. However, the Forestry Commission Conservancy will act as a non-statutory consultee on the application.

⁵ <http://www.pnewind.co.uk/wind-power/environmental-impact-assessment/>

FREQUENTLY ASKED QUESTIONS – Technical, Engineering and Design

Will noise be a concern?

The industry takes concerns about wind turbine noise very seriously.

All developments must comply with regulations and work within agreed noise limits. Noise assessment forms a key element of the design process.

The former UK Minister of State in the Department of Energy and Climate Change, Greg Barker MP, has said that: *“A number of independent peer reviewed research studies have concluded that there is no evidence of health effects arising from infrasound or low frequency noise, generated by wind farms that are built according to Government guidelines.”*⁶

How far are these plans from the nearest residential settlement?

At present, the closest distance between a proposed turbine and a residential settlement (Cluniter Farm) in our outline plan is approximately 1.2km. The proposed wind farm will be designed to ensure minimal impact upon residential settlements.

What is shadow flicker and will this be a concern?

Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; this effect is known as ‘shadow flicker’.

Only properties located within a 130 degree segment either side of due north, relative to the turbines, are affected by shadow flicker at UK latitudes. Shadow flicker effects have been proven to occur only within ten rotor diameters of a turbine.⁷

At Bachan Burn, the minimum distance from any house to any turbine location is over 14 rotor diameters. The ES for the proposed site will include an independent assessment of shadow flicker.

Will there be aviation lights on the turbines?

The requirement for aviation lighting is decided during the planning process. If aviation lighting was required at Bachan Burn there would be either infrared or low intensity red lighting on top of the nacelle (the top of the turbine tower). Any infrared lighting would not be visually detectable.

What will the construction traffic be like and how long will it last?

PNE is currently undertaking a detailed traffic and transport assessment in consultation with the Scottish Government, Argyll and Bute Council, Transport Scotland, Forestry Commission Scotland and any relevant landowners. This will enable us to find a viable transport and access route, minimising disruption to residents and road users. A Transport Management Plan will be agreed with the planning authority post-consent.

⁶http://www.publications.parliament.uk/pa/cmhansrd/cm140325/text/140325w0001.htm#140325w0001.htm_wqn4

⁷ As outlined in the Scottish Government’s Specific Advice Sheet *Onshore Wind Turbines* (May 2014).

How have you engaged with community in the area of the proposed wind farm?

PNE WIND UK is currently undertaking comprehensive public consultation.

To date, PNE has:

- Held a drop-in session in the Queens Hall, Dunoon, 2 October 2013
- Held two public consultation exhibitions - Queens Hall, Dunoon, 26 March 2014; the Rothesay Pavilion, Bute, 27 March 2014
- Undertaken leaflet delivery to 6000 local households
- Held one-to-one meetings with key stakeholders and wider community groups
- Offered presentations to a range of local community councils

PNE is continuing to explore a range of methods to further engage the local community and would encourage residents to visit the website for further information. They can also contact the team directly on bachanburnwindfarm@communityline.org /020 3128 8938

Will there be further exhibitions ahead of the planning application?

Prior to the submission of an application for development consent, a second round of public exhibitions will take place.

These events will display the final proposals, provide full colour photomontages of key viewpoints and gather further feedback from the local community.

It is anticipated that the second exhibition will take place in Winter 2014, prior to the submission of an application in early 2015.

PNE WIND UK (PNE) and Forestry Commission Scotland (FCS) are working together to explore the potential for wind farm development on the National Forest Estate.

Cowal and Trossachs Forest District Wind Farm - Bachan Burn

PROPOSAL*

- NUMBER OF TURBINES**
Maximum of 60
- LOCATION**
South West of Dunoon
- TOTAL INSTALLED CAPACITY**
Approximately 504kW
- MAXIMUM LIFE SPAN**
25 years

Figure 1: Lot 2 area map

OUR PLANS

PNE and FCS have identified the Cowal and Trossachs Forest District Wind Farm-Bachan Burn site as suitable for potential wind farm development and will be working together to progress the proposals.

Developing renewable energy on the National Forest Estate in the Cowal and Trossachs Forest District will:

- Enable a more sustainable future for communities to become partners in the project
- Contribute to the national and regional renewable energy portfolio
- Contribute to Scotland's and UK's commitment to meet its energy needs

PASSION FOR ENERGY. POWER FOR CHANGE.

With the introduction of the Wind Link a developer can demonstrate how their plans will contribute to the development of a low-carbon, decentralised wind energy system.

PLAYING OUR PART

The Scottish Government has set a range of targets for the renewable energy performance of Scotland's power and electricity generation. In order to meet these targets, the National Forest Estate will contribute towards these targets and secure work for local communities.

PNE wishes to apply for to develop the Cowal and Trossachs Forest District Wind Farm. For information on this of the PNE project bear through our interactive.

* These figures are the maximum depending on the results of ongoing

GET IN TOUCH

For further information about the Cowal and Trossachs Forest District Wind Farm-Bachan Burn, please visit www.bachanburnwindfarm.co.uk

YOUR VIEWS

Contact the project team for the Cowal and Trossachs Forest District Wind Farm-Bachan Burn on:

T: 020 3128 8938
E: bachanburnwindfarm@communityline.org

or write to us at the following address:
FAO Bachan Burn Project Team
PNE WIND UK, 38 Thistle Street,
Edinburgh, EH2 1EN

www.pnewind.co.uk

Forestry Commission Scotland
Colmison na Coilltearachaid Alba

PNE WIND UK
Passion for Energy

COWAL AND TROSSACHS FOREST DISTRICT WIND FARM - BACHAN BURN

Our guide to the PNE WIND UK and Forestry Commission Scotland proposals to develop the Cowal and Trossachs Forest District Wind Farm-Bachan Burn

YOU ARE INVITED TO OUR EXHIBITIONS

26 MARCH 15:00 - 20:00
Queens Hall,
45 Argyle Street,
Dunoon,
PA23 7HH

27 MARCH 11:00 - 15:00
Rothesay Pavilion,
45 Argyle Street,
Rothesay,
Isle of Bute, PA23 0AL

QUESTIONS – Community Engagement and Community Benefit

What community benefit is being offered for the Bachan Burn wind farm?

The community benefit options for renewable energy projects on the National Forest Estate are significantly different from previous PNE projects and offer new opportunities designed to ensure that communities have flexibility in how they benefit from developments. Further information on community benefit options can be found on our website.⁸

The promotion of certain financial products is regulated under the Financial Services and Markets Act 2000 (“FSMA”), therefore PNE is restricted on what information can be provided at each stage. The Stage 1 document outlines the options for community benefit and is available to view at www.bachanburnwindfarm.co.uk

For further advice and assistance, local communities can contact Local Energy Scotland:

www.localenergyscotland.org

info@localenergyscotland.org

0808 808 2288

“The Scottish Government recognises that no one size fits all when it comes to community benefits and that decisions on the details are best led locally, creating unique outcomes.

Hence the key principles of our national guidance are the promotion of a national rate for onshore wind equivalent to at least £5,000 per MW per year, index linked for the operational lifetime of the development for community benefits packages, together with the consideration by developers of the scope for community investment.

A key component of this guidance is the provision of information regarding community benefits pre-consent of the renewable energy development. This is considered a vital step in allowing time for capacity building and developing ideas for implementation of the community benefit package”

Scottish Government

(<http://www.localenergyscotland.org/media/34682/Good-Practice-Principles.pdf>)

What can community benefit be used for?

PNE is committed to working with the local community to maximise the impact of community benefits within the area of the wind farm. PNE encourages communities to put these funds towards sustainable projects. Ultimately it is up to the community to decide how the funds are allocated.

If I have a question about the Bachan Burn project, how can I get my questions answered and who can I speak to?

We continue to encourage people to visit our website (www.bachanburnwindfarm.co.uk) or contact bachanburnwindfarm@communityline.org 020 3128 8938 for further information.

Going forward, we will:

- Continue to offer one-to-one meetings with community groups and representatives
- Hold further public exhibitions to display the final proposals and detailed photomontages prior to the application submission
- Undertake a further newsletter delivery to 6000 local households

⁸ www.bachanburnwindfarm.co.uk

FREQUENTLY ASKED QUESTIONS – General

Will a wind farm in the area impact upon house prices?

There is currently no substantially quantified evidence to suggest that wind farms affect house prices. RenewableUK published a study⁹ in March 2014 which examined whether wind farms have an effect on the value of residential properties within a 5km radius of the site. The study demonstrated that wind farms had not affected house prices.

This is backed by a number of rulings by the Advertising Standards Authority (ASA) which has rejected definitive claims that wind farms impact on house prices. The ASA has advised that it is misleading to state that house prices fall when a wind farm is built and note guidance from the Royal Institution of Chartered Surveyors¹⁰ (RICS) that there is no definitive answer on whether or not wind farms affect property prices.¹¹

Will a wind farm in the area impact upon tourism, positively or negatively?

There is no conclusive evidence that demonstrates tourism is adversely affected by wind farms.

In fact, a number of wind farms have become visitor centres. In June 2012, Whitelee Wind Farm, near Glasgow, became a member of the Association of Scottish Visitor Attractions after recording nearly 250,000 visitors since 2009.

In addition, the 2012 inquiry by the Scottish Parliament Economy, Energy and Tourism Committee into the achievability of the Scottish Government's 2020 renewable energy targets found no 'robust' evidence that renewable energy developments are hurting Scotland's tourism industry.¹² There are a range of further studies¹³ which demonstrate that onshore wind has little or no adverse impact on tourism in Scotland.

A Tourism Impact Assessment which will be reported within the ES submitted alongside the application.

Will a wind farm in the area impact upon the health of local residents, negatively or positively?

There is no quantifiable evidence that living near a wind farm impacts upon the health of those living near them. The Energy and Policy Institute recently published a full report¹⁴ detailing research in USA, Canada, the British Isles, Australia and New Zealand, which demonstrates wind farms are the most benign form of electrical generation currently in use.

Subsidies and support

Onshore wind farm developers do not receive subsidies to develop wind farms. Generators of electricity receive Renewables Obligation Certificates (ROCs) each time they generate a certain amount of power.

Changes to financial support for renewable energy and onshore wind are currently being finalised by the UK Government under the Electricity Market Reform¹⁵ process. Further information can be found at www.gov.uk

⁹ <http://www.renewableuk.com/en/publications/index.cfm/RenewableUK-Cebr-Study-The-effect-of-wind-farms-on-house-prices>

¹⁰ <http://www.rics.org/uk/knowledge/more-services/guides-advice/wind-farms/>

¹¹ <http://www.renewableenergymagazine.com/article/antiwind-farm-propaganda-dismissed-by-advertising-standards-20130730-1>

¹² http://www.scottish.parliament.uk/S4_EconomyEnergyandTourismCommittee/eeR12-07.pdf

¹³ http://www.climateexchange.org.uk/files/1213/7349/1959/The_impact_of_windfarms_on_Scottish_tourism.pdf

<http://www.scotland.gov.uk/Resource/Doc/214910/0057316.pdf>

¹⁴ <http://www.energyandpolicy.org/wind-health-impacts-dismissed-in-court/>

<http://cleantechnica.com/2014/08/18/courts-worldwide-say-wind-farms-dont-make-people-sick/>

¹⁵ <https://www.gov.uk/government/policies/maintaining-uk-energy-security--2/supporting-pages/electricity-market-reform>

Do wind farms increase energy bills to the consumer?

Onshore wind decreases the UK's exposure to wholesale gas prices by displacing gas generation, meaning that UK consumers are better insulated from global gas price hikes which sometimes follow international political crises, regional conflicts and supply disruptions. Onshore wind generation is also at its highest levels in winter, when gas is often most expensive.¹⁶

Wholesale energy costs accounted for nearly £600 (47%) of the average annual household bill in 2013. Whereas supporting large-scale renewables cost only £30 per household in 2013, with the onshore wind component costing the average UK household only 3p per day.¹⁷

Other social and environmental costs, such as the Warm Homes Discount and energy efficiency schemes, added £75 per household, and small-scale renewables cost £7 per household. The rest of the cost is made up of transmission and distribution charges, supplier profit margins and tax.¹⁸

Where can I go for further information?

Some useful references include:

- www.scottishrenewables.com
- www.renewableuk.com
- <http://www.foe.co.uk>
- <http://www.scotland.gov.uk/Topics/Business-Industry/Energy>
- www.ofgem.gov.uk

CONTACTING US

For further information about PNE WIND UK and the Cowal and Trossachs Forest District Wind Farm – Bachan Burn project, please visit www.bachanburnwindfarm.co.uk or contact the project team on:

t: 0203 128 8938

e: bachanburnwindfarm@communityline.org

p: PNE WIND UK Ltd, 28 – 38 Thistle Street, Edinburgh, EH2 1EN



¹⁶ <http://www.clickgreen.org.uk/news/national-news/124286-uk-wind-energy-breaks-new-record-to-power-more-than-65m-homes.html>

¹⁷ <https://www.flickr.com/photos/deccgovuk/10324102536/in/set-72157633103046094>

¹⁸ <https://www.ofgem.gov.uk/information-consumers/domestic-consumers/understanding-energy-bills>