

Welcome to our Breezy Hill Energy Project exhibition.

Please come and meet the Brockwell team, see our plans so far and ask us questions on the development.

Your feedback is invaluable and we'd be delighted if you share your thoughts with us in person or using the online comments form at:

brockwellenergy.com/projects/onshore-wind/breezy-hill

SCAN HERE



Brockwell Energy

A new force in renewable energy

Brockwell Energy was formed in 2017 to raise investment capital to develop an £800 million portfolio of sustainable energy projects predominantly in Scotland on and around former coal mining sites.

We are focused on a range of renewable energy technologies, including onshore wind, energy from waste, solar and battery storage.

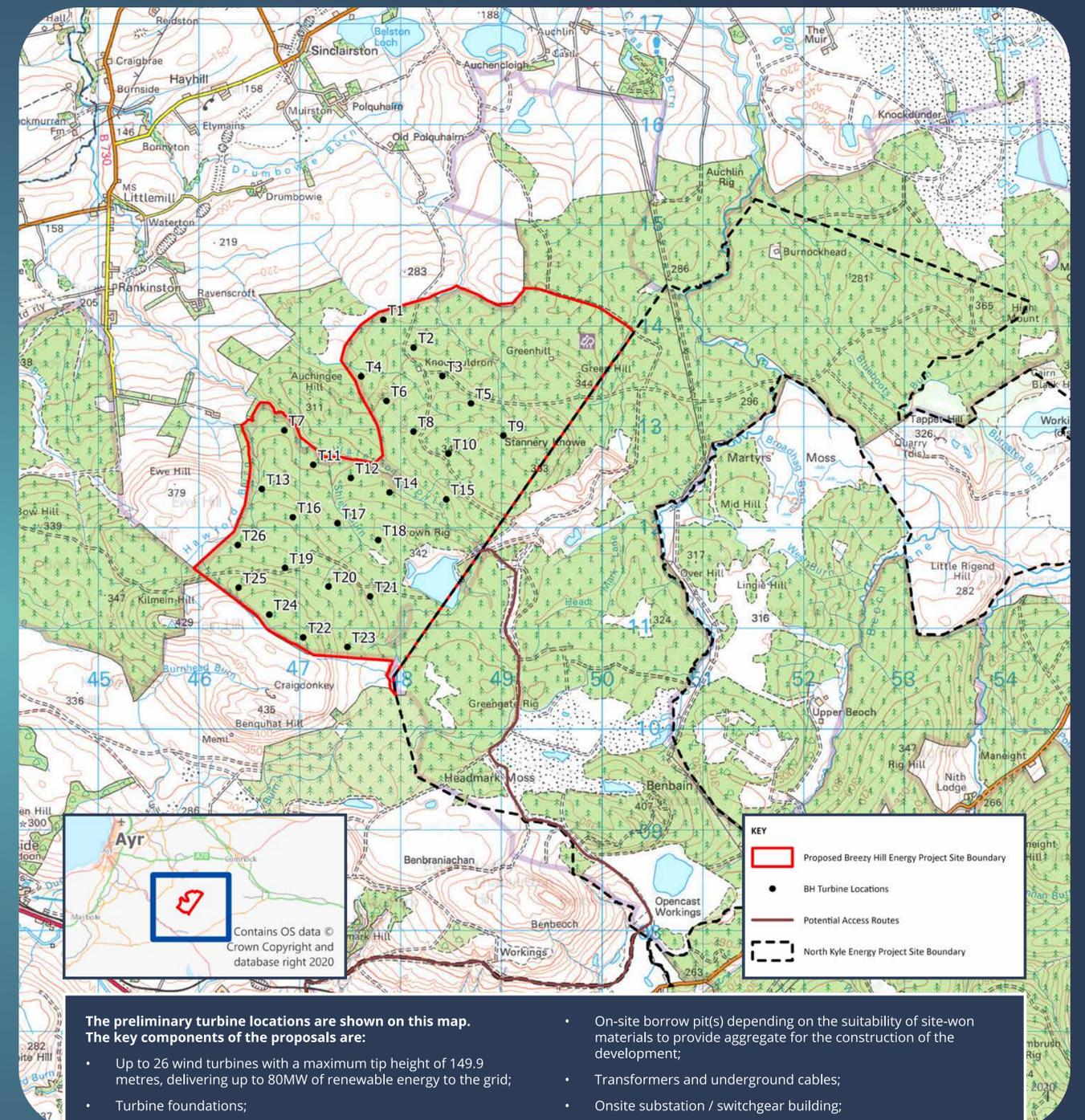
Where We Are

Our Breezy Hill Energy Project is located approximately 13 km south-east of Ayr, 8.5 km south-west of Cumnock and 4.5 km north of Dalmellington. The land is owned by Scottish Ministers (under management of Forestry and Land Scotland).

The site is a mix of former open cast coal mining and commercial forestry plantations.

Why We Are Here

Our feasibility assessment of the area, including a consideration of wind resource, grid connection availability, planning policy and environmental issues, shows Breezy Hill has great potential as a wind energy site.



The preliminary turbine locations are shown on this map. The key components of the proposals are:

- Up to 26 wind turbines with a maximum tip height of 149.9 metres, delivering up to 80MW of renewable energy to the grid;
- Turbine foundations;
- Crane hardstandings;
- A site entrance for each section of the proposed development;
- Internal and private access road network;
- Watercourse crossings;
- On-site borrow pit(s) depending on the suitability of site-won materials to provide aggregate for the construction of the development;
- Transformers and underground cables;
- Onsite substation / switchgear building;
- One or more temporary construction compounds;
- Potential battery energy storage system (BESS).
- The locations of these components are still being developed.
- Estimated construction period: April 2026 – April 2028

Caring for the environment...

Before applying for consent, a full and detailed environmental impact assessment (EIA) of the proposed development will be conducted by independent consultants ITP Energised.

The assessment results will be presented in an EIA report and submitted to the Scottish Government as part of the planning application. This report (and all other project documentation) will be available to the public via the Energy Consents Unit website.



We are currently holding early public exhibitions to present the proposals to the local community and listen to your feedback and views on the project.



The EIA process involves baseline surveys and consultation to:

- Understand the environmental baseline conditions at the site;
- Quantify the environmental impacts of the development;
- Identify methods to avoid, minimise or manage any potential effects;
- Identify potential opportunities to enhance the environment.
- Develop a wind farm design which takes account of environmental constraints;

The EIA Report will assess the potential effects on:

- Landscape and visual;
- Cultural heritage and archaeology;
- Noise;
- Ecology;
- Ornithology;
- Geology, hydrology and hydrogeology;
- Peat;
- Access, traffic and transport;
- Forestry;
- Aviation and radar;
- Other considerations such as telecommunications and shadow flicker

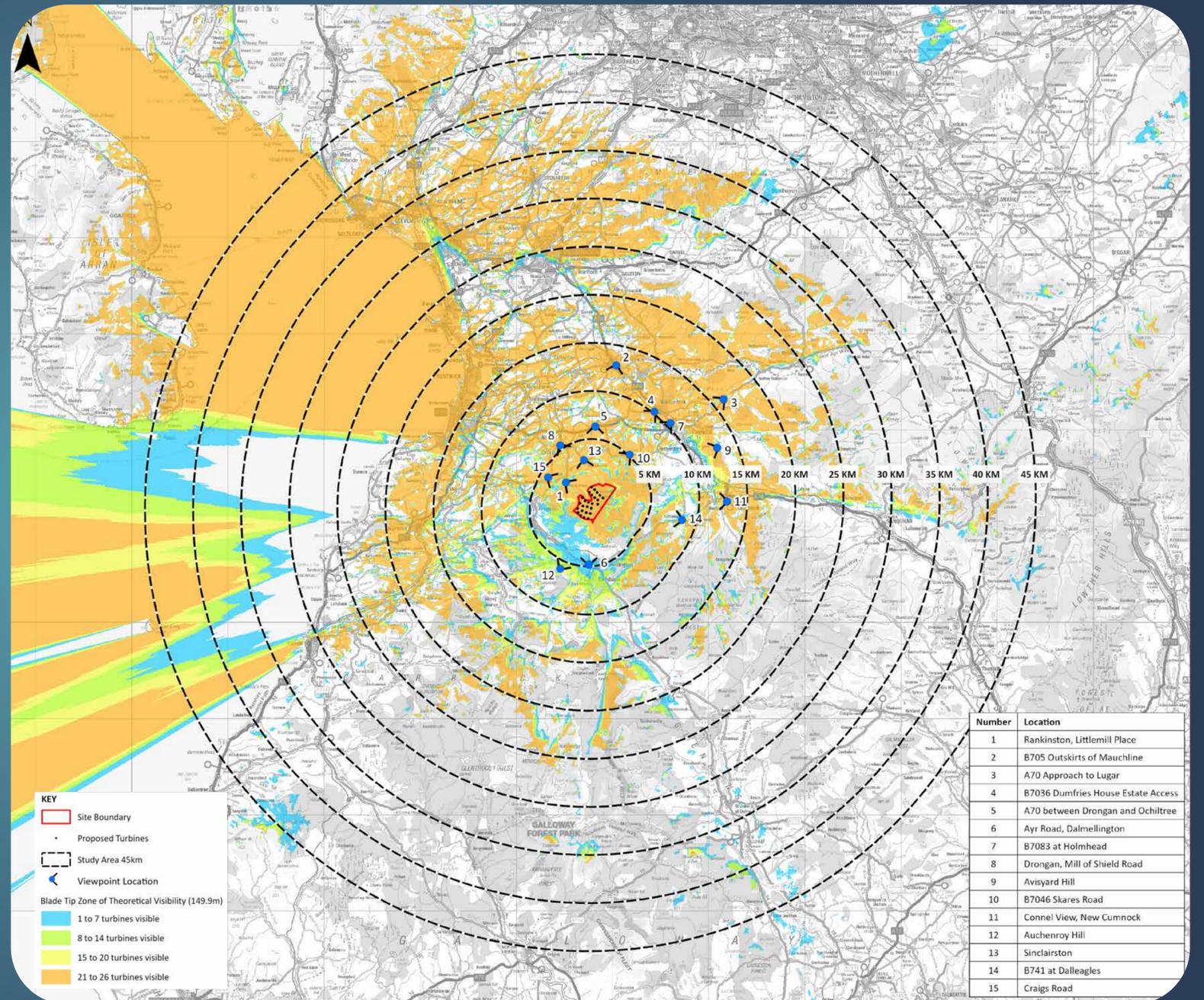
A standalone Socio-Economics, Tourism, Recreation & Land Use Report will be submitted to the Scottish Government alongside the EIA Report and other planning application documents

Landscape and Visual Impact Assessment

The Zone of Theoretical Visibility (ZTV) plan on the right shows the locations, within 45 km of the site boundary, where wind turbines would theoretically be visible.

It is important to note that the ZTV does not consider any screening which would be afforded by vegetation (woodland, forestry, shelterbelts, hedgerows etc.) or the built environment (houses, businesses, overhead lines, walls, signposts etc.) therefore it provides a worst-case scenario.

The ZTV is used by our landscape architects to understand where visual impact may be experienced to allow appropriate assessments to be undertaken.

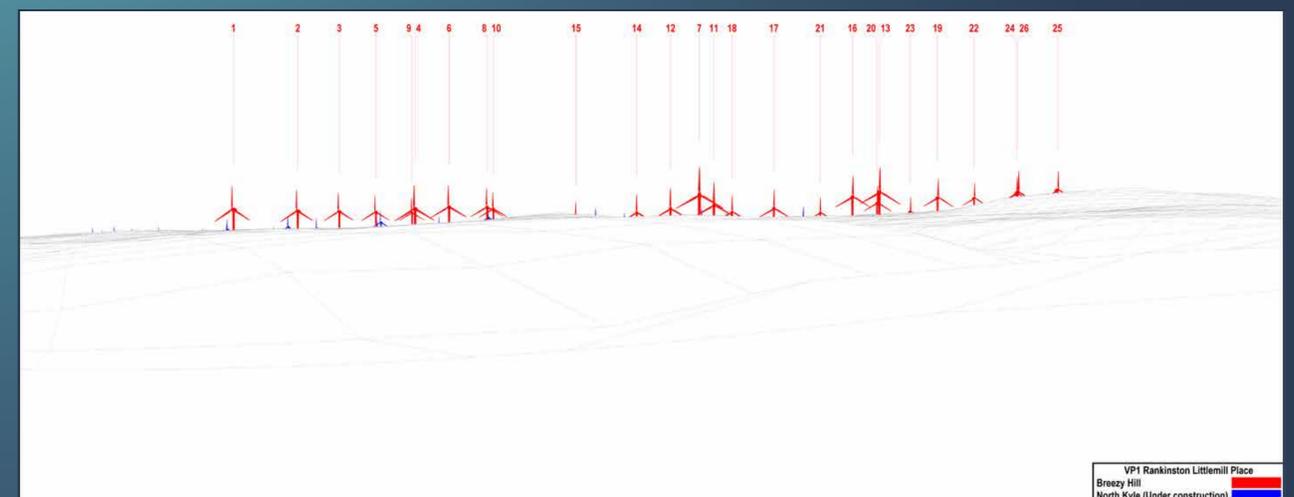
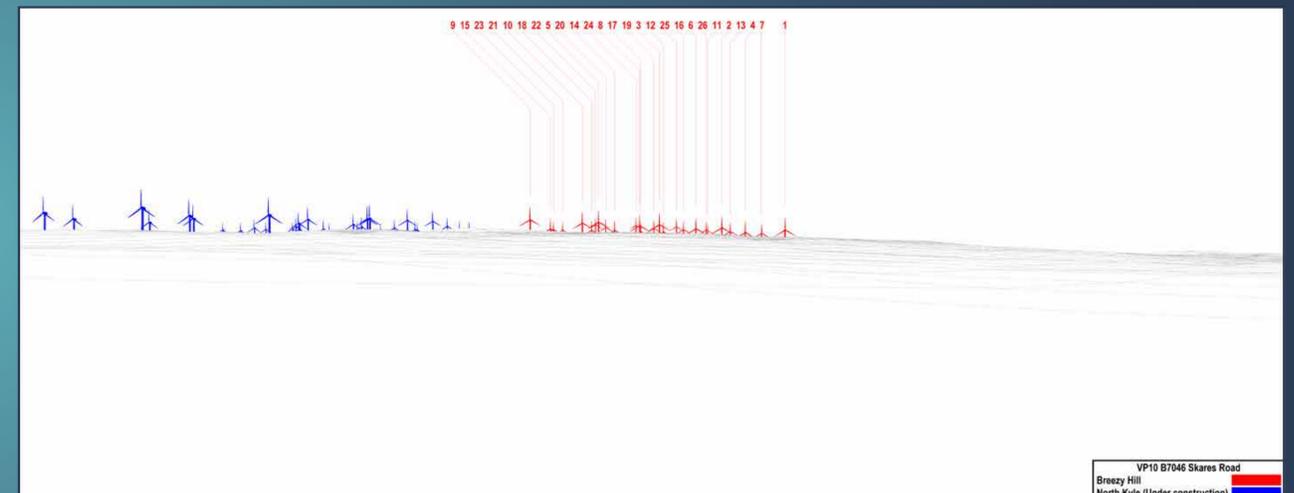
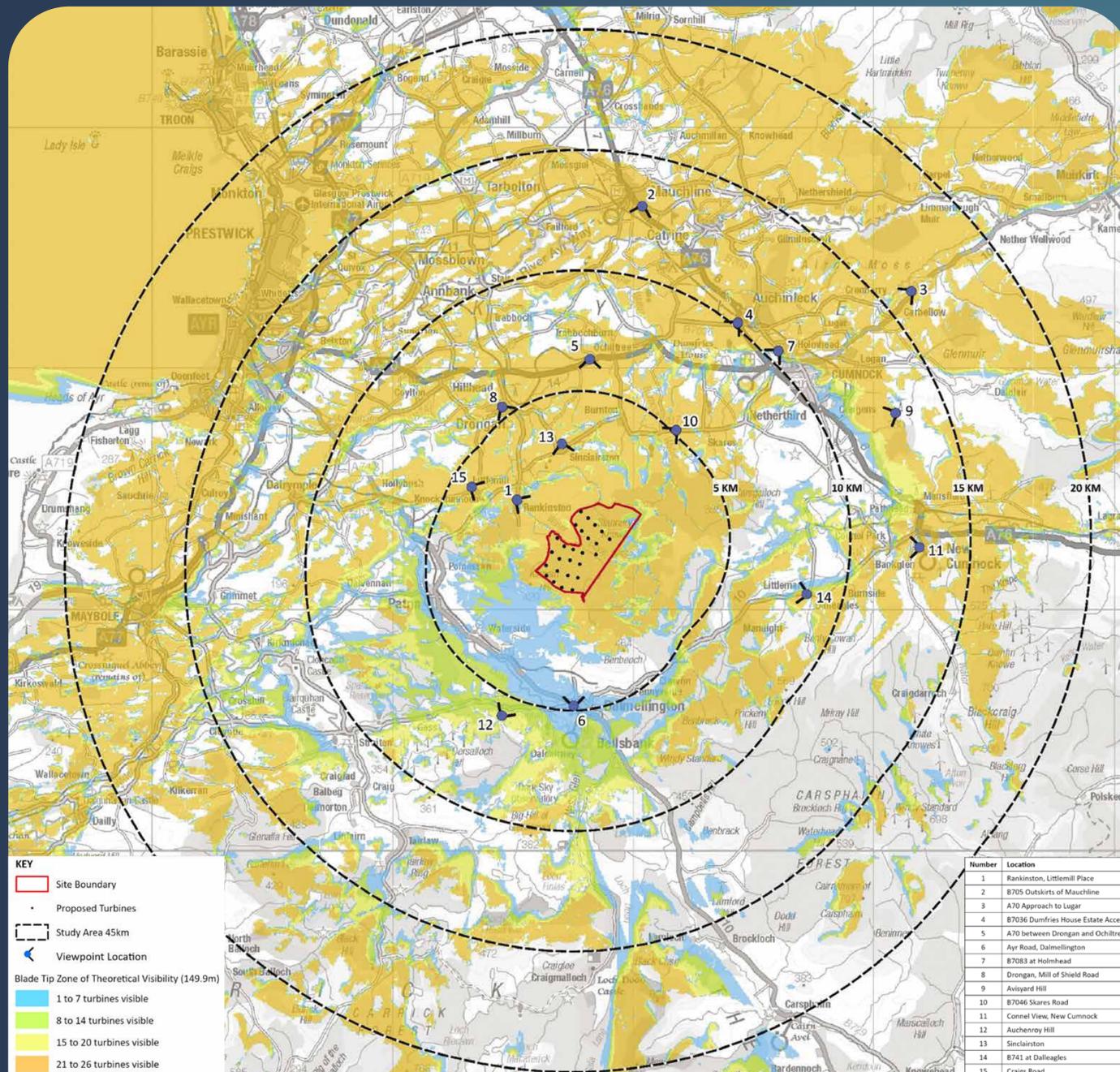


Wireline Viewpoints

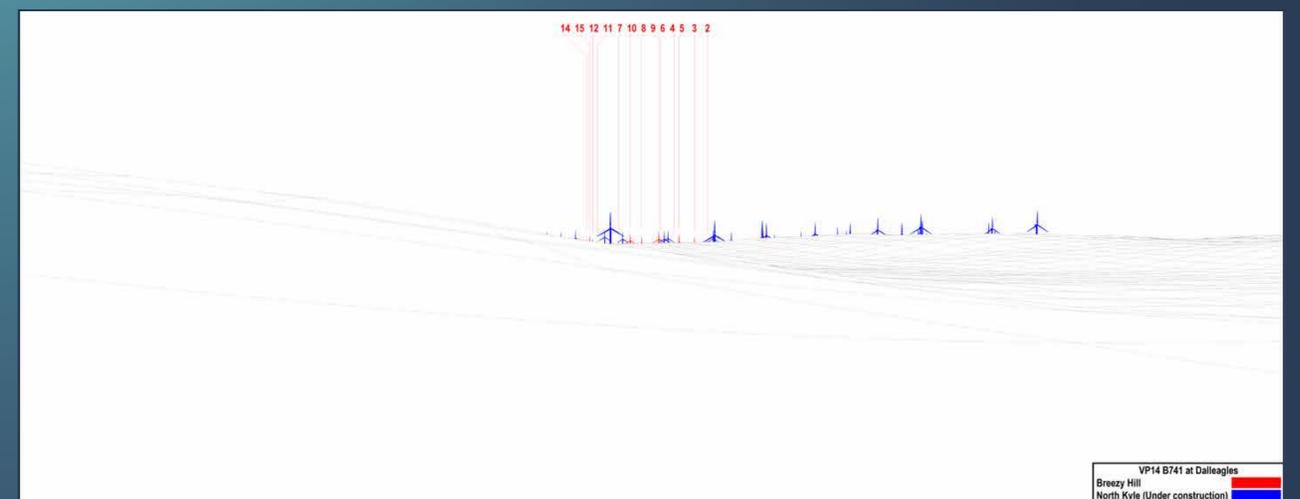
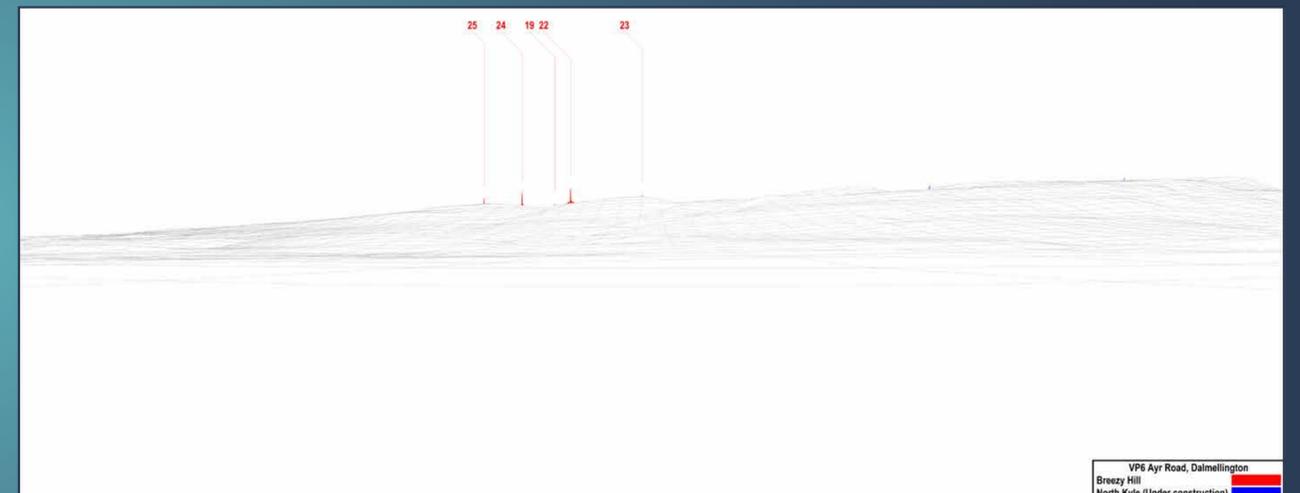
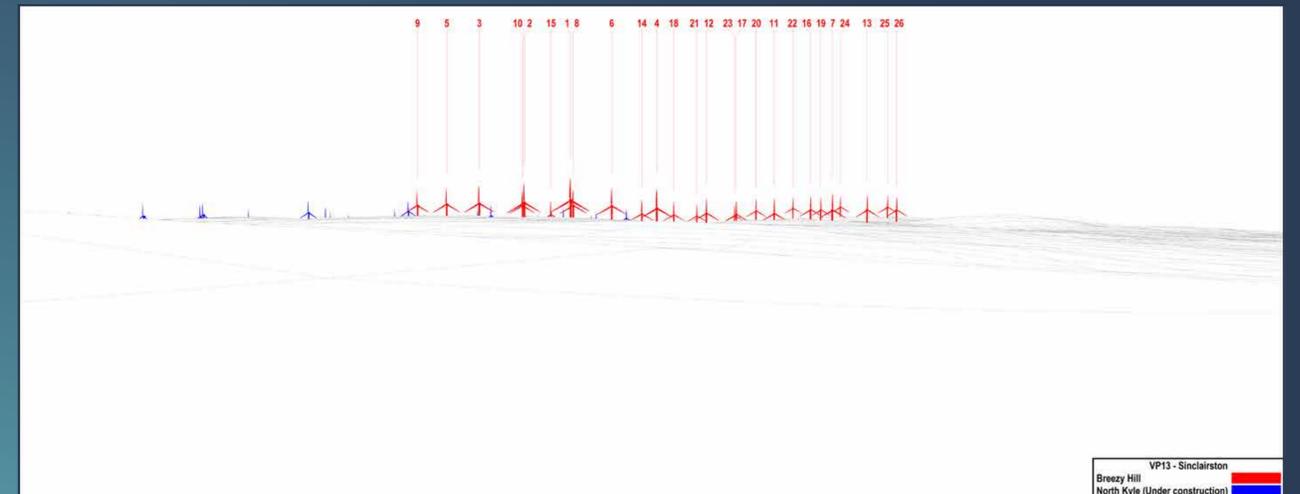
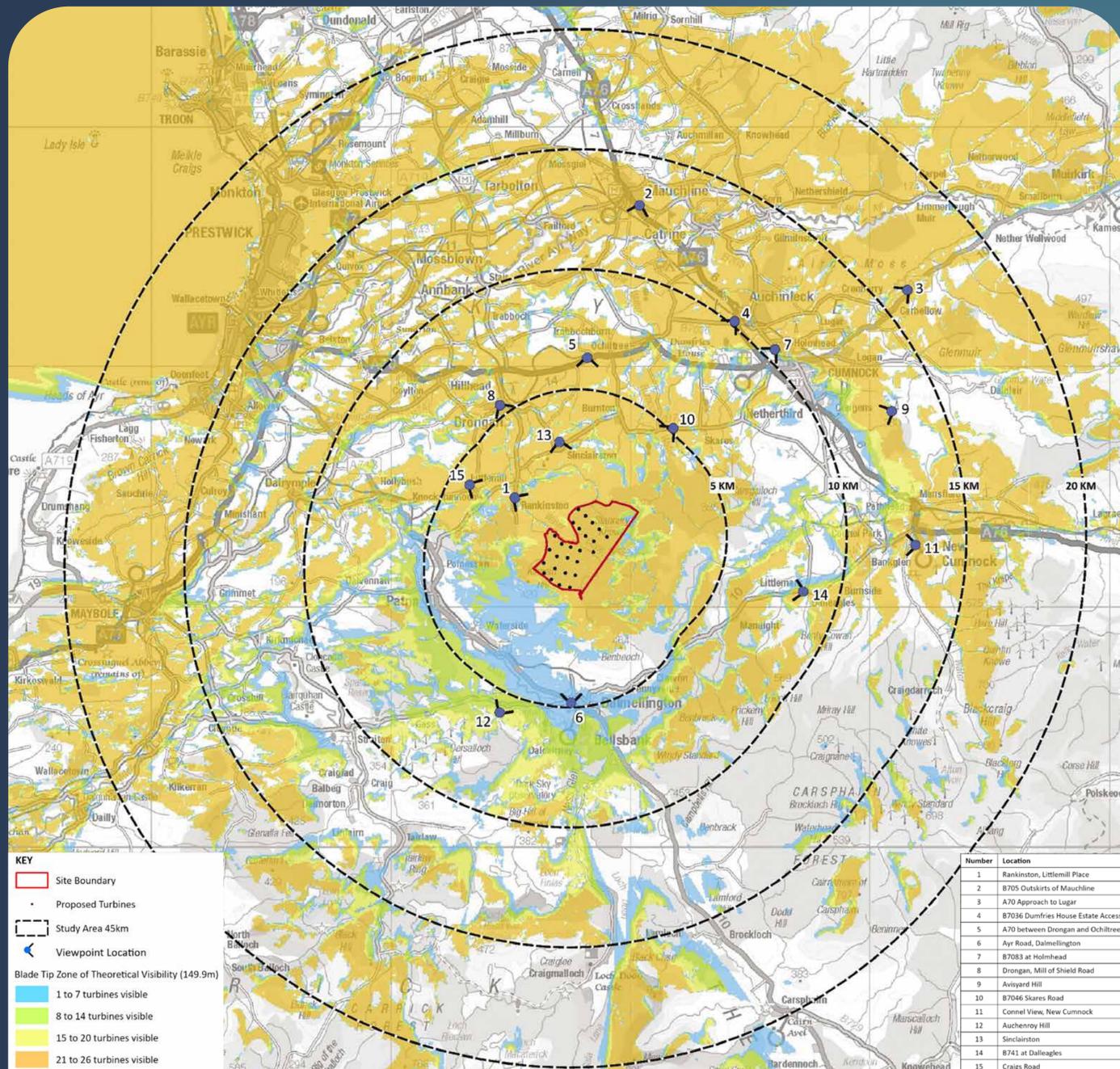
After key viewpoints are identified within the ZTV, wireline point of view images are generated to understand how the turbines will appear on the horizon once built.

Like the ZTV, these images do not consider any screening from vegetation or the built environment.

Within the presented wirelines, Breezy Hill turbines are shown in red, while turbines for the neighbouring North Kyle Energy Project are shown in blue.



Wireline Viewpoints



Site Regeneration

A New Green Vision for an Industrial Past

Decades of opencast mining in the area, with limited restoration, have left in places a damaged landscape with limited greenery, trees or wildlife.

The first phase of the **North Kyle Forest Masterplan**, delivered by FLS, EAC and Brockwell, will provide comprehensive land restoration, regeneration, and re-wilding. This work has already started with the North Kyle Energy Project (sister project of Breezy Hill) having invested ~£800,000 to date in peat replacement, land management and road improvements (with another £2 million planned), plus another £600,000 already provided to EAC for broadleaf planting.

This initial phase of regeneration is creating a rejuvenated and restored landscape ready for the next phase. Ecological benefits are already being realised with osprey, otters and goshawks among the native species returning to the site.

Brockwell and the Breezy Hill Energy Project will deliver, in collaboration with the 9 Community Council Group (9CCG), Forestry and Land Scotland (FLS) and East Ayrshire Council (EAC);

- **Further land regeneration and ecological improvement;**
- **Further road, walking and cycling access;**
- **Significant funding for further enhancements.**



Community Benefits

Supporting Local and Wider Communities

Community support is key to the success of any development, and we recognise that Breezy Hill should bring meaningful, long-lasting benefits to the local area and local communities.

In 2023 Brockwell was instrumental in helping create the 9CCG, a group representing the nine communities local to wind development in and around the Cumnock & Doon Valley Area. The group was formed to coordinate the distribution of community benefit funds allocated from newly consented and future wind farm developments.

In its short history the 9CCG has already funded multiple projects in the local community, including local football club refurbishments, solar panel installation, community gardens, and has even provided a shed for the Cumnock and District Men's Shed (an organization which advances the social needs, health and wellbeing of men of all ages).

Over their 40 year lifespan, the North Kyle and Breezy Hill Energy Projects will contribute over **£100million** to the 9CCG, helping to ensure long term support for the communities the group represents.

We are also interested in your ideas for how Breezy Hill can benefit and enhance your area - PLEASE LET US KNOW!



Thank You!

Thank you for taking the time to speak to us and learn more about Brockwell and the Breezy Hill Energy Project.

We hope this exhibition has given you a deeper insight into our project and its possible benefits. We're here to answer your questions and listen to your feedback, and we value your views and opinions.

Please feel free to share your thoughts using the notes or comments cards available, or via our website.

What's Next?

- We welcome your feedback on our initial proposal to help us refine the details of the Breezy Hill Energy Project.
- We will then finalise our design and technical assessments to allow us to submit the planning application for consent in early 2025.
- After the application is submitted to the Scottish Ministers, the Scottish Government will undertake its own consultation process, when the public will be invited to make formal comments on the proposal.

Contact Us

Keep up to date with Breezy Hill news and provide comment via:

Our website: www.brockwellenergy.com/projects/onshore-wind/breezy-hill

Breezy Hill Energy contact number for feedback and comments: 0808 281 5551

Energy Consents Unit: you can follow our consenting process by following the link below and performing a 'simple search' for Breezy Hill:
www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00005060



Future Concept:

VISITORS' CENTRE AND RECREATION ZONE

Opportunity for Delivery of the North Kyle Forest Masterplan

The second phase of the North Kyle Forest Masterplan is to take the rejuvenated and restored landscape and open it fully for the public to enjoy. We propose that Breezy Hill will build on the restoration foundation delivered by the North Kyle scheme by creating a destination for family-friendly recreation in an open space, combining beautiful scenery and rich ecology.

Significant Community Funding

The Breezy Hill scheme will deliver £400,000 per annum (index linked) of additional community benefit, adding up to around £25m over the 40-year life of the scheme.

Our Proposal to Create a "Destination" Visitors' Centre and Recreation Zone

Subject to local consultation and coordination with the 9CCG, we propose that Breezy Hill uses its funding sources to make £3m+ available on day one of construction, drawn from the first 10 years of the community benefit.

Construction of the centre could begin as early as late 2026 / early 2027. If the landowner and local communities chose to support this proposal, Breezy Hill would fund the formation of a community-owned social enterprise to independently manage the design, planning, procurement and operation of the centre.

The centre could have:

- A welcome centre with café and public facilities including toilets and showers;
- A dedicated bike and e-bike rental facility to allow access to the broader site;
- Community space for local groups or organisations;
- Ample car parking;
- Access around the Coyle Water loch with beach, picnic and play areas;
- Water sports facilities for swimmers, canoeists and paddleboarders.

We believe, if properly designed and located, the centre may become a "destination" drawing visitors to the site and the broader area, while the Café, cycle hire and other recreational activities could provide jobs and work experience opportunities for the local communities.

In addition, the surrounding area could provide many miles of walking routes, cycling trails and nature hikes with hides and signage to promote conservation, understanding and identification of plants, animals and their habitats.

