



Breezy Hill Energy Project

Pre-Application Consultation Report

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Acronyms and Abbreviations

AOD	Above Ordnance Datum
ARA	Ayrshire Roads Alliance
BAP Species	Biodiversity Action Plan Species
BESS	Battery Energy Storage System
BNG	British National Grid
CAA	Civil Aviation Authority
CAR	Controlled Activities Regulations
DSFB	District Salmon Fishery Board
EAC	East Ayrshire Council
EALDP2	East Ayrshire Local Development Plan 2
ECU	Energy Consents Unit
EIAR	Environmental Impact Assessment Report
ETSU	Energy Technology Support Unit
FAVA	Final Approach Vectoring Area
FCS	Scottish Forestry
FLS	Forestry & Land Scotland
GBR	General Binding Rule
GDL	Gardens and Designed Landscapes
GPA	Glasgow Prestwick Airport
GPPA	Guidance for Pollution Prevention
GWDTE	Groundwater Dependent Terrestrial Ecosystems
HES	Historic Environment Scotland
HMP	Habitat Management Plan
HRA	Habitats Regulations Appraisal
ILS	Instrument Landing System
LCT	Landscape Character Type
LNCS	Local Nature Conservation Sites
LVIA	Landscape and Visual Impact Assessment
9CCG	9 Community Council Group (9CCG)
MOD	Ministry of Defence
NKF	North Kyle Forest Estate
NPF4	National Planning Framework 4
OHMP	Outline Habitat Management Plan
PAC	Pre-Application Consultation
PAN	Planning Advice Note
PLHRA	Peat Landslide Hazard Risk Assessment



PMP	Peat Management Plan
PWR	Private Water Supply
RSPB	Royal Society for the Protection of Birds
RVAA	Residential Visual Amenity Assessment
SEPA	Scottish Environmental Protection Agency
SMC	Scheduled Monument Consent
SOC	Scottish Ornithologists Club
SNH	Scottish Natural Heritage
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SWSEIC	South West Scotland Environmental Information Centre
VP	Vantage Point
WoSAS	West of Scotland Archaeology Service
ZTV	Zone of Theoretical Visibility



1.0 Introduction

1.1 Background

- 1.1.1 Breezy Hill Energy Limited, a company owned by Brockwell Energy Limited (hereafter referred to as 'the Applicant') intends to apply to the Scottish Ministers for Section 36 (S36) consent and deemed planning permission, under the terms of the Electricity Act 1989 and the Town and Country Planning (Scotland) Act 1997, for permission to construct and operate Breezy Hill Wind Farm (hereafter referred to as the 'Proposed Development'), at site British National Grid (BNG) coordinates 248092 612583.
- 1.1.2 This application will be supported by an Environmental Impact Assessment Report (EIA Report) as required by The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017. The EIA Report has been prepared to assess the potential environmental impacts of the Proposed Development and will accompany the S36 Application submitted to Scottish Ministers.
- 1.1.3 This Pre-Application Consultation (PAC) Report has been prepared by ITP Energised (which is now part of SLR Consulting) on behalf of the applicant and illustrates the consultation undertaken by the Applicant to date and how this consultation has informed the design process and finalised layout of the Proposed Development.

1.2 The Applicant

- 1.2.1 Brockwell Energy Limited is a leading investor, owner and operator of renewable energy assets, primarily onshore wind farms. The applicant has been involved in the development and operation of wind farms since their founding in 2017, with a primary focus on developments located in Scotland.
- 1.2.2 With experience in the process of taking a project from initiation to development (with construction currently underway on the neighbouring North Kyle Energy Project), the Applicant is suitably placed to develop and construct the Proposed Development, which is directly adjacent to the in-construction North Kyle Energy Project.
- 1.2.3 The Applicant continues with the construction phase of North Kyle Energy Project.
- 1.2.4 The Applicant's current project pipeline creates over £800m of investment opportunity making it one of Scotland's largest potential energy infrastructure investors.
- 1.2.5 The Applicant is committed to the support of the local communities with £400,000 to be provided annually to 9CCG - a group representing the nine communities local to wind development in and around the Cumnock & Doon Valley Area.



1.3 Site Description

- 1.3.1 The Proposed Development is located approximately 13 km south-east of Ayr, 8.5 km south-west of Cumnock and 4.5 km north of Dalmellington, within the North Kyle Forest Estate (NKF) managed by Forestry and Land Scotland (FLS). The Proposed Development is located adjacent to the North Kyle Energy Project. The Site falls within the East Ayrshire Council (EAC) administrative area, with the Site centre at British National Grid (BNG) coordinates 248092 612583. Figure 1.1 indicates the location of the Site.
- 1.3.2 The Site comprises an area of approximately 1,012 ha, and is situated within the NKF, which spans around 4,000 ha. The NKF primarily features Sitka spruce and has experienced extensive opencast coal mining in recent decades. Many of the coal mines within the NKF have been abandoned, with the result that the land is scarred, derelict and unsafe in some locations.
- 1.3.3 Most of the Site is currently under forestry, some of which has been recently felled (2024). The Site is underlain by historical underground coal mine workings; consequently, there is residual mining infrastructure on the surface including a mine water reservoir or void which has become somewhat naturalised over time, referred to as the Coyle Water, and there are several mining access tracks that are used to access the Site.
- 1.3.4 The elevation of the Site varies from 245 m Above Ordnance Datum (AOD) in the north-west of the Site to 410 m AOD in the south of the Site.
- 1.3.5 The Site is 4.2 km north of the Galloway Dark Skies Park at the closest point.
- 1.3.6 There are a number of watercourses running through the Site including the Water of Coyle, Hawford Burn and the Drumbowie Burn.
- 1.3.7 The environmental designations within 10 km of the Site, site-specific environmental constraints, and other wind farm developments within 45 km of the Site are discussed in **Chapter 3: Design Evolution and Alternatives**.
- 1.3.8 The Proposed Development is situated in a predominantly rural environment, surrounded by several villages and settlements. The settlement of Rankinston is located approximately 1.7 km north-west of the Site. Also, there are a number of residential and commercial properties located along the A713 running north-south, approximately 5 km south-west of the Site through the villages of Waterside and Dalmellington.
- 1.3.9 Access to the Site will be gained via the North Kyle Energy Project. Two entrances are available from the highway networks; the Chalmerston Entrance off the A713 which is an existing mining track owned and used by Hargreaves Land Limited, and the Darntaggett Entrance off the B741 owned and used by FLS. It is expected that abnormal indivisible loads would enter site only by the Chalmerston access.



1.4 Overview of Proposed Development

1.4.1 The Proposed Development will have a maximum total generating capacity of 140 MW, comprised of the following:

- Up to 20 standalone, three bladed horizontal axis turbines up to 149.9 m tip height, each with a generating capacity of up to 5 MW each, totalling 100 MW generating capacity; and
- A battery energy storage system (BESS) of up to 40 MW capacity will also be included as part of the Proposed Development.

1.4.2 In addition to the turbines and BESS, the Proposed Development will include the following long-term ancillary infrastructure:

- turbine foundations;
- crane hardstands;
- a site entrance;
- internal and private access road network;
- watercourse crossings;
- transformers and underground cables; and
- an on-site substation / switchgear building.

1.4.3 Temporary infrastructure required for construction will include:

- three construction compounds;
- a construction compound for exclusive use by the Transmission Operator;
- crane assist pads;
- blade laydown supports;
- boom supports;
- laydown areas;
- a concrete batching plant; and
- potential excavations/borrow pit workings.

1.4.4 The Proposed Development will provide various enhancement measures, including:

- Biodiversity enhancements (see Figure 6.14, as well as Chapter 6: Ecology Assessment and Technical Appendix 6.6 of the EIA Report); and
- Potential Recreation and Access enhancements (see also the standalone Economic and Community Impact Report submitted in support of the Section 36 application).

1.5 Purpose of Pre-Application Consultation (PAC)

1.5.1 The Applicant is committed to undertaking meaningful consultation with regulators, landowners, local authorities, community councils and members of the public and



has adopted the consultation measures outlined for 'major' planning applications as set out in The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (DMPR) (See **Appendix B**). This provides the local community and all those with an interest in the proposals a clear opportunity to provide comment and feedback on the proposals. This PAC Report explains how consultation undertaken by the Applicant has informed the finalised layout of the Proposed Development throughout the design iteration process.

- 1.5.2 PAC Reports are not a legal requirement for applications made to the Scottish Ministers under S36 of the Electricity Act 1989. Nevertheless, the Applicant is committed to community engagement and as such has prepared this PAC Report in line with best practice to provide information on all activities undertaken to engage with the local community and demonstrate where local feedback has been considered throughout the design iterations of the Proposed Development.
- 1.5.3 The Applicant has applied the principles recommended in Planning Advice Note (PAN) 3/2010 Community Engagement. The PAN advises that in order for the community engagement to be successful, it is important that everyone interested in the future development of the community, village, town or city they live in, should understand the planning process. It is important for developers to involve residents at the earliest opportunity so they can feel confident that engagement in the process has been meaningful.
- 1.5.4 The Applicant has also followed the pre-application consultation recommendations set out in Planning Circular 3/2022: Development Management Procedures, which recommends that applicants consider the timing of their PAC with regard to pre-application discussions with the planning authority and statutory consultees. It also recommends that the 'information issued as part of PAC should be factually accurate, easy to understand, jargon free, accessible and relevant' and that Applicants should consider using online tools as an additional measure to help broaden participation. **Appendix A** details the materials included on the project website as part of the PAC.
- 1.5.5 The 'Good Practice Guide for Applications under Section 36 and 37 of the Electricity Act 1989 (2022)' sets out pre-application guidance for Section 36 applications and outlines expectations of the content of pre-application consultation and engagement. **Table B-1** in **Appendix B** outlines how the guidance has been applied within this PAC Report.

2.0 Overview of Statutory Consultation

2.1 Introduction

- 2.1.1 This Chapter sets out the pre-application consultation undertaken by the Applicant with respect to statutory and non-statutory regulatory authorities and interest groups.



2.2 East Ayrshire Council Pre-Application

- 2.2.1 Prior to EIA Scoping being carried out, the Applicant held an informal meeting with EAC to introduce the Proposed Development.

2.3 EIA Scoping

- 2.3.1 The purpose of EIA Scoping is to provide information on the likely environmental implications of a Proposed Development and determine the scope and extent of issues to be addressed.
- 2.3.2 Following the initial informal meeting with EAC, two introductory meetings were held with the Energy Consents Unit (ECU) to formally introduce the project.
- 2.3.3 The EIA Scoping Report was subsequently submitted along with a request for an EIA Scoping Opinion to the ECU on 29th April 2024 [ECU reference ECU00005060].
- 2.3.4 The Scoping layout consisted of up to 26 turbines at 149.9 m tip height.
- 2.3.5 A Scoping Opinion was issued by the ECU in June 2024 and included responses from the organisations outlined in **Table 2.1** below.

Table 2.1: EIA Scoping Respondents

Consultees	
East Ayrshire Council	Historic Environment Scotland
Scottish Environmental Protection Agency	Aberdeen Airport
NatureScot	British Telecommunications plc
Defence Infrastructure Organisation	Glasgow Airport
Fisheries Management Scotland	Glasgow Prestwick Airport
Highlands and Islands Airports Limited	NATS Safeguarding
Joint Radio Company Limited	Office for Nuclear Regulation
RSPB Scotland	Scottish Water
The Coal Authority	The MET Office
Transport Scotland	Scottish Government Marine Directorate
Energy Consents Unit	

- 2.3.6 Details of relevant consultations and the measures taken to address the advice received through the EIA scoping process have been detailed in **Appendix B**.

2.4 Further Consultation

- 2.4.1 The Applicant has been actively engaged with key consultees throughout the EIA process. Beyond the formal EIA Scoping process, the Applicant undertook further consultation, where necessary, to obtain information, confirm and further agree the scope of technical surveys and approach to assessment.



- 2.4.2 As a result of the feedback received during this consultation process and site surveys informing design, the Applicant is now seeking consent under S36 for up to 20 turbines at a maximum 149.9 m tip height, a reduction of 6 turbines from the original proposal first presented to consultees during EIA Scoping. Chapter 3 of the EIA Report describes the evolution of the design, identifying key opportunities, constraints and drivers for change during design. Chapter 2 of the EIA Report describes the Proposed Development in detail.

3.0 Community Consultation

3.1 Introduction

- 3.1.1 This Chapter sets out engagement activities undertaken by the Applicant with the local community, key stakeholders and community groups, including community councils, to inform the design process.
- 3.1.2 Community engagement is a key element of the consenting process, and, at all times, the Applicant has sought to ensure that the local communities are fully informed of the Proposed Development, provided with opportunities to comment on the proposals, receive early notification of events and any changes to the proposals, and the application timeframes have been communicated.
- 3.1.3 The Applicant has sought to build relationships with the local communities surrounding the project, pursuing local opinion and addressing questions about the proposals.
- 3.1.4 Communicating information about the project has been at the forefront of engagement and the Applicant has employed a number of methods to communicate locally.
- 3.1.5 The Applicant has sought at all times to provide a dedicated points of contact – 0131 370 3333 (free phone number); or enquiries@brockwellenergy.co.uk – and encourages local residents to get in touch.
- 3.1.6 These communication methods will remain in place throughout the determination process and beyond.

3.2 Community Councils

- 3.2.1 The Applicant recognises that the communities closest to the proposals are represented by a variety of organisations, including community councils. The Applicant has been liaising with the 9CCG and a representative from the 9CCG attended both public exhibitions.
- 3.2.2 The Applicant identified the local community councils as:
- Auchinleck Community Council
 - Cumnock Community Council
 - Netherthird and District Community Council



- Drongan, Rankinston and Stair Community Council
- Ochiltree Community Council
- Dalmellington Community Council
- Patna Community Council
- New Cumnock Community Council
- Cronberry, Logan & Lugar Community Council

3.2.3 The Applicant is involved with the above-mentioned nine community councils via the 9CCG as a prime point of contact to manage, administer and distribute a fair and equitable method of community benefit allocations from newly consented and future wind farm developments that will be located, predominately, within East Ayrshire's Cumnock & Doon Valley Area. The Applicant wishes to continue this community engagement beyond the pre-application phase, maintaining updates on the Proposed Development as the project progresses.

3.2.4 Prior to the submission of the Scoping Report to the ECU, the Applicant engaged representatives of the 9CCG to inform them of the proposals and request the opportunity to engage with members. This contact was subsequently continued throughout the consultation process.

3.2.5 Engagement with the 9CCG largely took the form of face-to-face meetings and telephone calls, and representatives of the 9CCG attended both public exhibitions.

3.3 Public Consultation Events

3.3.1 In addition to direct engagement with stakeholders, the Applicant held two events at key stages during the planning and design process. These events were designed to attract local residents and key stakeholders and provided the opportunity to meet with members of the development team, view the proposals, ask questions and submit their views.

3.3.2 The events were advertised through a variety of communication methods. These included:

- Advertising of the events in the local publication, the Cumnock Chronicle and on the Applicant's project website;
- Social media promotion (posting of the advertisement on the Rankinston Residents and Dalmellington Community Council Facebook Groups); and
- Direct engagement with key stakeholders including MPs, ward councillors and neighbouring landowners.
- Posting invitation flyers to the nearest ~400 residences at Rankinston and Sinclairston as well as letters to the nearest farms inviting them to attend.

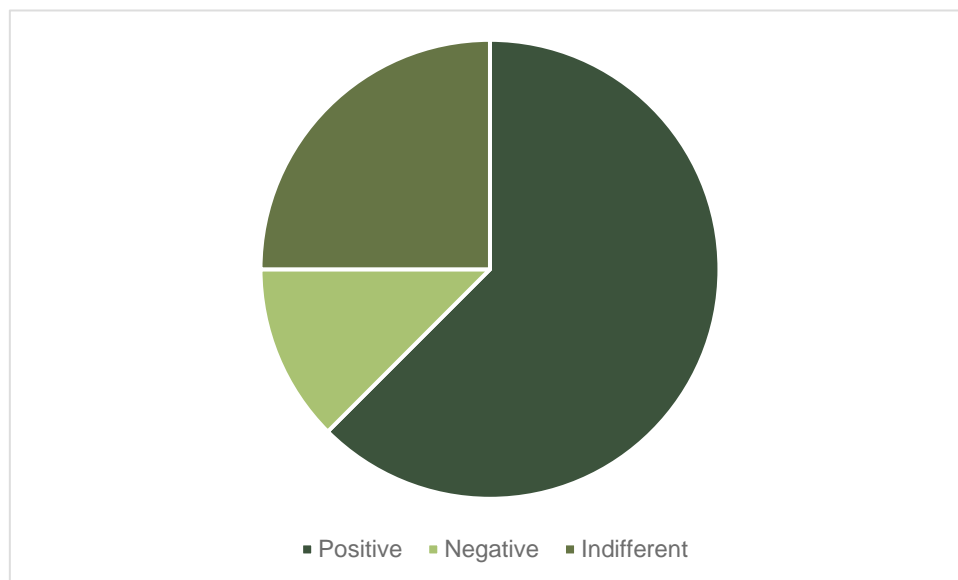
3.3.3 Members of the public who were unable to attend the event were encouraged to view the materials online on the Applicant's website. There was also the opportunity to submit questions via email, text and/or call an available team member with any queries and request additional information.



3.3.2 First Round of Public Exhibitions

- 3.3.2.1 The first public exhibitions were held following the submission of scoping. These took place on:
- 6th June – 1pm until 7pm at the Rankinston Community Education Centre.
 - 7th June – 9am to 5pm at The Dalmellington Community Centre, 27 Main Street, Dalmellington.
- 3.3.2.2 The purpose of the exhibition was to outline draft proposals for the site and gain initial feedback. The exhibition materials are included in **Appendix F**.
- 3.3.2.3 Visitors to the events were able to speak to members of the Brockwell Energy Limited team, who were accompanied by the technical team, have their questions answered and provide their feedback – either at the event, online or by post.
- 3.3.2.4 A total of 16 members of the public attended the events. A total of 8 feedback forms were completed.
- 3.3.2.5 Overall, just over half of the feedback forms received were positive (5/8) about the Proposed Development, with the remaining being negative (1/8) or indifferent (2/8).

Figure 3.1: Feedback Responses from First Round of Public Consultation



- 3.3.2.6 A summary of feedback responses received is provided in **Table 3.2**, along with corresponding responses from the Applicant. Feedback focused on the following themes:
- Accessibility of development to horses and bicycles;
 - Community benefits and compensation;
 - Interest in leisure facilities and visitor centre;



- Interest in sourcing wireframe visualisations;
- Involving the local community in the development and regeneration process;
- Work done to prevent impacts on local wildlife and regeneration plans.

Table 3.2: Summary of Public Consultation Feedback and the Impact of Feedback on the Proposal

Feedback Topic	Description	Applicant Response
Accessibility of development to horses and bikes	Concerns raised over the ground of the Proposed Development being too hard on horses' feet. Suggesting using softer materials or the addition of soft grass or woodchip paths for use of horses or bikes. Addition, of horse accessible gate would be appreciated.	Details of site access and accessibility will be further investigated and measures included in an outdoor access management plan to be agreed with the EAC (refer to Section 2.4 of EIA Report Chapter 2: Proposed Development).
Community benefits and compensation	Responses expressed pleasure and positive interest in the proposed community funding plan.	The proposed community benefits and funds are discussed in the Socio-Economic Impact Assessment Report prepared by Biggar Economics and submitted as a stand-alone document. This is briefly discussed in Sections 2.3 and 2.9 of the EIA Report, Chapter 2: Proposed Development.
Interest in leisure facilities and visitor centre	Responses expressed pleasure and positive interest in the potential leisure and visitor centre plans. Desire was expressed for leisure facilities to house an area to swim as well as develop cycle tracks.	Plans for the potential visitors centre are still underway and will form part of a separate planning application. However, it is the intention of the Applicant to refine the community benefit package to allow the first ten years of benefit monies to be made available to fund the visitor centre/hub. The potential inclusion of swimming and other water sports and activities to be offered at the potential visitors' centre would be considered.
Interest in sourcing wireframes and photomontages	Would appreciate access to a wireframe for homes. Desire stated to see photo montage of vegetation along with turbines.	Several wireline visualisations and photomontages were produced as part of the EIA (refer to Chapter 5 of the EIA Report) and a Residential Visual Amenity Assessment (EIA Technical Appendix 5.6) was undertaken which made use of photos and visualisations.



Feedback Topic	Description	Applicant Response
		Furthermore, the wireline software was available at the second public exhibition to enable visitors to request to see wirelines of the Proposed Development from any point of their choice, live at the exhibition. Photomontages were also presented in print and made available for visitors at both exhibitions to inspect for themselves.
Work done to prevent impacts on local wildlife and regeneration plans	Responses indicated that people were pleased at efforts to protect local wildlife and expressed interest in plans to regenerate local wildlife.	Further detail on the proposed mitigation measures that will be implemented to prevent and manage any adverse impacts on wildlife are set out in Chapters 6 and 7 of the EIA Report, as well as the species protection plan (Technical Appendix 6.5). Furthermore, the Applicant is proposing to enhance biodiversity by implementing several initiatives which will enhance habitats – refer to Technical Appendix 6.6 for more detail).
Involving the local community in the development and regeneration process	Expression that the school children in the local community could go on educational outings to learn the importance of local wildlife and the environment.	The Applicant will consider offering this and similar opportunities to local schools during the operational phase of the Proposed Development.
Engagement with the community	A local councillor provided feedback that the display at the public exhibition was great and community engagement was really good.	The Applicant is grateful for this feedback.

3.3.3 Second Round of Public Exhibitions

- 3.3.3.1 The second public exhibition was held on 10th December from 12pm until 7pm at the Rankinston Community Education Centre.
- 3.3.3.2 The purpose of the exhibition was to update the community following design chill, prior to design freeze.
- 3.3.3.3 Visitors to the events were able to speak to members of the Brockwell Energy Team, who were accompanied by the technical team, and have their questions answered – either at the event, online or by post. The design evolution was discussed, including the constraints that shaped the decisions that were taken



to modify the design, including, where possible, feedback received from members of the public prior to the second public exhibition.

- 3.3.3.4 In addition to the exhibition boards, the opportunity to view wireline visualisations of the Proposed Development from any point of the attendees' choice, live, was offered to visitors. Furthermore, several photomontages were printed and made available for visitors to examine at the event.
- 3.3.3.5 A total of 11 members of the public attended the event. A total of five feedback forms were completed.
- 3.3.3.6 All of the feedback from this consultation event was positive, with attendees grateful for detailed explanations of the proposed development and knowledgeable staff taking time to answer their questions. **Table 3.3** outlines the main themes from public feedback.

Table 3.3: Summary of Public Consultation Feedback and the Impact of Feedback on the Proposal

Feedback Topic	Description	Applicant Response
Positive feedback on level of engagement and responsiveness to questions	Responses felt that staff explained the development well and were able to answer all questions clearly.	The Applicant is pleased to know that their efforts to engage with the local community have been well received, and is grateful for the positive feedback.
Supportive of green energy	This respondent was supportive of wind energy in general.	The Applicant is grateful for the support.
Opportunities presented by the development	Respondents were positive about the opportunities for regenerating nature and wildlife, and for creating employment.	The Applicant is grateful for this feedback. More details on the proposed biodiversity enhancement

3.4 Public feedback received outside of the public exhibitions

- 3.4.1 Residents approximately 2.5 km from the Proposed Development boundary contacted the project team to enquire whether their private water supply would be affected by the Proposed Development. Due to several factors including distance from the Proposed Development and location of the Proposed Development outwith the catchment area of the resident's private water supply, it is very unlikely that the supply would be affected. Please refer to the Private Water Supply Risk Assessment (PWSRA) attached to the EIA Report as Technical Appendix 8.2).

3.5 Engagement with neighbouring landowners

- 3.5.1 The Applicant has taken a proactive approach to engaging with the neighbouring landowners. Landowners were invited to attend the public consultation events, were consulted during environmental assessments such as:



- the private water supply risk assessment (PWRSA – refer to Technical Appendix 8.2 of the EIA Report),
- ecological surveys (see Chapters 6 and 7 of the EIA Report as well as the accompanying Technical Appendices for more detail regarding survey locations),
- baseline noise surveys (see Chapter 12 of the EIA Report), and
- the Residential Visual Amenity Assessment (see Technical Appendix 5.6 of the EIA Report).

3.5.2 Engagement with local landowners has been undertaken through in-person individual meetings, phone conversations, emails, and letters, as well as conversations held during the public exhibitions with those landowners who attended the events.

3.5.3 The proximity of the nearest residential properties, and therefore the potential to impact adversely on the residents of these properties, has been one of the main factors influencing the design of the Proposed Development. Refer to Chapter 3 of the EIA Report for more information regarding design principles and main drivers for design change.

4.0 Design Iteration

4.1 Summary of Design Iteration

4.1.1 The Applicant has considered a number of alternative turbine layouts and infrastructure designs for the Proposed Development, the final layout being the fifth design iteration. The design process began in January 2024 and has been fully informed by the EIA process and feedback received from stakeholders and through consultation with the local community.

4.1.2 **Table 4.1** gives a summary of the key design amendments which have been informed by feedback received through the consultation process.

4.1.3 The most significant alteration is the removal of ten turbines at Layout C in September 2024. This has been influenced by the concerns raised about aviation constraints, residential amenity concerns, partial location of ancillary infrastructure (e.g. turbine hardstands) within the 50 m watercourse avoidance buffer, ecological constraints and constructability requirements. In a further alteration, the Applicant acquired additional land adjacent to the Site, which was subsequently added to the Site boundary. Four new turbines were introduced in the newly acquired land, increasing the total number of turbines up to 20.

4.1.4 Chapter 4: Approach to EIA of the EIA Report also provides specific details on where the EIA has responded to advice and comments received from the EIA Scoping process. Chapter 3: Site Selection and Design provides further information on the overall rationale behind the design evolution.

Table 4.1: Design Response to Feedback Received



Consultees	Design Response
SEPA – concern about turbines located in, or close to, peat deeper than 1 m	Significant effort was made to site turbines and related infrastructure on the shallowest peat possible, while also taking other constraints into consideration such as hydrology and ecology constraints.
SEPA – concern about turbine proximity to water courses	A 50 m avoidance buffer was applied to all watercourses and water bodies, except where existing infrastructure was already located within the 50 m avoidance buffer, e.g. the existing mining track travelling closer than 50 m to the Coyle Water – this approach was agreed with SEPA. An exclusion zone was applied to the Coyle Water, as required by the landowner. The number of new required watercourse crossings was minimised.
Glasgow Prestwick Airport – concern about turbines encroaching on FAVA line	Turbines sited south of the FAVA line.

5.0 Community Benefit

- 5.1.1 The Applicant is focused on ensuring that its wind farms are an asset to the local area, supporting the local economy and helping the local community to realise its ambitions.
- 5.1.2 The Applicant has committed that the Proposed Development will provide £400,000 annually to the 9CCG, a group representing the nine communities local to wind development in and around the Cumnock & Doon Valley Area. This level of funding would generate around £0.5 million every year for the local economy, equivalent to £20 million (not including indexation) over the estimated ~40 year lifetime of the wind farm.
- 5.1.3 The Applicant is committed to working closely with the communities surrounding the wind farm to ensure that the community benefit can help to address identified local challenges.
- 5.1.4 The Applicant recognises that the communities surrounding the wind farm face different challenges and have different levels of identified capacity locally. The Applicant would work with these communities to identify their priorities and how they would best benefit from additional funding.
- 5.1.5 Overall, the Applicant is focused on ensuring that the community benefit funding can support community ambition, help communities to be sustainable and create economic opportunities locally.
- 5.1.6 For further information on the proposed community benefits, please refer to Chapter 2 of the EIA Report. The proposed community benefits and funds are also discussed in the stand-alone Socio-Economic Impact Assessment Report prepared by Biggar Economics and submitted as a stand-alone document. This is briefly discussed in Sections 2.3 and 2.9 of the EIA Report, Chapter 2: Proposed Development.



6.0 Summary and Conclusion

- 6.1.1 The Applicant has proactively engaged from the early stages of the project with a wide range of local residents, interest groups, community councils, the local council and statutory consultees regarding the Proposed Development. Successful community consultation and information events were held where feedback on the proposals was gathered and taken into consideration. The final layout has been directly informed by this consultation and a robust design iteration process.
- 6.1.2 Those members of the public who attended the public exhibitions and who have engaged with the project development team during the planning and design of the Proposed Development have generally been supportive of the proposals, with good feedback on the level of engagement and support for the potential community benefits and biodiversity mitigation and enhancement measures to be implemented as part of the Proposed Development.
- 6.1.3 From the outset, the Applicant has undertaken comprehensive and inclusive consultation and has sought to ensure that all those with an interest in the proposals have had an opportunity to review and comment through appropriate and varied channels. The Applicant is committed to ongoing engagement and consultation with key stakeholders throughout all lifecycle phases of the Proposed Development.



Appendix A Online Information

2024

Breezy Hill Energy

HOME › PROJECTS › ONSHORE WIND › BREEZY HILL ENERGY

Energy-from-Waste

Onshore Wind

North Kyle

North Kyle Energy Project -
Community Information

North Kyle Wind Farm -
Documents

Glentagart

Glentagart - Documents

Breezy Hill Energy

Battery Energy Storage Systems

Background

The Breezy Hill Energy Project comprises areas that are held by Brockwell Energy under option with Scottish Ministers (under management of Forestry and Land Scotland). The site is located approximately 13 km south-east of Ayr, 8.5 km south-west of Cumnock and 4.5 km north of Dalmellington and directly adjacent to its sister scheme the [North Kyle Energy Project](#) which is currently under construction.

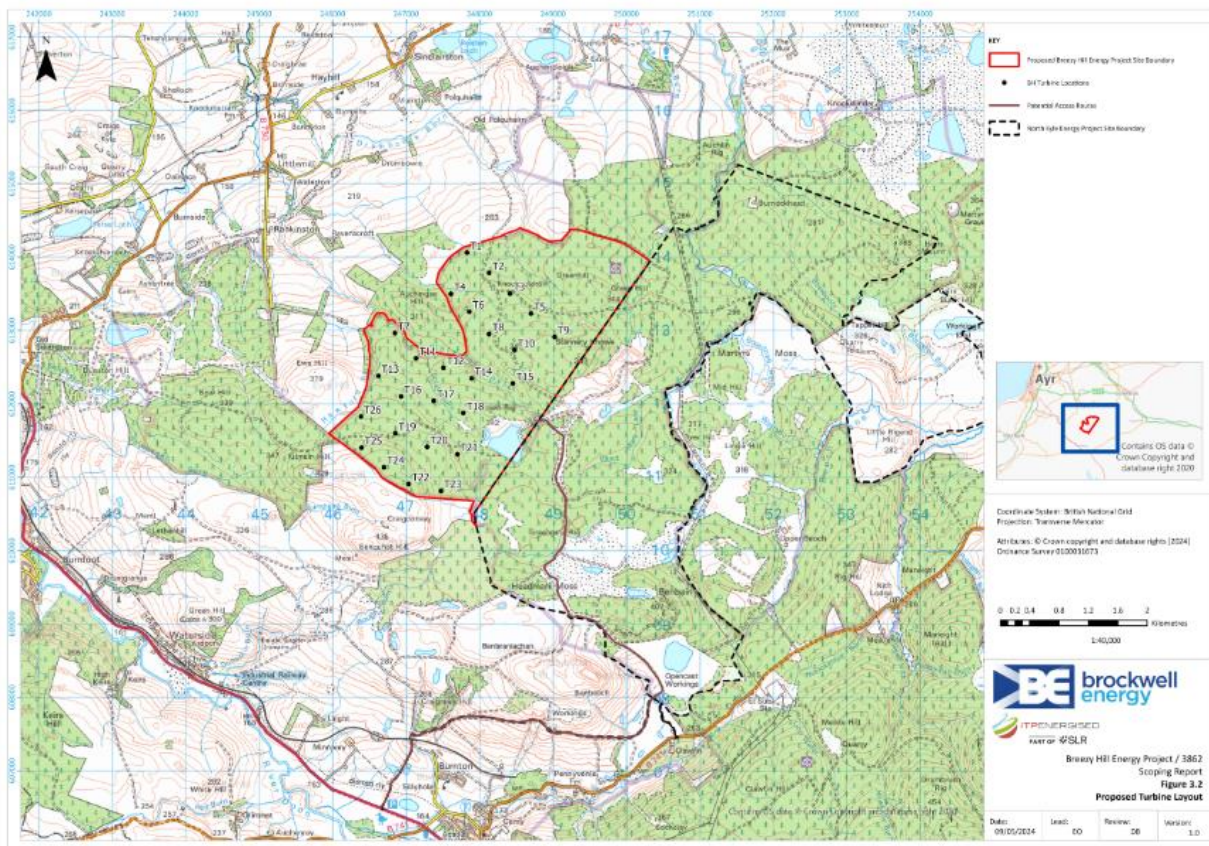
Originally North Kyle was envisaged to be a 300MW site encompassing both the North Kyle and Breezy Hill boundaries, however only 212MW of grid capacity was available at the time of request to National Grid ESO leading to North Kyle being developed separately. In April 2022 following further discussions with National Grid, an additional 80MW of grid capacity became available with a 2028 connection date leading directly to the initiation of the Breezy Hill Energy Project.

Although sharing a common border, North Kyle and Breezy Hill are separate projects and will be operated independently.

Project Details

Breezy Hill Energy Project is an 80MW wind scheme comprising up to 26 wind turbines with a maximum 149.9m tip height.

The preliminary turbine locations are shown on the drawing below:



In addition to the turbines, the key components of the proposals are:

- 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).

Polquairn Windfarm

Development of the Polquhairn Wind Scheme, which sites directly to the west of Breezy Hill, has been halted by its developer Orsted Onshore UK Limited. Brockwell is pleased to have acquired from Orsted various reports and survey data to see if this can be used to inform and optimise the design and delivery of Breezy Hill. An announcement on the Polquairn scheme can be found [here](#).

Environmental Impact

Through North Kyle and Polquairn, Brockwell already has extensive survey information dating back to 2021. To bolster this further, independent consultants ITP Energised have been appointed to perform an environmental impact assessment (EIA) which will assess the impact of the scheme on local sensitivities such as visual impact, ecology, ornithology, geology, peat, forestry, noise, cultural heritage and archaeology. Additionally, it will consider interaction with access and local traffic, aviation, telecommunications, and shadow flicker.

The results of the assessment 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](#).



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The results of the assessment 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](#).



Lasting Benefits

Brockwell is committed to ensuring that the North Kyle and Breezy Hill projects bring meaningful, long-lasting benefits to the local area and communities. This is being achieved in several ways:

Community Support – Breezy Hill has committed to provide £400,000 annually to 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. This commitment is index linked and will last for the full 40 year lifespan of the project.

Restoration and Regeneration – The North Kyle Forest Masterplan, being delivered by FLS, EAC and Brockwell, is providing comprehensive land restoration, regeneration and re-wilding to former open cast mining sites in the Cumnock & Doon Valley Area. This work is ongoing with North Kyle 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. A proportion of the Breezy Hill community benefit will be used to continue this restoration and open the area to the public by creating further road, walking and cycling access.

Visitors Centre and Recreation Zone – Brockwell propose that Breezy Hill will build on the restoration works delivered by the North Kyle scheme by creating a “destination” visitors centre for family-friendly recreation in an open space, combining beautiful scenery and rich ecology. In the right location, the centre could boast a café, public facilities (including toilets and shower), pedal and e-bike rental, community spaces, access around the Coyle Water loch with beach, picnic and play areas, and water sports facilities for swimmers, canoeists and paddleboarders. Funding for the centre will be achieved by drawing forward the first 10 years of the community benefit, making it available from day one.

Project Timeline

Indicative project timeline as follows:

Submission of Project Scoping:	April 2024
First public consultation:	June 2024
Second public consultation:	Q3 2024
Submission of S36 planning application:	Q1 2025
Consents discharged:	Q3 2025
Final investment decision:	Q4 2025
Construction period:	Q2 2026 - Q2 2028
Begin operations:	Q4 2028



Public Consultation

The first public consultation will be held on Thursday 6 June 2024 from 1:00 – 7:00pm at the following location:

RANKINSTON COMMUNITY EDUCATION CENTRE | LITTMILL PLACE | RANKINSTON | KA6 7HB

All visitors are welcome and we would be delighted to speak to you and answer any questions or concerns you may have about the scheme.

Our consultation materials can be found at the links below:

- [Mail Drop Flyer](#)
- [Community Invitation](#)
- [Exhibition Boards](#)

Breezy Hill Energy Project Public Consultation

B730 road closure between Polnessan and Littlemill

Additional alternative consultation event in Dalmellington Friday 7 June 11am-3pm

We understand that the road closure and associated diversion on the B730 is causing delays and frustrations to local drivers. Although the diversion is allowing access to Rankinston, we note that is causing extra inconvenience for anyone planning to attend the Breezy Hill public exhibition in Rankinston Community Education Centre on Thursday between 1pm and 7pm.

As this particularly affects residents in Dalmellington and Patna, although it is short notice, we will publicise and offer an additional opportunity to attend the exhibition by hosting a consultation event in our offices in Dalmellington on Friday 7 June between 11am and 3pm.

Our offices are located at **27 Main Street, Dalmellington, KA6 7QL**.

Coffee and refreshments will be served and we would welcome anyone interest in finding out more about the scheme.

For the avoidance of doubt, the consultation event in the Rankinston Community Education Centre on Thursday 6 June between 1pm and 7pm will be proceeding as planned and advertised.



2025



- Breezy Hill in numbers
- Updates & milestones
- Environmental focus
- Community
- Enquiries
- Latest news

Project overview

Driving clean energy for generations

The Breezy Hill Energy Project is an 80MW wind farm with integrated battery storage, currently under development by Brockwell Energy. Located southeast of Ayr and adjacent to our North Kyle project, Breezy Hill was launched as a standalone development following the acquisition of additional grid capacity in 2022. Targeting operations by 2028, the project will deliver clean, renewable energy and generate long-term value for the surrounding community.

Current status: Planning (Expected planning submission Q1 2025)

80MW

Wind & battery storage capability

Up to 26

Turbines, with maximum tip heights of 149.9m

80,000

Homes powered

Medium-sized households, based on average consumption of 2,700kWh, Ofgem.

Environmental focus

Breezy Hill is undergoing a rigorous Environmental Impact Assessment to ensure a responsible and well-informed approach. The assessment considers visual impact, ecology, heritage, traffic and more. With comprehensive data from our North Kyle and Polquhain projects, we are committed to minimising environmental impacts and respecting the surrounding landscape. A planning application will be submitted to the Scottish Government in Q1 2025.

Community engagement & benefits

Breezy Hill is designed to provide tangible benefits for local communities:

Annual community funding: £400,000 will be allocated to the SCCG - a group representing nine local communities - throughout the project's 40-year lifespan, linked to preserve long-term value.

Land restoration and access: Building on the North Kyle Forest Masterplan, Breezy Hill will support rewilding, public access, and sustainable land use, with new walking and cycling paths.

Visitor centre: Plans include a family-friendly visitor centre featuring a cafe, kids' centre, public facilities, and water sports access at Cyle White. To accelerate delivery, initial community funding will be advanced upon project consent.



Public consultation

We are dedicated to meaningful community engagement and truly value your input on the Breezy Hill Energy Project.

First public consultation

Our first public consultation took place on Thursday, 6 June 2024, from 1:00 PM to 7:00 PM, at:

Rankinston Community Education Centre
Littlemill Place
Rankinston
KA6 7HB

Thank you to everyone who attended! It was a pleasure to meet with members of the community, share details of the project, and listen to your feedback. The materials from this session are available for review here:

[Mail drop flyer](#)

[Community invitation](#)

[Exhibition boards](#)

Second public consultation

Our second public consultation took place on Tuesday, 10 December 2024, from 12:00 PM to 7:00 PM, at:

Rankinston Community Education Centre
Littlemill Place
Rankinston
KA6 7HB

Thank you to everyone who attended! It was a pleasure to meet with members of the community, share details of the project, and listen to your feedback. The materials from this session are available for review here:

[Exhibition Boards](#)



Appendix B Legal Context for Consultation

Legislative Context for Consultation

1. The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 ('DMPR')

Article 7 of DMPR states that Applicants are to:

- Hold at least one public event where members of the public may make comments to the prospective Applicant as regards the proposed development; and
- Publish in a local newspaper circulating in the locality in which the proposed development is situated a notice at least 7 days in advance containing certain prescribed information:
 - A description of the proposed development and its location;
 - Details as to where further information may be obtained concerning the proposed development;
 - The date and place of the public event;
 - A statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
 - A statement that comments made to the prospective applicant are not representations to the planning authority and that there will be an opportunity to make representations on any resultant application to the planning authority.

Good Practice Guidance for Applications under Section 36 and 37 of the Electricity Act 1989 (2022)

Table B-1: Content of public event and pre-application consultation report

Requirement	PAC Report Chapter/Section
The dates on which and places where public events were held;	Section 3.3 and Appendix D
A description of any additional steps taken by the applicant to consult with members of the public regarding the development;	Sections 3.2 and 3.3
A list of bodies, groups and organisations who were consulted by the applicant and a description of how they were consulted;	Section 2.3; Section 3
A description of any materials sent to consultees and materials provided to those attending public events;	Sections 3.3, 3.4
Copies of any visual presentation shown or displayed at a public event, and photographs of any display boards or models at public events;	Appendix A
Confirmation as to whether consultees and attendees at public events were informed that pre-application consultation does not remove the right or potential need to comment on the final application once it is made to the Scottish Ministers;	Appendix D (newspaper adverts) and Appendix E (exhibition boards)

Requirement	PAC Report Chapter/Section
A summary of the written responses to consultations and views raised at public events, including an indication of the number of written responses received and the number of persons who attended the public events;	Section 3.4, Tables 3.1 & 3.2
An explanation of how the applicant took account of views raised during the pre-application consultation process; and	See Tables 3.2 and 3.3, Sections 3.4 and 3.5
An explanation of how members of the public were given feedback on the applicant's consideration of the views raised during the pre-application consultation process.	Section 3.3 and in Tables 3.2 and 3.3 of this report, as well as in Chapter 3 of the EIA Report.

Appendix C Scoping Responses

The following comments were received as part of the EIA Scoping Opinion on planning policy.

Table A2-1: EIA Scoping Opinion - Planning Policy

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
ECU	Scottish Ministers request the company to assess if any flammable, toxic or explosive chemicals detailed in The Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015 would be stored on site in quantities such that a Hazardous Substances Consent would be required under section 2 of the Planning (Hazardous Substances) (Scotland) Act 1997.	Noted	N/A
East Ayrshire Council	The Council's East Ayrshire Local Development Plan 2 (adopted on 8 April 2024) is now the current LDP for East Ayrshire and supersedes the previous 2017 LDP and 2020 Minerals LDP which are no longer relevant.	Noted	N/A
	The Council promotes the use of a Planning Monitoring Officer (PMO) on all major infrastructure developments. The PMO is appointed by the Council to assist in the assessment of detailed environmental planning conditions and to monitor and report on the construction works. The Council asks that developers fund the cost of the PMO and that this is secured by a Section 75 legal agreement. The benefits of the PMO use include more robust discharge of planning conditions, communities having greater certainty that proper monitoring is taking place and the developer is doing what they said they would do, and ultimately it provides an independent overview that can be relied upon during the construction phase and afterwards by the Council and the developer.	Noted. The PMO will be referred to as the Environmental Clerk of Works in the EIA Report, with the description of the roles and responsibilities being clearly described in the EIA Report.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	The use of the PMO need not necessarily be an integral part of the EIA Report, however, the Council's approach should be given consideration as part of the wider suite of monitoring and environmental best practice considered by the EIA Report.	Noted. See above.	N/A
SEPA	Please note that some of the planning guidance referenced in this response is being reviewed and updated to reflect the National Planning Framework 4 (NPF4) policies. For example, the Flood Risk Standing Advice and Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems. It still provides useful and relevant information, but some parts may be updated further in the future.	Noted.	N/A
NatureScot	<p>NatureScot guidance; The following should also be referenced in terms of the landscape, visual and cumulative assessments in the LVIA:</p> <ul style="list-style-type: none"> • Siting and Designing Wind Farms in the Landscape V3 (2017). • General pre-application and scoping advice for onshore wind farms (May 2020), particularly with reference to Annex 2 advice on the scope of landscape and visual assessment for turbine lighting. • Visual Representation of Windfarms (SNH, 2017). • Spatial Planning for Onshore Wind Energy Development (2015). • Cumulative Effects of Windfarms (SNH, 2005). 	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	<ul style="list-style-type: none"> Assessing the cumulative impact of onshore development (SNH, 2012). Landscape Character Assessment for Dumfries and Galloway (2019) is the updated NatureScot LCA for the region, and should be used alongside the DGWLCS, which provides more detail descriptions and guidance. Assessing Impacts on Wild Land Areas: Technical guidance (September 2020); and the Wild Land Areas map and descriptions (2014), with reference to 01 Merrick, and 02 Talla-Hart Fell. Landscape Character Assessment, Guidance for England, and Scotland (Countryside Agency & SNH, 2002), and including Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity 		



6.2 EIA Report Requirements

The following comments were received as part of the EIA Scoping Opinion on EIA Requirements.

Table A2-2: EIA Scoping Opinion – EIA Requirements

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	Two full paper copies including appendices shall be provided to the Planning Authority for internal use, although additional paper copies will also be required to be placed in appropriate locations for inspection by the public.	Noted.	N/A
	One electronic copy that is split into manageable sized files shall be uploaded by the Applicant to the online viewing system of the Planning Authority through the e-planning portal (contact should be made with the Council prior to upload to confirm the appropriate case file reference).	Noted.	N/A
	These files shall be clearly named thus enabling easier public/consultee interpretation, consideration and navigation. An example would be splitting the EIA Report by chapter / topic.	Noted.	N/A
	Any confidential annex should be clearly marked and kept separate from the remainder of the EIA Report but should not contain any non-confidential information or, if it does, this should be replicated within the EIA Report.	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
SEPA	To avoid delay and potential objection the EIA submission must contain a series of scale drawings of sensitivities, for example peat depth, peat condition, Groundwater Dependent Terrestrial Ecosystems (GWDTE), proximity to watercourses, overlain with proposed development. This is necessary to ensure the EIA process has informed the layout of the development to firstly avoid, then reduce and then mitigate significant impacts on the environment.	Noted.	N/A
ECU	Scottish Ministers are satisfied with the scope of the EIA set out at Section 2 of the scoping report.	Noted.	N/A
	The Proposed Development set out in the scoping report refers to wind turbines and battery storage. Any application submitted under the Electricity Act 1989 requires to clearly set out the generation station(s) that consent is being sought for. For each generating station details of the proposal require to include but not limited to: <ul style="list-style-type: none"> the scale of the development (dimensions of the wind turbines and battery storage); components required for each generating station; minimum and maximum export capacity of megawatts and megawatt hours of electricity for battery storage. 	Noted.	N/A
	Scottish Ministers expect the EIA report which will accompany the application for the proposed development to consider in full all consultation responses.	All consultation responses will be considered in full.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	Scottish Ministers request that the Company investigates the presence of any private water supplies which may be impacted by the development. The EIA report should include details of any supplies identified by this investigation, and if any supplies are identified, the Company should provide an assessment of the potential impacts, risks, and any mitigation which would be provided.	Noted.	N/A
	Where borrow pits are proposed as a source of on-site aggregate they should be considered as part of the EIA process and included in the EIA report detailing information regarding their location, size and nature. Ultimately, it would be necessary to provide details of the proposed depth of the excavation compared to the actual topography and water table, proposed drainage and settlement traps, turf and overburden removal and storage for reinstatement, and details of the proposed restoration profile. The impact of such facilities (including dust, blasting and impact on water) should be appraised as part of the overall impact of the working. Information should cover the requirements set out in 'PAN 50: Controlling the Environmental Effects of Surface Mineral Workings'.	Noted.	N/A
	The mitigation measures suggested for any significant environmental impacts identified should be presented as a conclusion to each chapter. Applicants are also asked to provide a consolidated schedule of all mitigation measures proposed in the environmental assessment, provided in tabular form, where that mitigation is relied upon in relation to reported conclusions of likelihood or significance of impacts.	This will be presented in a standalone chapter of the EIA Report named 'Schedule of Mitigation' and will summarise all the mitigation measures presented within the EIA Report.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
NatureScot	<p>Key natural heritage considerations requiring consideration within the EIA are:</p> <ul style="list-style-type: none"> • Potential impacts on the Ailsa Craig and Solway Firth Special Protection Areas (SPA) and related Sites of Special Scientific Interest (SSSI), and Bogton Loch Site of Special Scientific Interest (SSSI). • Potential impacts on carbon-rich soil and priority peatland habitats. • Landscape and visual impacts, including cumulative impacts. 	<p>Designated sites will be considered as part of Chapters 6 (Ecology) and 7 (Ornithology) of the EIA Report.</p> <p>Almost all the Site is covered in commercial forestry or has been disturbed by past mining activities and as such, a peatland condition assessment has been scoped out of the EIA. However, the potential impacts on peat will be addressed in the EIA Report.</p> <p>Landscape and Visual impacts, including cumulative, will be assessed in Chapter 5 of the EIA Report.</p>	N/A
	<p>The applicant should refer to the February 2024 'NatureScot pre-application guidance for onshore wind farms'. This provides guidance on the issues that developers and their consultants should consider for wind farm developments and includes information on recommended survey methods, sources of further information and guidance and data presentation. Attention should be given to the full range of advice included in the guidance note, which sets out our expectations of what should be included in the Environmental Impact Assessment Report (EIAR).</p>	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	As they progress, the Applicant should also refer to our Guidance on Onshore Wind Farm Development and ensure that all relevant guidance is fully considered when compiling the EIA Report. Please also refer to all our more general current standing advice for planners and developers.	Noted.	N/A



6.3 Landscape and Visual

The following comments were received as part of the EIA Scoping Opinion on landscape and visual.

Table A2-3: EIA Scoping Opinion – Landscape and Visual

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
ECU	The scoping report identified viewpoints at Table 5-1 to be assessed within the landscape and visual impact assessment. East Ayrshire Council, the Planning Authority agree in principle with the proposed viewpoints. They note that further opportunity to agree a final set of viewpoints will be required when the site layout has been finalised.	Noted.	Further consultation was undertaken with the EAC to determine whether any changes were required to the VPs. The council confirmed that the VPs proposed in the Scoping Report were appropriate and no further changes are required.
HES	HES noted that no visualisation locations have been presented within Chapter 10: Cultural Heritage and that the number and location of proposed visualisations in table 5-1 are insufficient to allow for a full assessment of potential impacts of the proposed Development.	Based on the baseline data and a ZTV that was produced based on the frozen design, it is not anticipated that any visualisations will be required to inform the Cultural Heritage settings assessment in the EIA Report.	N/A
NatureScot	NatureScot state that it is unlikely that they will consider that the landscape and visual effects of the proposal will raise natural heritage issues of national interest and are therefore unlikely to provide any specific landscape advice in the event that an application for section 36 consent is submitted subsequent to this EIA scoping opinion.	Noted.	N/A
	The Planning Authority agrees that a 35 km study area is appropriate in this case given the scale of the	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	proposed turbines. It appears 60 km is also proposed for the cumulative study area and the Planning Authority would agree to that distance. A 20 km detailed study area is also proposed and based on the ZTV (Figure 5.1) this would probably be appropriate and would represent the distances over which the most significant impacts are likely to be experienced.	The ZTV based on the final design indicates that the visibility of the turbines at the Proposed Development will not likely be seen from further than 35 km away, and as such, will reduce the cumulative study area in the EIA Report to 35 km.	
	In terms of identifying Landscape Character Types (LCTs) the Council would advise that the East Ayrshire Landscape Wind Capacity Study 2018 represents the most accurate record of LCTs locally within East Ayrshire and should guide the assessment of landscape character types.	Noted.	N/A
	In terms of the proposed viewpoints shown in Figure 5.2, the Planning Authority would agree in principle to these, though would consider a further opportunity to agree to a final set of viewpoints at a later date would be needed, once the site layout has evolved / finalised to ensure the viewpoints would still be appropriate.	Noted.	Further consultation was undertaken with the EAC who confirmed that the 15 VPs suggested in the Scoping Report would be appropriate for the EIA and did not suggest any further changes for LVIA visualisations. However, the EAC did suggest considering locating several VPs from within the Dumfries House Estate, stating that <i>"It's not clear the full extent of visibility across the Dumfries House estate, though it might be worth doing a couple of viewpoints within the estate, depending on visibility, including the house itself. This could be done as supplemental</i>



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
			<p><i>to the 15 LVIA viewpoints to help inform any heritage/historic assets chapter and would probably prove useful for Historic Environment Scotland when they are consulted by the ECU."</i></p> <p>Whether the Proposed Development will be visible from the Dumfries House Estate or not will be confirmed and if required, additional viewpoints will be considered.</p>
	<p>The Applicant is advised to keep the cumulative situation under review during the preparation of the EIA Report as this is an evolving situation, particularly in this part of the district where there is considerable wind energy development pressure. In this respect, it is suggested that they make contact with any local authorities within the study area to obtain up to date information relating to wind energy development in their respective authority areas. Section 36 wind farm applications will also need to be kept under review to ensure these are accurately reflected in any assessment. Currently South Kyle 2 and Greenburn S36c are expected in 2024 and therefore will likely require to be considered as part of the cumulative scenario for Breezy Hill, however the cumulative status can be confirmed at the design freeze stage.</p>	<p>Noted. This will be considered as part of the cumulative assessment section of the LVIA.</p>	<p>N/A</p>



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	In addition to the cumulative effects with other wind farms, the Applicant should give consideration to potential effects with other tall structures such as electricity pylons or other developments which could contribute to cumulative landscape and visual impacts. Cumulative impacts with any proposed BESS element which forms part of the proposed development will also require to be considered.	Noted.	N/A
	Mention is made of a cumulative aviation lighting assessment, however as the Planning Authority understands it, as the turbines proposed are 149.9m in height then these should not require visible aviation lighting under CAA policy and so would not contribute to a cumulative lighting impact. If, however, this is not the case and visible aviation lighting is required then a standalone and cumulative assessment of the night time / low light landscape and visual impacts of the aviation lighting associated with the proposed development will be required. The Planning Authority will require to agree to appropriate viewpoints to form part of the LVIA / RVAA prior to these being undertaken if visible aviation lighting is a requirement.	It is not clear at this stage whether aviation lighting will be required. This will be elucidated following further consultation with aviation consultees, and if a lighting assessment is required, appropriate viewpoints will be agreed with the EAC.	N/A
	The Planning Authority welcomes the addition of a Residential Visual Amenity Assessment out to 2 km and would request that cumulative schemes are shown on separate wirelines to the project-alone wirelines.	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	Photomontages should be considered from some properties to assist the consideration and assessment of impacts from them where the turbines are more prominent. RVAA properties will also require night time wirelines and photomontages (including cumulative ones where relevant) to enable full consideration of night time impacts from aviation lighting on residential receptors, should visible lighting be a requirement.	Noted.	N/A
	In general terms regarding visualisations, it would be expected that other elements of the proposed development, particularly the BESS infrastructure, but also tracks, substations, and other infrastructure be shown on the photomontages out to distances of 5 km and should be represented as accurately as possible on the photomontages. A ZTV of the BESS should also be provided to determine the extent of its visibility within the landscape.	Noted.	N/A
	If required, the night time photomontages should be produced to show a worst-case scenario without the effects of any proposed mitigation. If the visualisations have been produced to show some form of mitigation, then this will need to be clearly detailed as to exactly what is being shown in the visualisations / the intensity based on extent of mitigation being shown. Full details of any proposed mitigation will need to be detailed within the EIA Report alongside what effects this will have on the lighting impacts. Should the layout allow for any reduction in the number of turbines requiring hub and tower lighting, whilst still achieving the requirements of the CAA, this should also be clearly	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	detailed within the EIA Report assessment of night time landscape and visual impacts. Night time impacts will require to consider both the landscape impacts and visual impacts.		
	Given the increasing numbers of turbines operational / consented / proposed which have / will require visible aviation safety lighting then the night-time lighting assessment shall also include a cumulative night-time assessment taking into account other wind farms / turbines which have / will require visible aviation lighting and any other tall structures which have visible aviation lighting on them.	Noted	N/A
	The Planning Authority notes the design is still evolving and the site layout doesn't show any other infrastructure associated with the project, including the BESS (indicated as likely to form a part of the proposed development) so will consider any proposed viewpoints for the development (wind turbines and BESS) at a later date once the layout has been finalised and the likely visibility of the scheme throughout the area is better understood.	Noted. Please refer to Section 2 of this Gatecheck Report for a description of the design evolution and a brief description of the Proposed Development. Visibility of the BESS will be assessed in the LVIA.	N/A
	Generally speaking, the list of matters to be scoped out in Section 5.10 of the scoping report appears to be reasonable based on the information before the Planning Authority at this stage.	Noted.	N/A
VP1	Rankinston, Littlemill Place, 2.5 km north-west, 245175, 614544	N/A	



Consultee	Scoping Comment		Response to Consultee	Further EIA Consultation
	VP2	B705 Outskirts of Mauchline, 13 km north-east, 250383 626722		
	VP3	A70 Approach to Lugar, 16 km north-east, 261557 623201		
	VP4	B7036 Dumfries House Estate Access, 10 km north-east, 254349 621892		
	VP5	A70 between Drongan and Ochiltree, 6 km north, 248200 620374		
	VP6	Ayr Road, Dalmellington, 5 km south, 247526, 606013		
	VP7	B7083 at Holmhead, 10 km north-east, 256029 620717		
	VP8	Drongan, Mill of Shield Road, 5.5 km north-west, 244555, 618397		
	VP9	Avisyard Hill, 13 km east, 260897 618145		
	VP10	B7046 Skares Road, 5 km north-east, 251782, 617439		
	VP11	Connel View, New Cumnock, 13 km east, 261886, 612575		
	VP12	Auchenroy Hill, 6 km south-west, 244548, 605592		



Consultee	Scoping Comment		Response to Consultee	Further EIA Consultation
	VP13	Sinclairston, 3 km north, 247039,616867		
	VP14	B741 at Dalleagles, 8 km east, 257213, 610637		
	VP15	Craigs Road, 4.5 km north-west, 243287, 615090		



6.4 Cultural Heritage

The following comments were received as part of the EIA Scoping Opinion on cultural heritage.

Table A2-6: EIA Scoping Opinion – Cultural Heritage

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	The buffer zones detailed in the scoping report appear reasonable.	Noted	N/A
	With regards to Gardens and Designed Landscapes (GDLs) non-inventoried GDLs are also protected and an assessment of impacts on such sites would also be expected to be undertaken as part of the EIA and reported accordingly. Hollybush House non-inventory GDL is one such asset and is located approximately 6.7km west of the application site and would fall within the wider 10km setting study area.	Noted.	N/A
	There should be some flexibility when considering viewpoints as some heritage assets may benefit from visualisations to aid the assessment of impacts on their setting. Comments from Historic Environment Scotland (HES) and West of Scotland Archaeology Service (WoSAS) should be taken into account when finalising the assessment methodology in respect of cultural heritage and archaeology.	Noted. Requirement to produce visualisations for cultural heritage impact assessment is currently under review. See Table A2.3 for more detail.	N/A
Historic Environment Scotland	HES noted that no visualisation locations have been presented within Chapter 10: Cultural Heritage and that the number and location of proposed visualisations in table 5-1 are insufficient to allow for a	Noted. See response in Table A2.3.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	full assessment of potential impacts of the proposed Development.		
	We welcome that the potential cultural heritage effects are scoped into the Environmental Impact Assessment (EIA) report. We consider that the proposals have the potential to affect a number of cultural heritage assets in our remit and therefore recommend that any EIA report undertaken in support of the proposals should include a full assessment of impacts on the historic environment.	Noted. A full assessment will be carried out in Chapter 10 Cultural Heritage.	N/A
	We welcome that cultural heritage has been scoped into the assessment and that no assets have been scoped out of the assessment (Paragraph 10.8). We are generally content with the scope as set out. We would expect to see a structured approach presented within any forthcoming EIA for the assessment of any impacts which may arise from the proposed development detailing construction, operational and cumulative effects on our interests. We would also highlight that the Environmental Impact Assessment (EIA) handbook provides best practice for environmental impact assessment of the historic environment.	Noted.	N/A
	We can confirm that there are no World Heritage Sites, scheduled monuments, category A listed buildings or inventory garden and designed landscapes of inventory battlefields within the proposed development boundary. We note construction access arrangements	Noted. Construction access will be from the A713 via the Chalmerston entrance to the North Kyle Wind Farm. More detail to be provided in the EIA Report.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	for the proposed development have yet to be finalised and that no details have been provided.		
	The scheduled monument of Auchencloigh Castle (SM5393) is located to the north-east of the proposed development. We strongly recommend that design of any access avoids direct impacts on this nationally important asset, in line with national policies, and that efforts are made to minimise any impacts on the setting of this asset. We note that any direct impacts on this asset are likely to require Scheduled Monument Consent (SMC) as administered by HES and that based on the current information, we would be unlikely to grant consent for works within the scheduled area. Any direct impact to this asset without SMC would be likely to trigger our compliance procedures.	Noted. Access to the Proposed Development will be from the southeast, via the North Kyle Wind Farm. It is therefore not expected that access to the Proposed Development will result in direct impacts on Auchencloigh Castle (SM5393). However, the potential for the Proposed development to impact on this scheduled monument will be considered in the EIA Report.	N/A
	We note that setting has been described as an 'indirect effect' in section 10.6.2. For the purposes of EIAs, indirect impact applies to indirect physical impact only, and setting impact should be considered separately. Setting impacts are generally direct and result from the proposal causing change within the setting of the heritage asset that affects its cultural significance. We recommend that our Managing Change Guidance Note on Setting is used to inform setting assessments. We would expect a commitment to undertake on site assessment of the settings of designated assets and that any subsequent assessment of setting impacts should follow a clear	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	and systematic framework for evaluating these impacts.		
	Please note, the most effective mitigation measures are those which avoid or prevent the creation of adverse effects at source through design. Views towards an asset can also be an important part of its setting and we welcome that the applicant has identified this and will also give appropriate consideration to assets outwith the ZTV. Further information on best practice can be found in the cultural heritage appendix of the Environmental Impact Assessment (EIA) handbook (page 182).	Noted.	N/A
	No visualisations locations have been presented within Chapter 10: Cultural Heritage and the number and location of proposed visualisations within Table 5-1 of Chapter 5: Landscape & Visual are insufficient to allow for a full assessment of the potential impact of the proposed development.	Noted. See response in Table A2.3 for more detail.	N/A
	Where initial assessment identifies potential significant impacts on an asset, we recommend that wireframe visualisations should be produced to help analyse the impacts. If impacts are identified as significant, photomontages should be prepared to illustrate these impacts. We would be happy to discuss this in more detail with the applications as the EIA proceeds.	Noted.	N/A



6.5 Ecology

The following comments were received as part of the EIA Scoping Opinion on ecology.

Table A2-5: EIA Scoping Opinion – Ecology

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
Fisheries Management Scotland	The proposed development straddles the catchments relating to the Nith DSFB, Doon DSFB, Ayrshire Rivers Trust and Nith Catchment Fisheries Trust. It is important that the proposals are conducted in full consultation with the trust (see link to FMS member DSFBs and Trusts below). We have also copied this response to these organisations.	Noted. The fisheries surveys within the Proposed Development study area were conducted by Ayrshire Rivers Trust.	N/A
NatureScot	The proposal could affect the Ailsa Craig SPA, classified for its migratory gannet and lesser black-backed gull and seabird assemblage. Information on the SPA can be found on the SiteLink pages of our website. The proposal site is located approx. 43km from the SPA which is within the foraging distance of lesser black-backed gull and of herring gull.	Noted.	N/A
	We note bat surveys were undertaken in 2020 and 2021; therefore, the survey information is not sufficiently up to date. Unless it is clearly evident that there has been no substantive change in number, distribution or activity of bats since the original survey was undertaken, we advise further survey is required.	Noted.	Further consultation was undertaken with NatureScot to present the bat data that is available and to establish whether the data could be used in the EIA, with the application of specific assumptions. NatureScot agreed to the proposed use of the existing data and the assumptions put forward in the consultation letter.



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	We would welcome the inclusion of an Outline Habitat Management Plan (OHMP) in the proposed EIAR. We recommend the OHMP addresses both compensation and enhancement requirements, in line with NPF4 Policy 3(b) to provide for positive effects for biodiversity. Our guidance on what to include in an HMP can be accessed from our website.	Noted.	N/A
East Ayrshire Council	With regards to any Biodiversity Enhancement and Management Plan, this should be separate to more general habitat management measures proposed as compensation/mitigation for the impacts of the proposed development, as the biodiversity enhancement expected through Policy 3 of NPF4 is noted as going beyond mitigation of impacts. So, to ensure there is a clear distinction between what is required in terms of mitigation of impacts as a result of the proposed development, and what is to be implemented to deliver significant biodiversity enhancement, the elements will require to be discussed separately and not amalgamated into a single document or set of proposals.	Noted. The potential ecological impacts and proposed mitigation will be discussed in the EIA Chapter 6 (Ecology). An Outline Biodiversity Enhancement Management Plan will form a Technical Appendix to the EIA Report and will be briefly summarised in EIA Chapter 6.	N/A
	Local Nature Conservation Sites (LNCS) should be assessed alongside other ecological designations such as S.S.S.I.s. There are a number of LNCS within relatively close proximity to the application site including one which borders the southern boundary of the site (Benquhat Hill LNCS). Impacts on Ancient Woodland on the boundaries of the site may also need to be assessed depending on any infrastructure	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	proposed in close proximity to such areas or depending on where access is to be taken into the site.		
	Consultation should also be undertaken with the River Doon Salmon Fisheries Board and Ayrshire Rivers Trust, in addition to Marine Scotland Science to agree on the appropriate methodologies and scope of assessment in terms of fish and other species. The Planning Authority would suggest the Applicant ensure any requirements and advice from NatureScot, SEPA, RSPB and the Scottish Wildlife Trust be taken into account to inform the scope of the assessment, including any cumulative impact assessment, of such matters for reporting within the EIA Report.	Noted. The fisheries surveys within the Proposed Development study area were conducted by Ayrshire Rivers Trust.	N/A
ECU	The Scottish Ministers note that the proposed Development is adjacent to both the Ailsa Craig and Solway Firth Special Protection Areas (SPA) and both the Ailsa Craig and Bogton Sites of Special Scientific Interest (SSSI). The Ailsa Craig SPA is classified for its migratory gannet and lesser black-backed gull and seabird assemblage. The Solway Firth SPA is classified for its important populations of European species. The status of the sites means that the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (the "Habitats Regulations") or, for reserved matters, The Conservation of Habitats and Species Regulations 2017 apply. Consequently, Scottish Ministers will be required to consider the effect of the proposal on the	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	SPAs by completing a Habitats Regulations Appraisal (HRA). Nature Division and NatureScot have provided advice on what should be considered within the EIA report.		



6.6 Ornithology

The following comments were received as part of the EIA Scoping Opinion on ornithology.

Table A2-6: EIA Scoping Opinion – Ornithology

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	The Planning Authority has no particular comments to make with regards to ornithological matters and would suggest the Applicant ensure the requirements and requests of NatureScot and RSPB and any other relevant body with information and records of relevant ornithological interests are taken into account to inform the assessment of these matters for reporting within the EIA Report.	Noted.	N/A
ECU	It is recommended by the Scottish Ministers that decisions on bird surveys – species, methodology, vantage points, viewsheds & duration - site specific & cumulative – should be made following discussion between the Company and NatureScot.	Noted.	N/A
NatureScot	Ailsa Craig & Solway Firth SPA The scoping report notes that herring gull (a component of the SPA's seabird assemblage) have been recorded during flight activity surveys. Based on the information provided it is not possible to exclude the possibility that these birds are associated with the SPA. Our advice is that this proposal is therefore likely to have a significant effect on the qualifying interests of this site. Consequently, Scottish Ministers, as competent authority, may be required to carry out an	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	<p>appropriate assessment in view of the site's conservation objectives for its qualifying interests. To help you do this, we propose to carry out an appraisal to inform your appropriate assessment. To enable us to carry out this appraisal, the following information is required as part of the EIA Report:</p> <p>An assessment of potential collision risk for herring gulls and how this may affect the viability of the relevant species' SPA population. We advise that this information should include showing flight lines from Vantage Point watches.</p>		
	<p>Albeit the scoping report does not mention lesser black-backed gull records; in our view, there is insufficient information to determine whether the proposal is likely to have a significant effect on lesser black-backed gull qualifying interests of the site. In order for this to be determined, we recommend that the following additional information is obtained: - An assessment of potential collision risk for lesser black backed gull and how this may affect the viability of the relevant species' SPA population. We advise that this information should include showing flight lines from Vantage Point watches if relevant.</p>	Noted.	N/A
	<p>The proposed application site is within foraging distance of the herring gull and lesser black backed gull of Ailsa Craig SSSI. The relevant protected natural feature of the SSSI is the breeding bird assemblage which includes herring gull and lesser black-backed gull. Information on the SSSI can be</p>	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	found on the Site Link pages of our website . The assessment undertaken for the SPA can be used to assess impacts on the SSSI.		
	The proposal could affect the Bogton Loch Site of Special Scientific Interest (SSSI), classified for its breeding bird assemblage which includes a breeding colony of black-headed gulls. Information on the SSSI can be found on the Site Link pages of our website. The proposal site is located approximately 5km from the SSSI which is within foraging distance of the black-headed gull colony.	Noted.	N/A
	We note the Scoping Report does not mention black-headed gull and recommends scoping out this protected area. As there is some suggestion that this breeding colony's presence has been sporadic in the past, we wish therefore to seek clarification that the black-headed gull colony was absent in all the breeding surveys that the applicants commissioned to inform their EIA. If absence is ascertained, Bogton Loch SSSI can be scoped out of the EIA.	Noted.	N/A
RSPB	Figure 6.1 – Vantage Points and Viewsheds suggests that turbines 25 and 26 are not visible from any of the Vantage Points (VP) in any of the survey years. In addition, section 6.2.1 of the Scoping Report states that VP 3 was not surveyed during the 2020 breeding season. Based on this information, the proposed locations for turbines 13, 16, and 19-24 have only been surveyed during one breeding season, and turbines 25 and 26 have not been	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	covered by any VP survey effort thus far. These issues with survey coverage may significantly underestimate the impacts of the proposed development on breeding bird species in the area. We recommend that the methodologies outlined in the NatureScot guidance on bird survey methods for onshore wind farms are followed to ensure that VP survey effort is sufficient to allow proper assessment of the ornithological status of this site and any potential impacts to birds which may occur as a result of this proposal.		
	Section 6.5.4 of the Scoping report states that “any target species not identified to be breeding within the relevant study area will be scoped out of the assessment”. However, we are concerned that this approach does not account for species that may use the site during the non-breeding season. We recommend that all potential ornithological impacts should be assessed for the relevant species, both breeding and non-breeding.	Noted.	N/A
	The South West Scotland Environmental Information Centre (SWSEIC) and the local branch of the Scottish Ornithologists Club (SOC) may hold further relevant records for this site, and we recommend contacting these groups to inform the ornithology assessment.	Noted	N/A
	The proposed development falls within a suitable area for Black Grouse, a Red listed, UK BAP species which is declining in Southern Scotland. We	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	<p>have records of multiple historic and recently active lek sites within 5km of the site, although it should be noted that there is no formal survey coverage of this area, and there may be additional lek sites here that we are not currently aware of. Black Grouse require a mosaic of open upland and forested habitats for lekking, nesting, feeding and brood rearing, with native broadleaved forestry forming a major component of their preferred habitats.</p> <p>Due to the importance of this area in linking Black Grouse populations to both the north and south, and the presence of recently active leks nearby, we recommend that compensatory planting of suitable native broadleaved trees in suitable areas to enhance habitat and/or create corridors for Black Grouse is given full consideration when considering forestry removal mitigation strategies.</p>		



6.7 Geology, Hydrology, Hydrogeology & Peat

The following comments were received as part of the EIA Scoping Opinion on geology, hydrology, hydrogeology and peat.

Table A2-7: EIA Scoping Opinion – Geology, Hydrology & Hydrogeology

Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
SEPA	In this case, where much of the site is on peat, we expect the application to be supported by a comprehensive site-specific peat management plan (PMP).	Noted. A Peat Management Plan will be included as a Technical Appendix to the EIA Report, and the findings thereof will be used to inform the peat management strategy, peat landslide hazard risk assessment and impact assessment in Chapter 8 of the EIA Report.	N/A
	There is potential for a significant impact on peat (a carbon-rich soil). At this stage, the plans suggest that several turbines (1, 5, 9, 10, 11, 16 and 17) would be located in peat deeper than 1m. Ideally these would be relocated to areas of 'peaty soil' rather than deep peat. Turbines 3, 4, 6, 8, 13, 14, 19 and 25 are very close to peat over 1m in depth, so final placement (following further peat probing) should microsite the deepest excavations away from the deeper peat. Although much of the site is covered in commercial forestry plantation which may have degraded some of the peat, such degradation may be reversed, if these areas are cleared and allowed to recover or there is active restoration. Floating tracks should be used over peat as much as possible (always when crossing deep peat) to minimise excavation.	Noted. As described in Part 2 of this report, peat depths were a major driver for change throughout the evolution of the design.	N/A



Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
	Sufficient buffer zones should be provided between infrastructure and watercourses to minimise risk to the water environment. Turbines 4 and 16 are proposed to be near to (and between) tributaries. Others (12, 19 and 24) would also be close to buffer limits, so care will be needed to avoid encroachment on watercourse buffer zones when planning the layout of crane pads and associated tracks.	Noted. As described in Part 2 of this report, 50 m watercourse avoidance buffers were applied to all watercourses, and keeping infrastructure outside of those avoidance buffers was a primary design objective.	SEPA was consulted further on the need to apply 50m watercourse buffers to existing tracks that were already sited closer than 50 m to a watercourse or water body. It was confirmed that SEPA has no objection to use of the existing route, as shown on the map provided in the email. If it continues to be used and upgraded, the applicant should note that care should be taken to comply with General Binding Rule (GBR) 10A, which emphasizes that all reasonable steps must be taken to ensure that any run-off caused by the use or modification of the track does not result in pollution of the water environment (such pollution could be a breach of the Controlled Activities Regulations – CAR). This has been taken into consideration during the design of the proposed Development and will be discussed in the EIA Report.
	The hydrogeology map (Fig 8.7) provided at this stage indicates that there is some moderately	Noted.	N/A



Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
	productive aquifer across the site. Given the number and proposed density of turbines, it is possible that some of the infrastructure will be on, or have an impact on, a groundwater dependent ecosystem (GWDTE). The applicant should follow the relevant guidance (LUPS-GU31) to ensure that such sensitive habitats are not affected or provide strong evidence that they are not present.		
	SEPA agree with the developer's proposal that a Coal Mining Risk Assessment needs to be included in the EIA. If the developer is proposing to disturb any mine wastes and/or contaminated soils on the site, a detailed intrusive site investigation including soil and leachate analysis should be undertaken to determine any potential risks to water environment receptors. Any assessment of potential risks to the water environment from the development should be presented within the EIA.	Noted.	N/A
	Q8.4 in S8.10 of the Scoping Report refers to the scoping out of a detailed drainage design. Given the history of mining on the site, water management will be important and ideally, there would be a monitoring plan as part of the EIA, to help minimise risks to the water environment from mine waste, surface mine backfill and mine pit loch.	Noted.	N/A
	Although stabilisation of mine workings by grouting is not mentioned in the Scoping Report, the applicant should refer to the information (in Appendix 2) about grouting of mine workings, if grouting is necessary.	Noted.	N/A



Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
ECU	Scottish Ministers consider that where there is a demonstrable requirement for peat landslide hazard risk assessment (PLHRA), the assessment should be undertaken as part of the EIA process to provide Ministers with a clear understanding of whether the risks are acceptable and capable of being controlled by mitigation measures. The Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Generation Developments (Second Edition), published at http://www.gov.scot/Publications/2017/04/8868 , should be followed in the preparation of the EIA report, which should contain such an assessment and details of mitigation measures. Where a PLHRA is not required clear justification for not carrying out such a risk assessment is required.	PLHRA to be undertaken and included as a Technical Appendix of the EIA Report.	N/A
	Scottish Ministers request that the Company investigates the presence of any private water supplies which may be impacted by the development.	Noted. A Private Water Supply Assessment will form part of the EIA Report.	N/A
East Ayrshire Council	In terms of private Water Supplies (PWS) if it is found that any such PWS are located within the study area or likely to be drawing from the same catchment as proposed infrastructure is located, then these PWS will require to be risk assessed. It is expected that the PWS Risk Assessment be undertaken and not only the PWS source should be identified, but also the pathway from source to receptor / PWS source user should be mapped as this is the only way of ensuring	All PWSs that are found within the study area will be risk assessed with any mitigation and/or contingency measures that may be required to be detailed within the EIA Report.	N/A



Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
	that a full understanding of any potential impacts of proposed infrastructure / construction activity can be ascertained. Details of any mitigation and/or contingency measures that may be required should be detailed within the EIA Report. The Council's Environmental Health Service should be contacted to assist in the identification of any PWS in and around the site, though site investigations will also be required to address any risk where a PWS exists which is not up to date on the Council's record.		
	For the avoidance of doubt the full report generated from the Scottish Government's Carbon calculation, accounting for carbon emissions and losses through construction and savings over the lifetime of the development, should be submitted as part of the EIA Report.	Noted. This will form part of Chapter 8 of the EIA Report (Geology, Hydrology, Hydrogeology and Peat).	N/A
	In terms of any borrow pits, if these are taken forward as part of the proposed development, the EIA Report should include information on the location, size and nature of these borrow pits, including details of the depth of the borrow pit floor and an indicative borrow pit final reinstated profile. The impact of such features (including dust, blasting and impacts on hydrology and GWDTEs) should be appraised as part of the overall impact of the proposal. Information on the proposed depth of excavations compared to the actual topography, the proposed restoration profile, proposed drainage and settlement traps, turf and overburden removal and storage for reinstatement should be included within the EIA	Noted. A borrow pit assessment will form part of the EIA Report.	N/A



Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
	Report. The Council's EALDP2 includes a policy on borrow pits and information to address the requirements set out within that policy should form part of the EIA Report.		
	In terms of flood risk, any potential for the release of water from peat excavation (should peat be present on site, which has not been ascertained yet based on the scoping report) should be considered as a potential cause of flooding. There is some flood risk in various locations throughout the site based on SEPA's flood mapping, though the nature of this is likely to be capable of being avoided through appropriate siting and design, however on the basis there are flood risks it is not considered flooding can be fully scoped out.	Noted.	N/A
	The relevant fisheries boards should be consulted to discuss their expectations and requirements regarding the extent of hydrological assessment required to inform the assessment of hydrological impacts, including water quality impacts / monitoring, which also links to the potential ecological impacts on aquatic life.	Noted.	N/A
	The application sites feature areas identified within the Coal Authority Mining Risk Assessment, including both low and high-risk areas, and the Coal Authority should be consulted to ascertain the scope of methodology and assessment required to address any potential risks for reporting in the EIA Report. The Planning Authority would also rely on detailed	Noted. Coal Authority response detailed below.	N/A



Consultee	Scoping Comment	Response To Consultee	Further EIA Consultation
	comments on such matters from NatureScot, SEPA and the Scottish Government's advisors on peat, Ironside Farrar Ltd. These bodies would be able to advise further on the appropriateness of the methodologies reported.		
The Coal Authority	Our records indicate that there are two mine entries (adits) within the site and areas of past surface mining activity - building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped	Noted.	N/A



6.8 Traffic and Transport

The following comments were received as part of the EIA Scoping Opinion on traffic and transport.

Table A2-8: EIA Scoping Opinion – Traffic and Transport

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
Transport Scotland	Do not use "estimated" traffic data from the DfT Site. full Abnormal Loads Assessment report should be provided and Swept path analysis should be undertaken.	Noted. Traffic count surveys were undertaken to inform traffic data.	N/A
	For your awareness, Transport Scotland is currently undertaking essential investigatory works on the Woodside Viaduct on the M8 northern flank. Temporary traffic management measures and weight restrictions are in force. The route is therefore not appropriate for abnormal loads, with all HGV traffic encouraged to use the M74 and M73 as an alternative. At this time, there is no timeframe for completion of the works.	Noted.	N/A
East Ayrshire Council	With regards to any access route (indicated as coming in from the A713) this should form part of the application red line site boundary once finalised to ensure any works or upgrades to the access can be formed as part of the proposed development, including visibility splays as necessary.	Since the main access to the Site will be via the North Kyle Wind Farm, no upgrades to the access track leading from the A713 to the Proposed Development will be required. The access track through North Kyle Wind Farm is therefore not included in the red line Site boundary.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
		All other tracks, including both proposed and existing, are within the red line Site boundary.	
	The traffic assessment shall be based on a worst-case scenario which, for the avoidance of doubt, the Planning Authority would expect assumes 100% of construction materials such as stone requiring to be imported to site. Vehicle movement figures should also be based on all vehicle movements, including HGV, LGV and abnormal loads. Any expected reduction in stone importation due to the use of borrow pits can be reported within the EIA Report, along with the consequent effect this would have on traffic volumes. A worst-case scenario should, nevertheless, be presented in case any proposed borrow pits fail to provide the anticipated volume of stone to ensure a robust assessment of impacts.	Noted – worst case will be applied.	N/A
	The EIA Report should identify potential sources of materials (e.g. stone quarries) if these are off-site and consider the impacts of those routes to site, including communities along those routes. Such assessment should also include cumulative impacts with other developments. Should any borrow pits be proposed, appropriate environmental and/or supporting information should be submitted to justify the need for borrow pits.	Noted. Alternative potential construction material sources were considered during the design stage (as discussed in Section 2 of this report). The sources of materials will be discussed further in the EIA Report. A borrow pit assessment will be included in the EIA Report as a technical appendix.	N/A
	The Planning Authority welcomes the proposed cumulative assessment which should consider any consented / under construction developments likely to	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	generate large volumes of traffic. This should not necessarily be limited to other wind farms as any traffic generating development using the same local road network as the proposed wind farm has the potential to contribute to cumulative traffic impacts regardless of the nature of the development. The Applicant is advised to keep tabs on the cumulative situation and development applications in and around the area / using the same road network to inform the cumulative traffic assessment nearer the time, prior to submission of the application to ensure the cumulative assessment is up to date as this is a constantly evolving situation, particularly in the southern part of the district.		
	The EIA Report should detail the port of entry and the delivery route for turbines and components to site. Transport Scotland may provide advice in respect of the trunk road network, whilst the Applicant is also encouraged to discuss traffic matters with the Council's Ayrshire Roads Alliance (ARA). Early contact with ARA is advised. The Planning Authority would agree that the decommissioning phase of the development can be scoped out of the traffic assessment as such impacts are likely to be similar to those during construction, as can the operational period be scoped out.	Noted.	N/A



6.9 Noise

The following comments were received as part of the EIA Scoping Opinion on noise.

Table A2-9 – EIA Scoping Opinion - Noise

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	The Planning Authority considers construction noise, particularly if this will be generated in relatively close proximity to residential properties, such as access track construction as noted in the scoping report, should be detailed within the EIA Report to evidence what the likely impacts would be to enable a robust assessment and consideration of such impacts to take place. So detailed construction noise predictions should not be scoped out.	Noted.	N/A
	With regards to the Battery Energy Storage System (BESS) it is requested that the noise assessment set out the anticipated noise emissions from that proposed development based on the proposed components and manufacturer sound data unless more specific noise data is available at the time of the assessment. The cumulative noise assessment should discuss both the BESS and wind turbines, noting that although the assessment guidance for each is different, there would be expected to be an explanation / assessment to address the fact that both sources of noise could be experienced at the nearest noise sensitive properties.	Noted.	N/A
	Any noise mitigation for the BESS element, where noise barriers will be required will need to be included as part of the proposed development and shown on	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	plans, otherwise separate planning consent will be required prior to such noise barriers being implemented on site.		
	In terms of any cumulative noise assessment, the Applicant will require to keep this situation under review as it is a constantly evolving situation and will require a consideration of not only other wind farms, but other BESS and noise generating developments where these are likely to be experienced at any assessed noise sensitive receptors.	Noted.	N/A
	Whilst consultation with the Council's Environmental Health Service will be useful and could assist with agreeing the noise methodology, the Council currently uses the services of an independent noise consultant to deal with wind farm noise matters. The Planning Authority would recommend that discussion is undertaken with the Council's noise consultant to agree the methodology for noise assessment to inform the EIA Report. This could be done with input from the Council's Environmental Health Service as required. The Planning Authority would encourage the use of the lower end of the ETSU limits.	Noted.	Further consultation was undertaken with the council's noise consultant to agree the methodology and noise limits to be used for the noise assessment. This will be detailed in Chapter 12 (Noise) of the EIA Report.
ECU	The noise assessment should be carried out in line with relevant legislation and standards as detailed in section 13 of the scoping report. The noise assessment report should be formatted as per Table 6.1 of the IOA "A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise.	Noted.	N/A



6.10 Socio-Economics Assessment

The following comments were received as part of the EIA Scoping Opinion on socio-economics.

Table A2-10 – EIA Scoping Opinion – Socio-Economics

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	There are a number of Core Paths and Rights of Way located to the west of the application site, approximately 1 km at their closest point to the site boundary, with others more distant. These should be assessed along with any other tourism receptors throughout the area, especially where views of the development infrastructure, the turbines in particular, are likely to be experienced.	Noted.	N/A
	The EIA Report should consider any strategies for long-term public access to the site for recreational uses during its operational lifetime, including any options for connections to be made with surrounding land and uses, to maximise the public access benefits. Management of public access to the site during the construction period should also be detailed. It will be important to ensure that any recreational or tourist receptors which may face significant impacts as a result of landscape and visual impacts are considered. Whether this is fully addressed within an LVIA chapter or within the socio-economic chapter is not important, as long consideration of such impacts has been taken into account and reported.	Noted.	N/A
	Any emerging metric from the Scottish Government should be kept under review in respect of the requirements of Policy 11 of NPF4 which notes development proposals for developments such as under consideration will only be supported where net economic impact, including local and	Noted. The Socio-Economic Impact Assessment, and Community Benefits will be presented in a standalone report.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	community socio-economic benefits are maximised. This will need to be detailed within the EIA Report to evidence what steps will be taken to ensure such benefits will be maximised. The Planning Authority has no real preference either way as to whether socioeconomic benefits are reported in a separate report or within the EIA Report, though do consider such matters, where effects relate to aspects of the EIA Report (such as landscape and visual impacts affecting tourism/recreation assets) then it may be just as easy to assess any socio-economic, tourism and recreational effects as part of the EIA Report.		



6.11 Aviation and Radar

The following comments were received as part of the EIA Scoping Opinion on aviation and radar.

Table A2-11 – EIA Scoping Opinion – Aviation and Radar

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
East Ayrshire Council	The Planning Authority would expect a detailed assessment of aviation impacts to accompany the application to ensure any potential impacts are fully assessed and any appropriate mitigation detailed. Early engagement with all relevant aviation bodies is advised. Risks associated with the flight path and turbines potentially causing physical obstructions on the approach to Glasgow Prestwick Airport will need to be fully discussed with the airport to ensure a site layout is designed which will not cause unacceptable impacts on the airport. This is of particular relevance given the adjacent land was subject to an application for a wind farm which has since been withdrawn as a result of aviation issues. It is noted there remains a live consent for a wind farm on that land for shorter turbines.	Aviation constraints were a major factor that was taken into consideration during the design of the Proposed Development. Consultation with aviation consultees, including Glasgow Prestwick Airport, are ongoing. Potential impacts of the Proposed Development on aviation and radar will be discussed and assessed in Chapter 13 of the EIA Report. The consented wind farm (subsequently withdrawn) on land adjacent to the Proposed Development was acquired by the Applicant in order to enable the addition of the 4 additional turbines as discussed in Section 2 of this report (Layout C). The Applicant confirms that while the mentioned consent for the adjacent wind farm may still be live, the Applicant will not construct that consented scheme.	N/A
Glasgow Airport	The site is outwith the obstacle limitation surfaces and radar safeguarding area for Glasgow Airport.	Noted.	Glasgow International Airport was consulted again once the final coordinates of the



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	It is within the instrument flight procedures safeguarding areas and may impact. Detailed assessments will be required. Our position with regard to this proposal will only be confirmed once the turbine details are finalized and we have been consulted on a full planning application. At that time we will carry out a full safeguarding impact assessment and will consider our position in light of, inter alia, operational impact and cumulative effects.	Noted.	turbines were available. A response was still pending at the time of writing.
Glasgow Prestwick Airport	The Initial Safeguarding Assessment confirms that the proposed development lies within the lateral and vertical limits of Glasgow Prestwick Airport's Controlled Airspace (CAS) and is in an area where the Airport's ATC regularly provide an air traffic control service.	Noted.	Further consultation of Glasgow Prestwick Airport is currently ongoing. More detail will be included in Chapter 13 of the EIA Report.
	Other issues identified in the assessment include: Direct radar line of sight between the Primary Surveillance Radar(s) at GPA and the turbines. Potential disruption to multiple Instrument Flight Procedures and minimum safe altitudes due to the site's location and proximity to GPAs controlled airspace, in particular the Instrument Flight Procedures for Runway 30. Potential disruption to the Airport's Instrument Landing System (ILS) for Runway 30. Potential loss of VHF Ground to Air communications in the vicinity of the windfarm as a consequence of the large turbines and proximity to other developments in the area.		



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	Increasing cumulative impact due to the proliferation of turbines in the area to the South East of the Airport.		
MOD	In this case the development falls within Low Flying Area 16 (LFA 16), an area within which fixed wing aircraft may operate as low as 250 feet or 76.2 metres above ground level to conduct low level flight training. The addition of turbines in this location has the potential to introduce a physical obstruction to low flying aircraft operating in the area. To address the impact up on low flying given the location and scale of the development, the MOD would require that conditions are added to any consent issued requiring that the development is fitted with aviation safety lighting and that sufficient data is submitted to ensure that structures can be accurately charted to allow deconfliction. The MOD will require the submission, approval, and implementation of an aviation safety lighting specification that details the installation of MOD accredited aviation safety lighting, as a minimum MOD would require that the cardinal turbines are fitted with both 25cd visible and infra-red (IR) COMBI lighting.	<p>The Proposed Development falls within the Glasgow Prestwick Airport Control Zone and is therefore outside of the MOD low level flight training area. This will be discussed in Chapter 13 of the EIA Report.</p> <p>As the turbines will be less than 149.9 m and will not be located within the MOD low level flight training area, they will be unlikely to be required to be lit for MOD. However, this will be clarified through further consultation with the MOD.</p>	The MOD was consulted again once the final coordinates of the turbines were available. A response was still pending at the time of writing.
NATS Safeguarding	Proposed development DOES conflict with our safeguarding criteria - Predicted Impact on Lowther RADAR: terrain screening available will not adequately attenuate the signal, and therefore this development is likely to cause false primary plots to be generated. A reduction in the RADAR's probability of detection, for real aircraft, is also	Noted. The potential to impact on radar will be assessed in the EIA Report.	NATS was consulted again once the final coordinates of the turbines were available. A response was still pending at the time of writing.



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	anticipated. Prestwick Centre ATC - unacceptable to operations. NATS (En Route) plc objects to the proposal.		



6.12 Other Matters

The following comments were received as part of the EIA Scoping Opinion on other technical subjects.

Table A2-12 – EIA Scoping Opinion – Other Matters

Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
Telecommunications			
BT	The project should not cause interference to BT's current and presently planned radio network.	Noted.	N/A
JRC	JRC does not foresee any potential problems based on known interference scenarios and the data provided.	Noted.	N/A
Shadow Flicker			
East Ayrshire Council	With regards to shadow flicker, there is no level of shadow flicker which is deemed to be acceptable set out in guidance within the country, and all shadow flicker will require to be mitigated, not just anything in excess of 30 hours per year or more than 30 minutes per day. As such a significant effect would be any shadow flicker. The Planning Authority would note that the 10 rotor diameters' distance is a guide and does not guarantee that shadow flicker effects will not be experienced beyond this distance, and the Planning Authority has experience of shadow flicker impacting on a property despite it being more than ten rotor diameters' distance from the turbine in question. As such, if there are properties which are beyond such a distance but not too distant, consideration should be	Noted. Potential for Shadow Flicker effects will be identified and assessed in Chapter 14 (Other Issues) of the EIA Report.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	given as to the potential of shadow flicker on such properties.		
Forestry			
East Ayrshire Council	Details of any compensatory forestry planting should be detailed within the EIA Report and accompanied by relevant figures to demonstrate areas of loss and compensatory planting as relevant. Some details of species composition and design of any compensatory planting areas would be beneficial. It may be worth considering native broadleaf species if appropriate. Scottish Forestry would be able to advise in more detail as to the expectations of a forestry chapter or any relevant guidance.	Noted. See Scottish Forestry Response below. The potential impacts of the Proposed Development and any proposed compensatory planting will be detailed in Chapter 9 (Forestry) of the EIA Report. Potential broadleaf planting will be considered in consultation with the landowners and may be incorporated into the OBEMP, if and where appropriate.	Consultation with forestry operators is ongoing.
	Any potential impacts on Ancient Woodland will also require to be considered, although there do not appear to be any within the application site itself, though there are areas of Ancient Woodland immediately adjoining the site boundary.	Noted. Potential adverse impacts on Ancient Woodland will be assessed in Chapter 9 (Forestry) of the EIA Report.	N/A
	It will be expected that compensatory planting takes place within the site as a first preference, though where this is not possible, it will be expected to take place within the East Ayrshire local authority area. Whilst the Planning Authority would have no particular concerns regarding any enhancement of public access or recreational attractions which may be delivered on the site itself, it would not consider this as suitable	Noted.	N/A



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
	alternative mitigation as compensation for loss of woodland covers and consider only replacement/compensatory planting would continue to deliver ecological and biodiversity benefits to mitigate for losses of woodland.		
SEPA	<p>If forestry is present on the site, the site layout should be designed to avoid large scale felling, as this can result in large amounts of waste material and a peak in release of nutrients which can affect local water quality.</p> <p>The submission must include drawings with the boundaries of where felling will take place and a description of what is proposed for this timber in accordance with Use of Trees Cleared to Facilitate Development on Afforested Land – Joint Guidance from SEPA, SNH and FCS.</p>	Noted. Alternative forestry felling strategies that were considered were discussed in Section 2 of this report. Various options were still under consideration at the time of writing but will be finalised prior to commencement of the forestry and other impact assessments in the EIA Report.	N/A
Scottish Forestry	Requires additional information on two questions. Q9.1 agrees with proposed scope and methodology however - felling period where most of the felling will occur has already past and needs more information in order to provide an opinion in the fullness of time. Q9.2 requires more information to agree with alternative mitigation strategies for compensatory planting as these have not been set out and needs more information.	<p>Noted.</p> <p>Up to date baseline information on felling will be provided in Chapter 13 of the EIA Report.</p> <p>Proposed mitigation and compensatory planting measures will be discussed in the EIA Report.</p>	<p>Yes – further consultation has been undertaken with the landowner to obtain further information on felling and the forestry management plans, as well as requirements for potential keyhole felling.</p> <p>Further engagement with Scottish Forestry is planned, once more detail is available regarding the extent of felling to be proposed.</p>



Consultee	Scoping Comment	Response to Consultee	Further EIA Consultation
Air Quality & Pollution			
SEPA	The submission must include a schedule of mitigation, which includes reference to best practice pollution prevention and construction techniques (for example, limiting the maximum area to be stripped of soils and peat at any one time) and regulatory requirements. Please refer to the Guidance for Pollution Prevention (GPPs) and our water run-off from construction sites webpage for more information.	Noted. A Schedule of Commitments will be included in Chapter 15 of the EIA Report.	N/A
Land			
Office for Nuclear Regulation	ONR has no comment.	Noted.	N/A



Appendix D Local Advertising

First Round Exhibition Advertising



COMMUNITY INVITATION

PROPOSAL : WIND FARM AT BREEZY HILL, RANKINSTON, EAST AYRSHIRE

Breezy Hill Energy Limited ('BHEL') invites you to attend a public exhibition for a proposed wind farm and potential associated battery storage facility. The BHEL site is directly adjacent to, and west of, the North Kyle Energy Project.

The central grid reference for the BHEL site is NS 48092 12583.

- The first consultation event will be on **THURSDAY 6 JUNE 2024, from 1pm until 7pm**, at Rankinston Community Education Centre, Littlemill Place, Rankinston, East Ayrshire KA6 7HB. Tea, coffee and refreshments will be available for all.
- Staff will be on hand to guide you through the exhibition and to answer any questions that you might have regarding the proposed development. A series of exhibition boards will be displayed to assist understanding of the proposed development and its location.
- Further information can be found regarding the proposal on the BHEL website at <https://www.brockwellenergy.com/projects/onshore-wind/breezy-hill>, along with a digital copy of the Environmental Impact Assessment (EIA) Scoping Report.
- Persons wishing to make comments to the Applicant relating to the proposal may do so as follows:
 - In person**, at the public exhibition
 - By email**, to breezyhill@brockwellenergy.co.uk
 - By post**, to Breezy Hill Energy Limited, c/o Brockwell Energy, The Eagle Building – Third Floor, 19 Rose Street, Edinburgh EH2 2PR.
 - By phone**, for feedback and comments: 0808 281 5551
 - Via feedback form** at <https://www.brockwellenergy.com/projects/onshore-wind/breezy-hill>
- If you wish to make comments on the proposal, please submit them to BHEL by **27 JUNE 2024**, using the above contact details.
- Please note that comments made to BHEL are not representations to the Scottish Ministers, and if BHEL submits an application there will be an opportunity to make representations on that application to the Scottish Ministers.



PUBLIC CONSULTATION

BREEZY HILL ENERGY PROJECT : ROAD CLOSURE NOTICE

B730 road closure between Polnессan and Littlemill

ADDITIONAL ALTERNATIVE CONSULTATION EVENT IN DALMELLINGTON

FRIDAY 7 JUNE - 11AM - 3PM

We understand that the road closure and associated diversion on the B730 is causing delays and frustrations to local drivers. Although the diversion is allowing access to Rankinston, we note that is causing extra inconvenience for anyone planning to attend the Breezy Hill public exhibition in Rankinston Community Education Centre on Thursday between 1pm and 7pm.

As this particularly affects residents in Dalmellington and Patna, although it is short notice, we will publicise and offer an additional opportunity to attend the exhibition by hosting a consultation event in our offices in Dalmellington on Friday 7 June between 11am and 3pm.

Our offices are located at 27 Main Street, Dalmellington, KA6 7QL.

Coffee and refreshments will be served and we would welcome anyone interest in finding out more about the scheme.

For the avoidance of doubt, the consultation event in the Rankinston Community Education Centre on Thursday 6 June between 1pm and 7pm will be proceeding as planned and advertised.

Public Exhibition

Breezy Hill Energy Project

Brockwell Energy invites you to attend a public exhibition for a proposed wind farm at Breezy Hill, which is directly adjacent to, and west of, the North Kyle Energy Project.

We would be delighted if you would join us to share our vision for the proposed wind farm, to answer any queries you may have, and to provide us with feedback about the proposal. Tea, coffee and refreshments will be available at the event.

You will be able to respond in the following ways:

- At the event**, in person, or using comments cards
- By email** to breezyhill@brockwellenergy.co.uk
- By post**, to Breezy Hill Energy Limited, c/o Brockwell Energy, The Eagle Building – Third Floor, 19 Rose Street, Edinburgh EH2 2PR.
- By phone**, for feedback and comments: 0808 281 5551
- Via feedback form** at <https://www.brockwellenergy.com/projects/onshore-wind/breezy-hill>

Where & When

6 June 2024
1:00 - 7:00 PM

Rankinston Community Education Centre
Littlemill Place
Rankinston
KA6 7HB

Brockwell Energy Website

Energy Consents Unit Website



Second Round Exhibition Advertising

Facebook Advert (also posted on Applicant website) on the 28th November 2024.

Public Exhibition

Breezy Hill Energy Project

Brockwell Energy invites you to attend a public exhibition for a proposed wind farm and battery energy storage system at Breezy Hill, which is directly adjacent to, and west of, the North Kyle Energy Project.

We would be delighted if you would join us to share our revised vision for the proposed developments, to answer any queries you may have, and to provide us with feedback about the proposal.

Tea, coffee and refreshments will be available at the event.

Where & When

10 December 2024
12:00pm - 7:00pm

Rankinston Community Education Centre
Littlemill Place
Rankinston
KA6 7HB

You will be able to respond in the following ways:

- **At the event**, in person, or using comments cards
- **By email** to breezyhill@brockwellenergy.co.uk
- **By post** to Breezy Hill Energy Limited, c/o Brockwell Energy, The Eagle Building – Third Floor, 19 Rose Street, Edinburgh EH2 2PR.
- **By phone**, for feedback and comments: 0808 281 5551
- **Via feedback form** at <https://www.brockwellenergy.com/projects/onshore-wind/breezy-hill>

Brockwell Energy Website

Energy Consents Unit Website

Cumnock Chronicle published on 27th November 2024

COMMUNITY INVITATION

Wind Farm and Battery Storage at Breezy Hill, Rankinston, East Ayrshire

Breezy Hill Energy Limited ('BHEL') invites you to attend a second public exhibition for a proposed wind farm and battery storage facility. The BHEL site is directly adjacent to, and west of, the North Kyle Energy Project. The central grid reference for the BHEL site is NS 48092 12583.

- The first consultation event was held on 6th June 2024. The second event will be on **Tuesday 10th December 2024, from 12 noon until 7pm, at Rankinston Community Education Centre, Littlemill Place, Rankinston, East Ayrshire KA6 7HB**. Tea, coffee and refreshments will be available for all.
- We look forward to advising you of changes we have made, and will be on hand to guide you through the exhibition and answer any questions that you might have regarding our amended plans. A series of exhibition boards will be displayed to assist understanding of the proposed development and its components.
- Further information can be found regarding the proposal on the BHEL website at <https://www.brockwellenergy.com/projects/onshore-wind/breezy-hill> along with a digital copy of the Environmental Impact Assessment (EIA) Scoping Report.
- Persons wishing to comment to BHEL relating to the proposals can do so as follows:
 - **In person**, at the public exhibition on 10th December 2024
 - **By email**, to breezyhill@brockwellenergy.co.uk
 - **By post**, to Breezy Hill Energy Limited, c/o Brockwell Energy, The Eagle Building – Third Floor, 19 Rose Street, Edinburgh EH2 2PR.
 - **By phone**, for feedback and comments: 0808 281 5551
 - **Via feedback form** at <https://www.brockwellenergy.com/projects/onshore-wind/breezy-hill>
- If you wish to make comments on the proposal, please submit them to BHEL by **10th January 2025**, using the above contact details.
- Please note that comments made to BHEL are not representations to the Scottish Ministers, and if BHEL submits an application, there will be an opportunity for members of the public to make representations on that application to the Scottish Ministers.



Appendix E Feedback from Consultation Events



Table D-1 – Summary of Written Feedback From First Consultation Event

Written Feedback
Particular interest in the regeneration of wildlife plus the leisure facilities proposed and the plan for community project funding.
Very interested in visitor centre aspects. Would like to see photo montage of vegetation along with turbines. Will view planning application when available. Was heavily against the Polquhairn development.
I would really appreciate a wireframe for my home. Appreciate positive repair proposals for post opencast site. A cumulative map would be good. Can you also provide a cumulative noise sensor map please?
It would be fantastic if the energy companies would look at Rankinston as a project. They are off grid here and our source heat pumps and fossil fuels are the mainstay – both expensive in winter. Could a community turbine be placed to provide their own electricity. Thanks.
Please could you consider the road surface for use for horses and bikes. The surface at Whitelee Wind Farm is very tough on horses' feet. Failing that could you consider some paths/tracks specifically for horses which are grass or woodchip so more comfortable and allows some opportunity for canter. Please also consider horse accessible gates. PTO. For example the gates at Hannahstan Community Woodland which has a horse accessible gate. I'm also worried about noise and light. We have no traffic or noise at all at the moment and we are also in a dark skies area and would not like any light pollution. I would like to see a visitor centre with water to swim in which could host open water marathons (like Boohes Pond in Irvine) with good cycle tracks too.
Would be good to involve the school children. There are only 32 students. Could talk about the wildlife and make it an educational outing.
Really enjoyed the presentation. Very informative.
Pleased working to prevent loss of local wildlife. Not a lover of turbines but was pleasantly surprised at horizon. Really happy with community funding and the visitor centre that is planned. Looks good.
Great display – community engagement really good.

Table D-2 – Summary of Written Feedback From Second Consultation Event

Written Feedback
Breezy Hill concept... to regenerate the nature and the economy of... Cumnock and Doon Valley, and should not be underestimated, it could be a game changer.
Support new wind farms for employment and green energy.
Very well explained to me. Best of luck to this group.
Clear explanation given – still a lot of work to be die – e. full EIA. Good to see the sight lines from local property. Pleasant staff – knowledgeable and informed.
Very friendly and knowledgeable staff on hand to answer questions and talk through the project.



Appendix F First Round Exhibition Materials



Breezy Hill Energy Project

PUBLIC EXHIBITION

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 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.



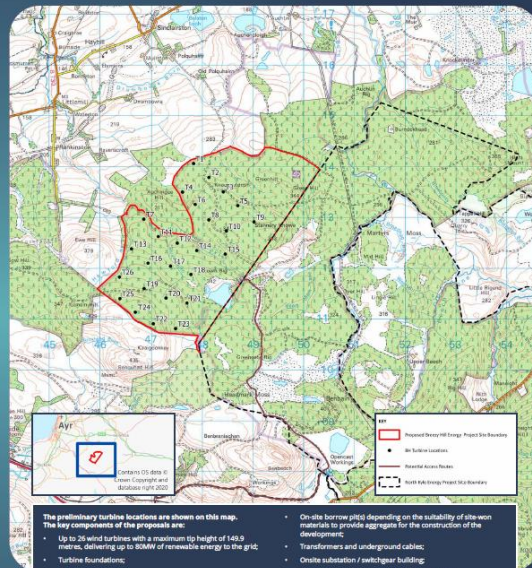
Where We Are

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 20 wind turbines with a maximum tip height of 165.9 metres, delivering up to 30MW 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 pits (depending on the suitability of site-won materials to provide aggregate for the construction of the development);
- Transformers and underground cables;
- On-site 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



Breezy Hill Energy Project

PUBLIC EXHIBITION

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.

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





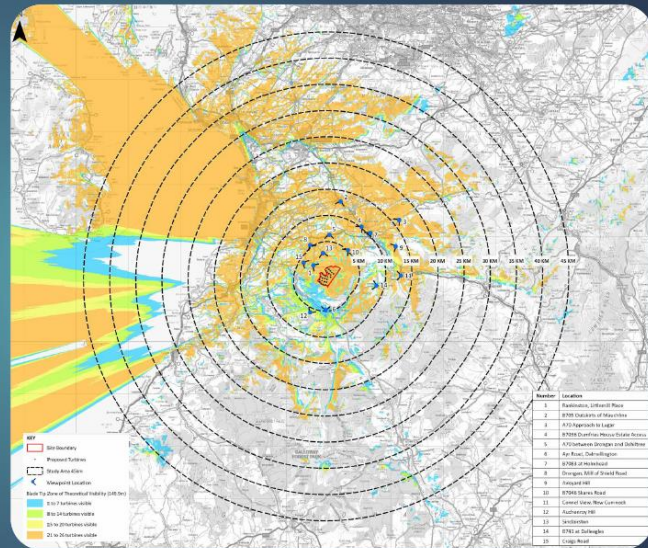
Breezy Hill Energy Project PUBLIC EXHIBITION

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.

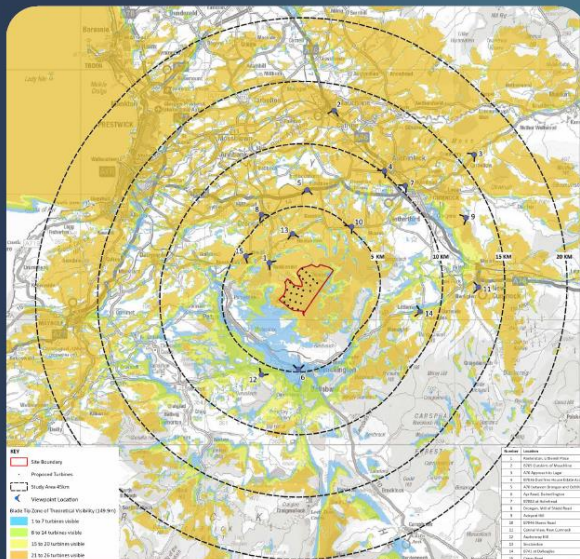
It is important to note that the ZTV does not consider any screening which would be afforded by vegetation (woodland, forestry, shelterbelts, hedgerows etc.) or the built environment (houses, businesses, overhead lines, walls, signposts etc.) therefore it provides a worst-case scenario.

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



Breezy Hill Energy Project PUBLIC EXHIBITION

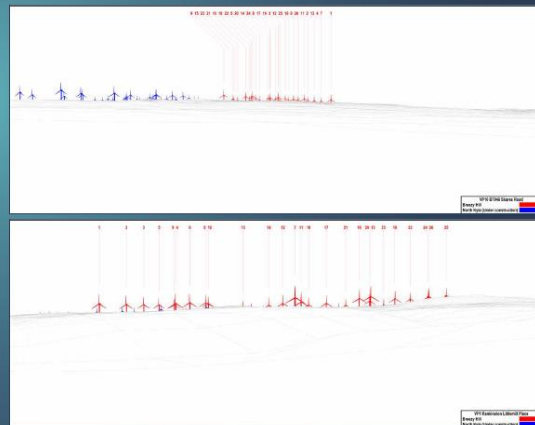
Wireline Viewpoints



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.

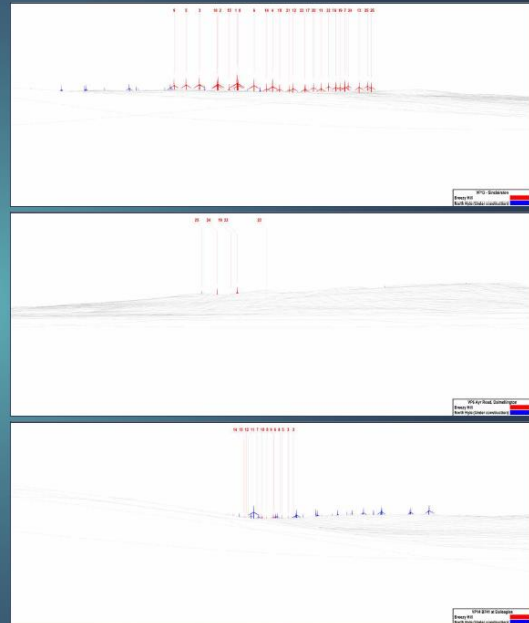
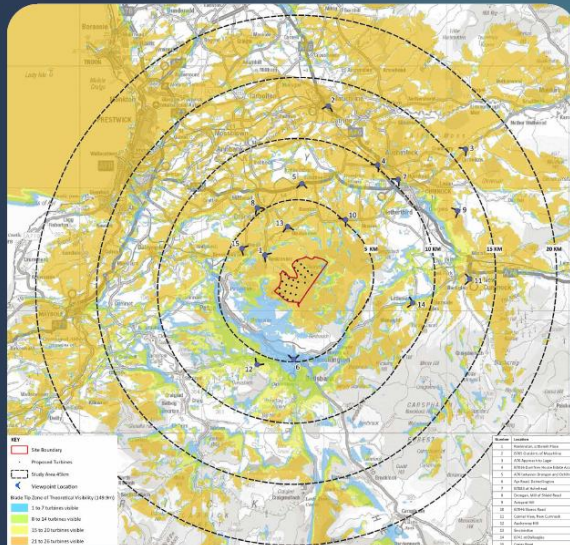
Within the presented wirelines, Breezy Hill turbines are shown in red, while turbines for the neighbouring North Kyle Energy Project are shown in blue.





Breezy Hill Energy Project PUBLIC EXHIBITION

Wireline Viewpoints



Breezy Hill Energy Project PUBLIC EXHIBITION

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.

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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;
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Breezy Hill Energy Project

PUBLIC EXHIBITION

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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



Appendix G Second Exhibition Materials



Breezy Hill Energy Project

PUBLIC EXHIBITION

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 Dalmeilington. 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.



Share your thoughts with us at: www.brockwellenergy.com

Board: 1 of 8



Breezy Hill Energy Project

PUBLIC EXHIBITION

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 SLR Consulting.

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, hard copies will be made available locally as required by the applicable EIA Regulations.

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

Energy Consents Unit



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

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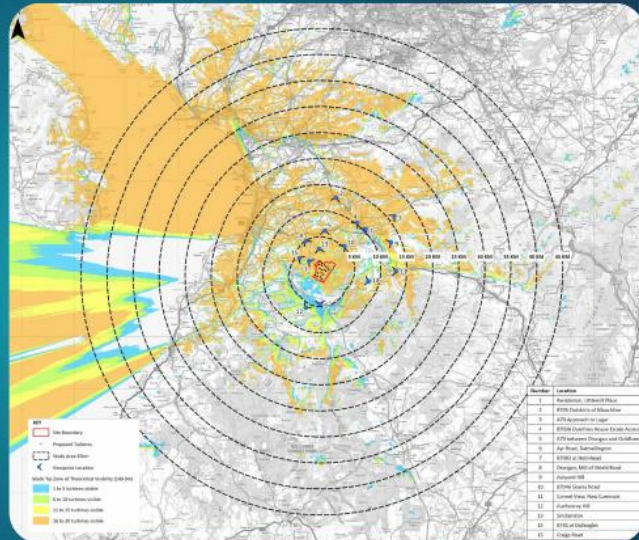
Breezy Hill Energy Project PUBLIC EXHIBITION

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.



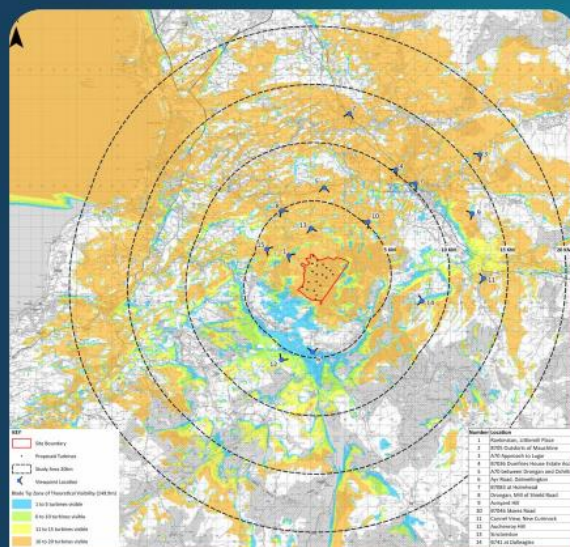
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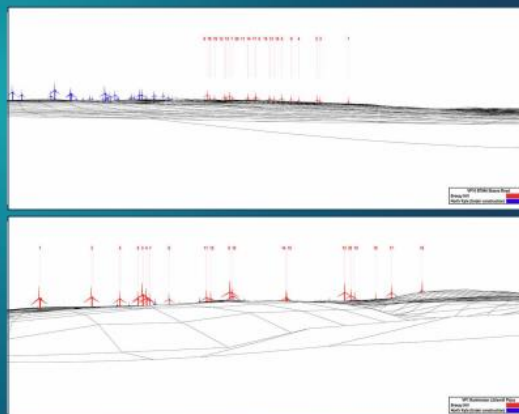
Wireline Viewpoints



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.



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Board: 4 of 8

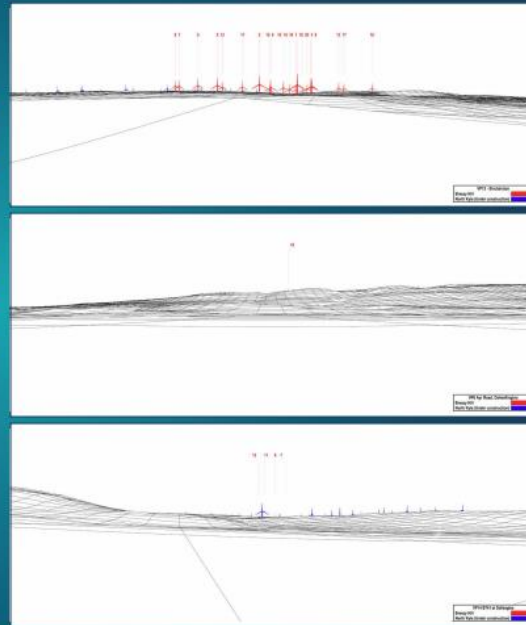
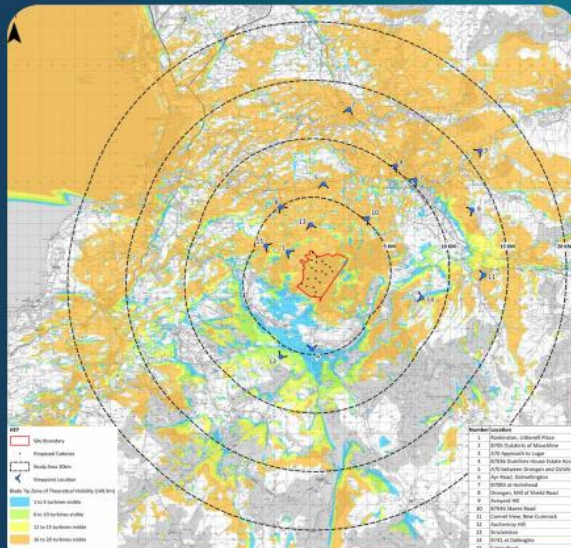




Breezy Hill Energy Project

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Wireline Viewpoints



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Breezy Hill Energy Project

PUBLIC EXHIBITION

Site Regeneration

A New Green Vision for an Industrial Past

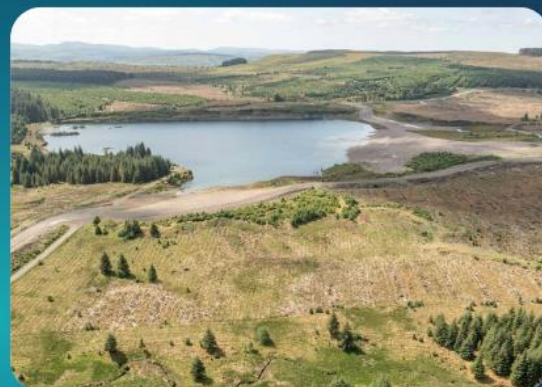
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Board: 7 of 8



Breezy Hill Energy Project

PUBLIC EXHIBITION

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Board: 8 of 8



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.

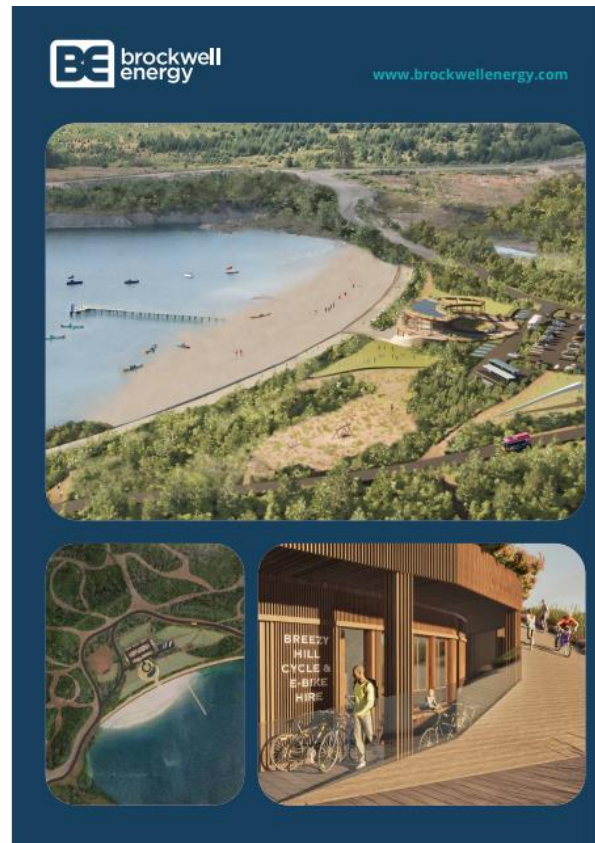
Construction of the centre could begin as early as late 2026 / early 2027. If the landowner and local communities chose to support this proposal, Breezy Hill would fund the formation of a community-owned social enterprise to independently manage the design, planning, procurement and operation of the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

The centre could have:

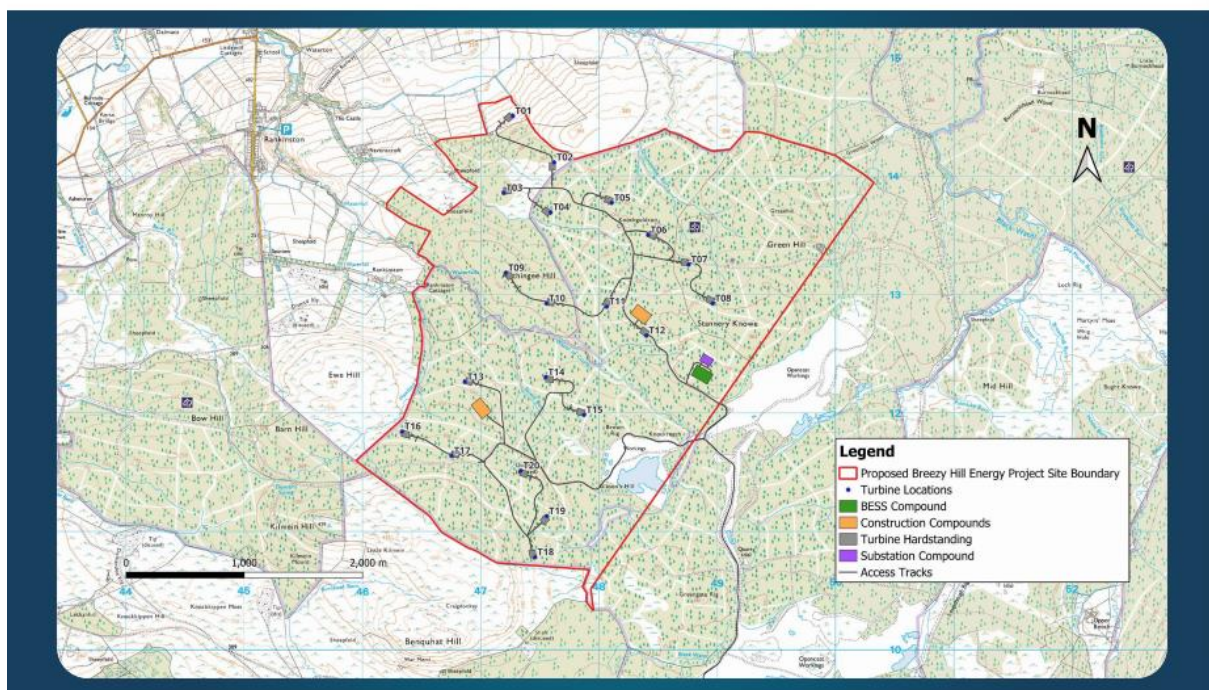
- A welcome centre with café and public facilities including toilets and showers;
- A dedicated bike and e-bike rental facility to allow access to the broader site;
- Community space for local groups or organisations;
- Ample car parking;
- Access around the Coyle Water loch with beach, picnic and play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



Breezy Hill Energy Project PUBLIC EXHIBITION



Share your thoughts with us at: www.brockwellenergy.com

SITE PLAN





Making Sustainability Happen