

# Newlands Hill Project Update

Newlands Hill Wind Energy Hub  
25 October 2022





## Introduction

- Beltpown Power is a UK clean energy company – operations in UK and USA. Head Office in Bristol.
- Delivered over 200MW of now operating wind, solar, and hydropower capacity across Scotland, Wales, and England including the 39MW Tom Nan Clach Wind Farm in Nairnshire.
- We have approximately 1GW of UK wind and solar projects under development.
- Original proposals for 23 turbines with turbine tips heights ranging from 180m to 230m.
- Submitted revised scoping request for Newlands Hill Wind Energy Hub in late August 2022.
- Scoping request is for 17 turbines with maximum tip heights of 200m and an energy storage facility and associated infrastructure.





## Site Identification

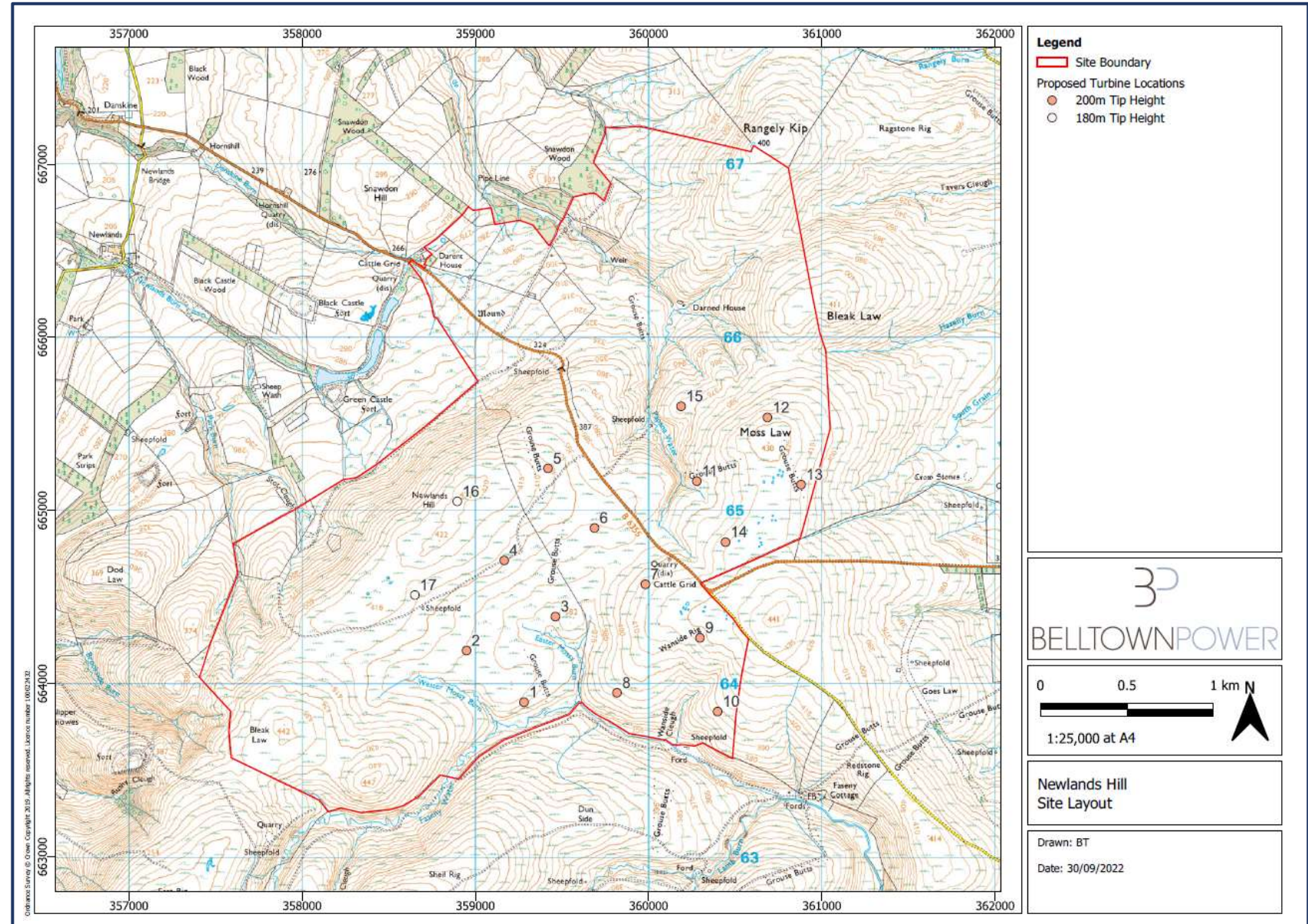
- Open moorland in use as an active grouse moor with rough grazing for sheep. It is located in the Lammermuir Hills, approximately 6km southeast of Gifford.
- Following initial peat probe analysis, the carbon and peatland class for the site is mostly Group 4 and 5. There are limited areas <.5m depth which can largely be avoided by turbines and infrastructure.
- The site was identified and selected for the following reasons:
  - Limited nearby residential properties
  - Good wind speed potential
  - Good access to site
  - Grid capacity at nearby connection locations





## Revised Indicative Layout

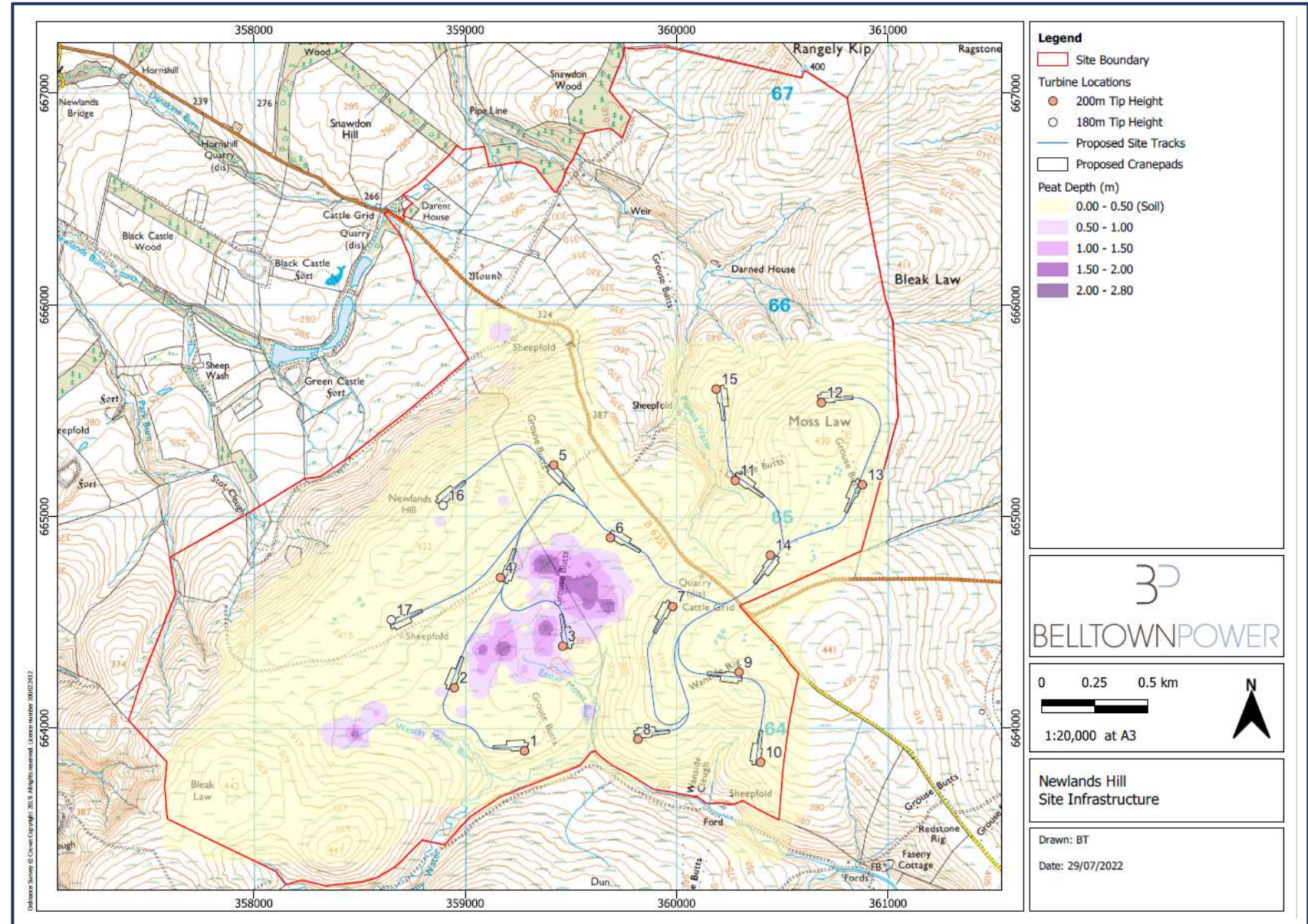
- The indicative layout for the site was determined by utilising the following site constraints:
  - Turbine spacing
  - Residential dwelling buffers
  - Water course buffers
  - Areas of steep slopes
  - Stand off to the B6355
- This indicative layout was used for the purposes of initial site studies including LVIA, Ecology and Cultural Heritage.
- Following consultation feedback and further site investigation the proposals have been revised from 23 to 17 turbines, maximum tip height reduced from 230m to 200m and fewer turbines located on the Lammermuir ridgeline.





## Ecology and Peat Constraints

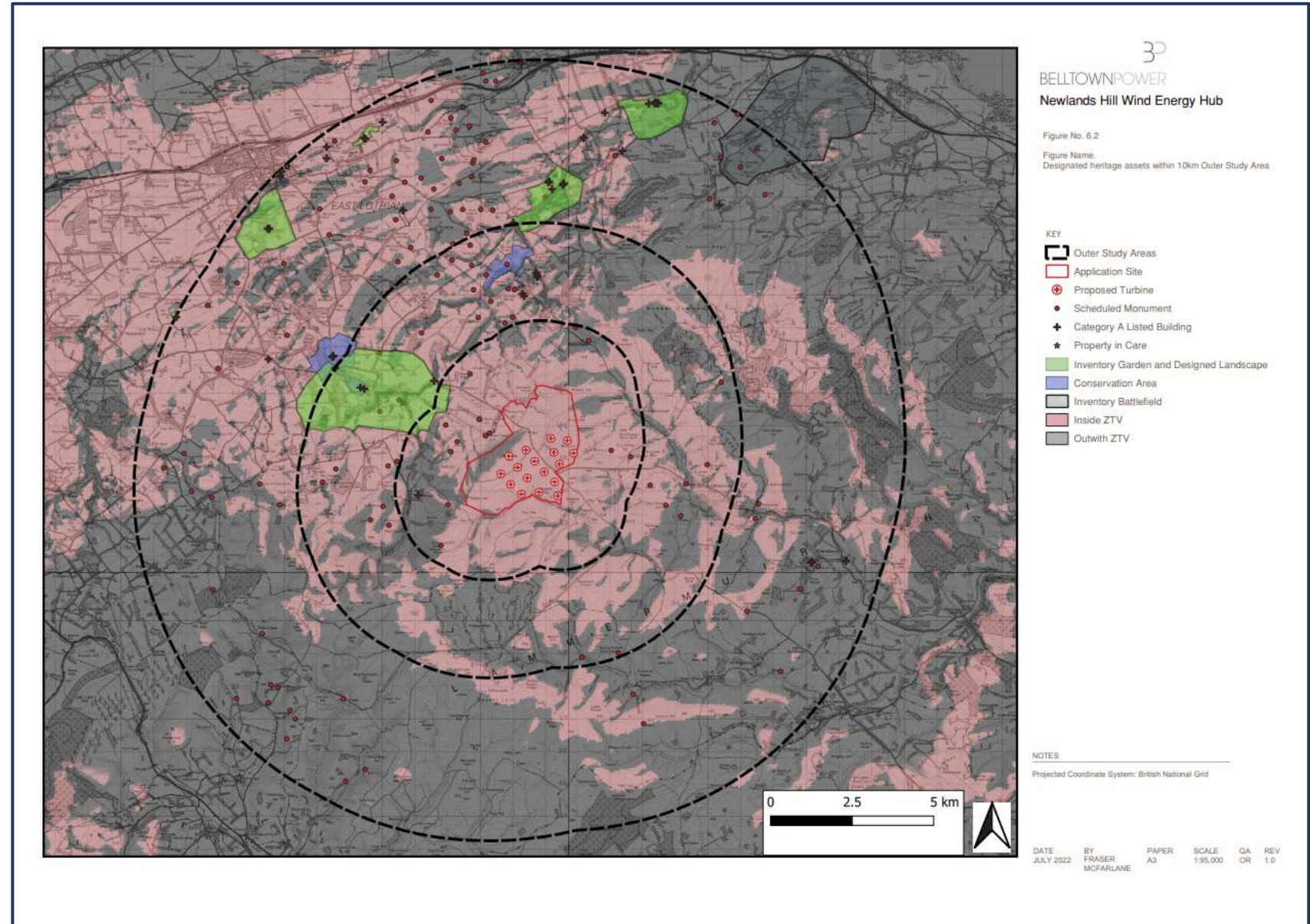
- The proposed development site does not have any ecologically designated sites. The sites located within 10kms are:
  - Papana Water SSSI
  - Lammer Law SSSI
  - Danskine Loch SSSI
  - Rammer Cleugh SSSI
  - River Tweed SAC
  - River Tweed SSSI
- Initial targeted peat probing has been undertaken which has shown relatively localised areas of deep peat which have largely been avoided for the proposed revised scoping layout.
- A full year of Ecology and Ornithology surveys have been completed and signed off by NatureScot as sufficient to allow a planning application to be made.





## Cultural Heritage

- Scheduled monuments, Gardens and Designed Landscapes and listed buildings identified
- Key features identified are concentrated towards the north and north west of the site.
- The setting of these features in context of the proposed Newlands Hill development required revision of the layout.
- Full assessment will be undertaken as part of the EIA process.
- Discussions have been undertaken with Historic Environment Scotland (HES) regarding Yester Estate and local SAM's to agree key heritage photomontage locations and to inform project design.



## Indicative Development Timeline

Activity	Description	Target Completion Date
First Public Consultation	Present scoping layout and feedback from scoping proposals – March 2022	Q1 2022
Revised Scoping Opinion Request	Introduce revised development site and seek feedback on proposed scheme and EIA scope from key stakeholders	Q3 2022
Second Public Consultation	Present revised project design and EIA content ahead of formal planning submission	Q4 2022
S36 Application Submission	Complete Environmental Impact Assessment and submit Section 36 application	Q2 2023
Target Decision Date	Anticipated timeline for Scottish Ministers' decision	Q4 2024
<i>Procurement &amp; Construction Process Begins</i>	<i>Subject to consent, procurement and construction begins</i>	<i>Q1 2025</i>
<i>Start of Operations</i>	<i>Anticipated first electricity generation to the grid</i>	<i>Q3 2027</i>

## Community Engagement

- Belltown Power believe strongly in early and open community engagement.
- We look to keep local communities and stakeholders informed about the project proposals, the development process, and to encourage community engagement.



## Community Benefit Fund

- Flexible approach.
- Committed to £5,000 per installed MW per annum of Community Benefit, from operation.
- We can enable communities to front-load some or all of this payment to meet community needs.

## Example Community Benefit calculation

Number of turbines	up to 17
Indicative turbine capacity	up to 6.6MW
Project capacity	Up to 112MW*
Project lifetime	40 years
Community Benefit rate	£5k per MW pa
Annual Community Benefit	£561k pa
<b>Lifetime Community Benefit</b>	<b>£22.4mil</b>
<b>Lifetime CB With Indexation</b>	<b>£42.0mil**</b>

\* Project capacity for community benefit excludes capacity of battery storage.

\*\* Index linked to CPI until 2027, and 2% used thereafter.



## Community Ownership

Provide 1% Project Ownership. **No Cost**

Up to 4% Project Ownership **at Cost**

Front-loaded **Community Benefit** can be used to purchase this Project Ownership

Further Project Ownership at **Market Value**

**Community Ownership** held by a Community Organisation

We are working with **Local Energy Scotland** to enable this





## Project Contact Details

- Email: [newlandshill@beltpower.com](mailto:newlandshill@beltpower.com)

## Second Exhibitions

- |                                |                     |             |
|--------------------------------|---------------------|-------------|
| • Garvald Village Hall         | Wed. 09 November.   | 2pm to 8pm  |
| • Gifford Village Hall         | Thurs. 10 November. | 1am to 3pm  |
| • Stenton Village Hall         | Thurs. 10 November. | 4pm to 8pm  |
| • John Gray Centre, Haddington | Fri. 11 November.   | 10am to 2pm |



**Paul Hewett**  
CEO

- ▶ 7 years of renewables industry experience, across multiple technologies, geographies and the full project lifecycle
- ▶ At Beltpower since incorporation in 2013, initially as Investment Director, then as Group Managing Director and now as CEO of Beltpower Power UK
- ▶ MBA from Berkeley-Haas School of Business and previously at Boston Consulting Group



**Matt Olley**  
Senior Development  
Manager

- ▶ 12 years of renewables industry experience
- ▶ Has led on successful onshore wind projects across the UK
- ▶ A qualified Town Planner with more than 20 years professional experience
- ▶ Team lead on Newlands Hill Wind Energy Hub



**Ben Thorne**  
Junior Development  
Manager

- ▶ Focussed on Beltpower's core Scottish wind and UK repowering pipelines
- ▶ Masters of Engineering from the University of Bristol, specialised in renewable technologies
- ▶ Project support on Newlands Hill Wind Energy Hub