Newlands Hill Project Update

Newlands Hill Wind Energy Hub

East Lammermuir Community Council

23 January 2024

Picture: Tom Nan Clach Wind Farm –Nairnshire

Belltown Power UK – Introduction

Belltown Power is a specialist clean energy company, with significant experience developing, constructing and operating renewables in the UK.

Belltown Power was established in the UK in 2013 to develop, acquire, build and operate renewable energy projects.

25-person UK team and have built a strong track record in multiple renewable technologies.

In the UK alone, we have deployed over £350m into the development, construction and optimisation of over 200MW of wind, solar, hydro and battery storage projects.

The 21 projects that we have delivered in the UK generate over 300GWh of clean electricity per year, which is enough to power ~100,000 homes.

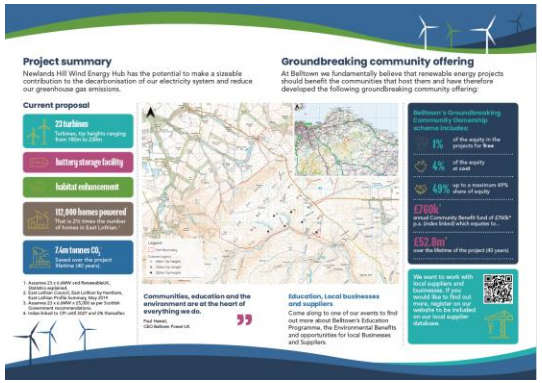
We are actively developing a further 1GW of greenfield wind and solar projects in the UK.

We have also started, and continue to grow, successful regenerative farming and renewable energy development businesses independently in the USA.

Newlands Hill Wind Energy Hub – Community Engagement

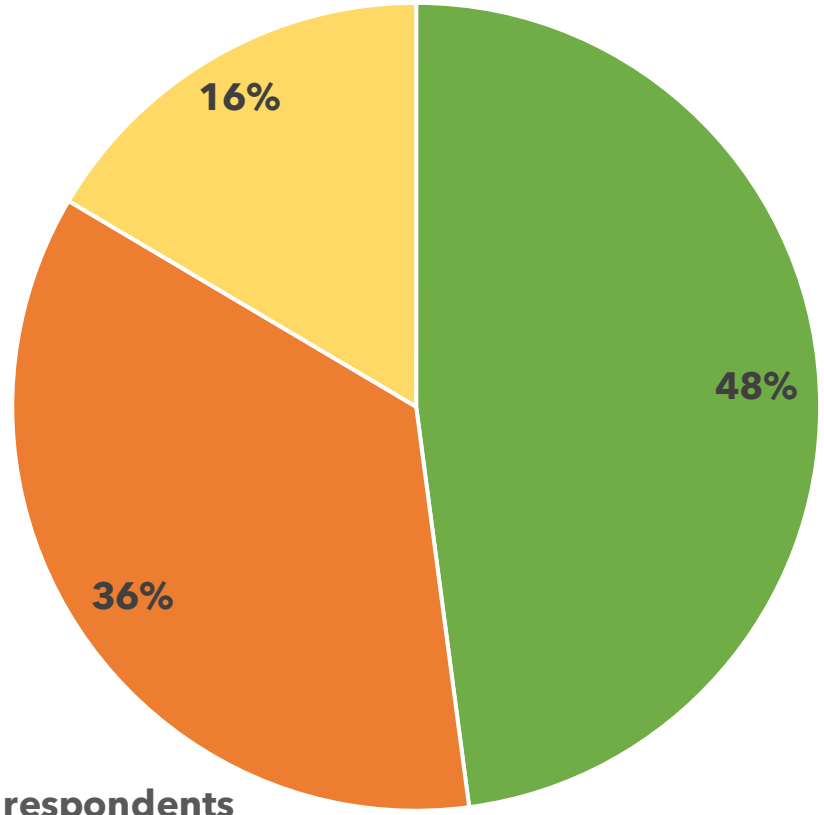
Belltown Power believe strongly in early and open community engagement.

- To date we have held 6 exhibition events
  - March 2022 events in Gifford and Garvald.
  - November 2022 events in Gifford, Garvald, Stenton and Haddington.
- In advance of each consulation:
  - events were advertised in the East Lothian Courier
  - Invitations were sent out to all 11,000 households within 15km of the site inviting them to attend and asking for their feedback and comments.
- We currently have over 300 people registered for project updates.



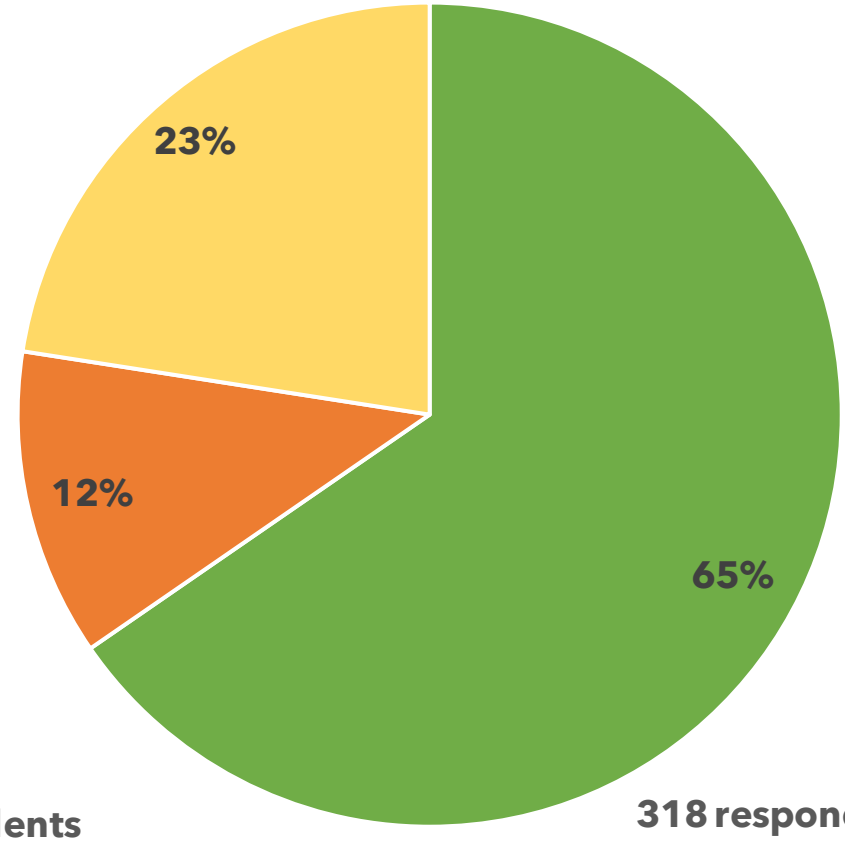
"Do you think Newlands Hill is an appropriate location for a Wind Energy Hub?"

First Consultation - March 2022
After initial scoping



382 respondents

Second Consultation - November 2022
After feedback and further design modifications



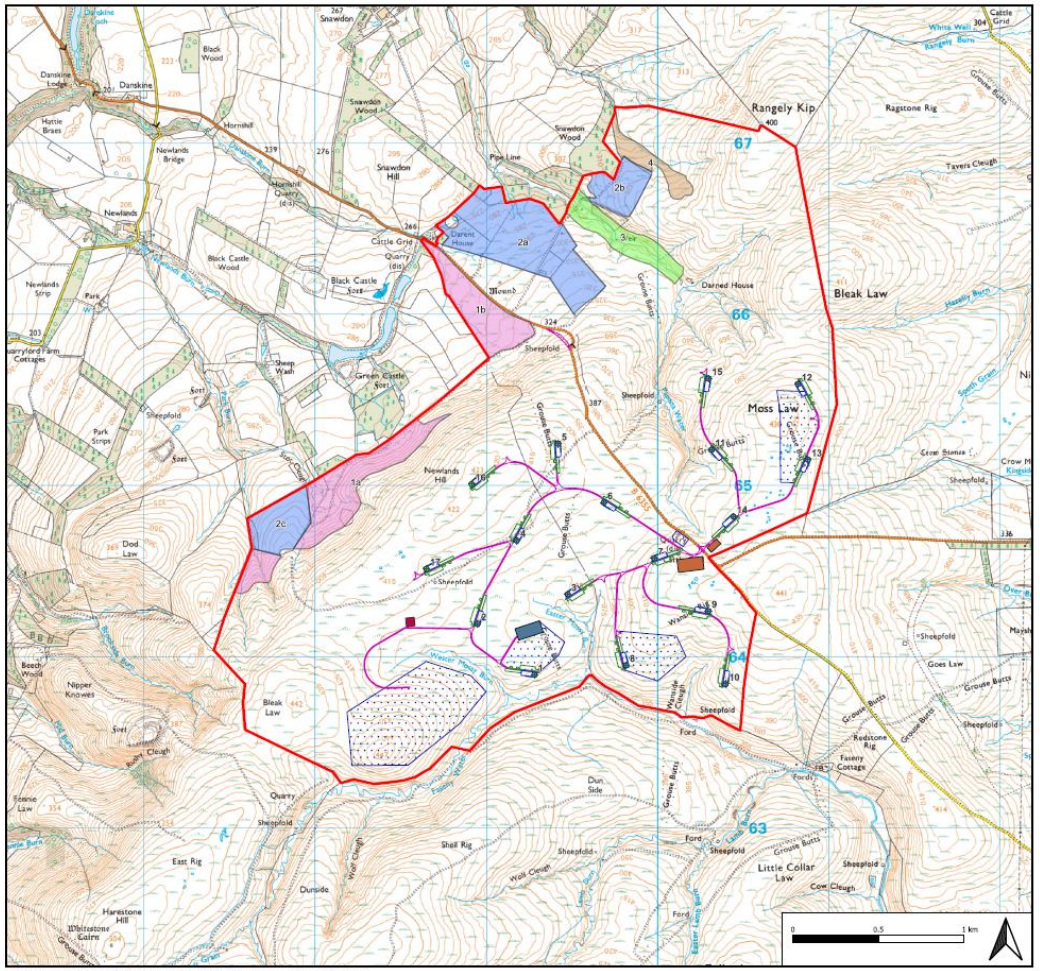
318 respondents

Total 700 respondents across the two consultations

Newlands Hill Wind Energy Hub – Site Selection and Design Evolution

- The site was identified and selected for the following reasons:
  - Grid capacity at nearby connection locations
  - Limited:
    - environmental designations
    - nearby residential properties
    - areas of peat
  - Good wind speed potential

- Design Evolution:
  - 23 to 17 turbines,
  - fewer turbines located on the Lammermuir ridgeline.
  - maximum tip height reduced from 230m to 200m



Newlands Hill Wind Energy Hub – Planning Application and Programme Update

- Planning application was submitted in Nov 2023

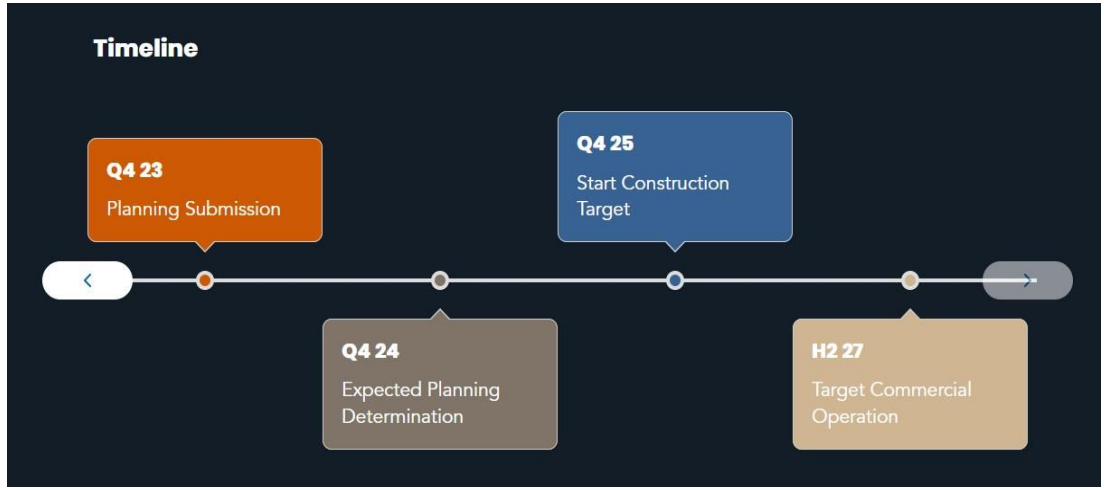
- ECU now seeking formal representations
  - 32 Statutory, Non-Statutory Consultees and Community Councils as well as from members of the public.

  - Representations expected this month, however
  - extensions may be granted, and
  - submissions after this deadline may also be considered.

- Full details of EIA and application can be found at
  - https://www.newlandshillwindenergyhub.com/
  - ECU portal (ref ECU00004603)
  - Hard copies at Garvald Church, Haddington Library and East Lothian Council Planning Office (John Muir House)

- If you have any further questions please contact the Newlands Team -newlandshill@belltownpower.com

An Indicative timeline going forward



If consent is granted construction could start in 2026 or 2027.

This timing depends on whether the determination goes to Public Inquiry

The EIA concludes there will be:

- Significant adverse impact on Landscape and Visual - This wind farm will be visible from East Lothian,

- Minor / Not Significant impact on
  - Ornithology,
  - Ecology,
  - Soils and Geology,
  - Noise,
  - Access and Transport,
  - Aviation and Communications and
  - Shadow Flicker

- Significant beneficial impact on Ecology
  - no significant adverse impact on ecology
  - min. 45ha of habitat creation and enhancement (see previous slide)

- Significant beneficial impact on Carbon and Climate –
  - Newlands could power over 120,000 homes (c.2.5x homes in EL)
  - Saving over 7.5m tonnes of C02 equivalent over 40yr life*

*figures based on wind energy hub comprising 17 turbines at 6.6MW

If Newlands went ahead it would make a significant contribution to tackling the climate emergency and have a significant benefit on the local environment

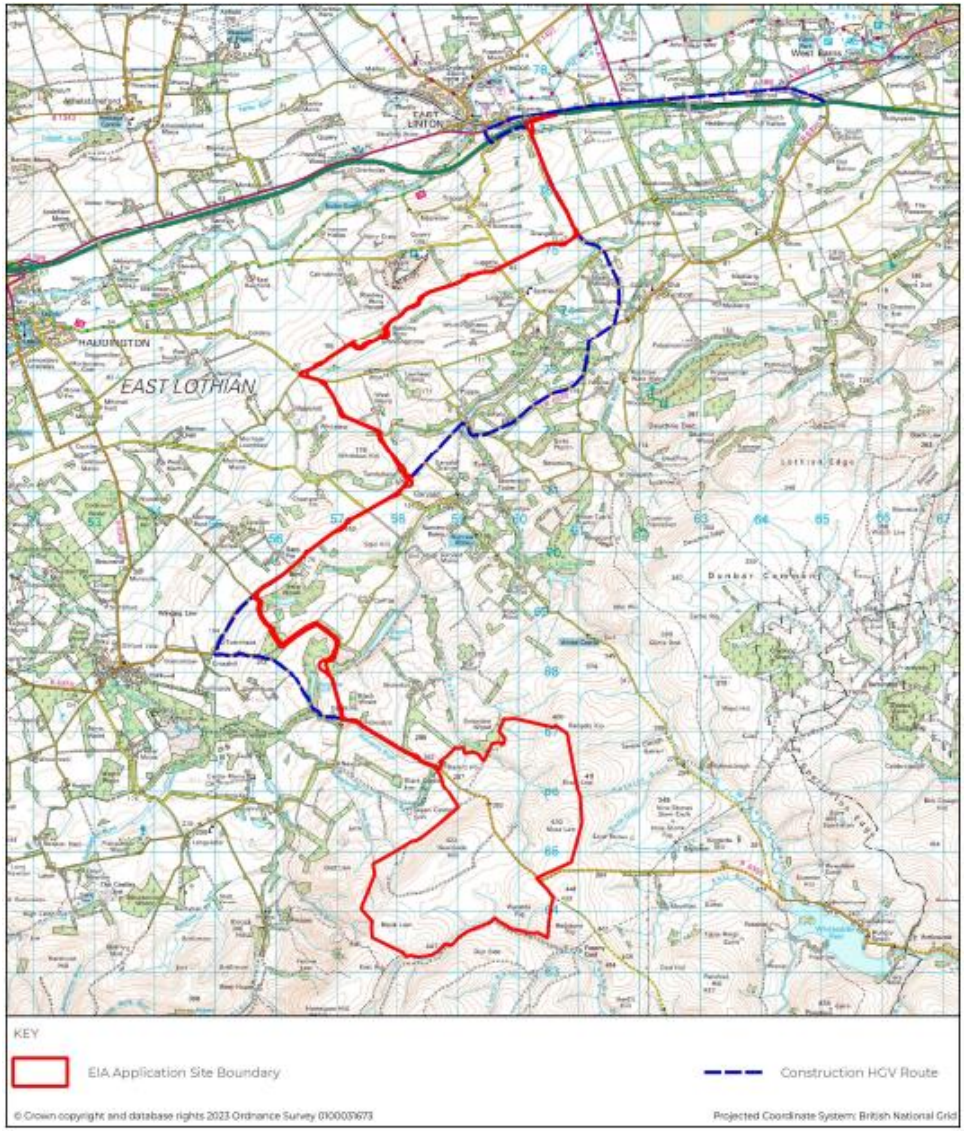


Figure 2.1The Site Location Plan including the Wind Farm Area and AIL in red and HGV route in blue.

Newlands Hill Wind Energy Hub – Viewpoint 14 – Haddington – Visualisation

Illustrative only

Newlands Hill Wind Energy Hub – Viewpoint 10 – Approaching Gifford on B6369

Illustrative only

Newlands Hill Wind Energy Hub – Illustrative View from Stenton High St

Illustrative only

Newlands Hill Wind Energy Hub – Community Ownership and Community Benefit offering

At Belltown we fundamentally believe that renewable energy projects should benefit the communities that host them.

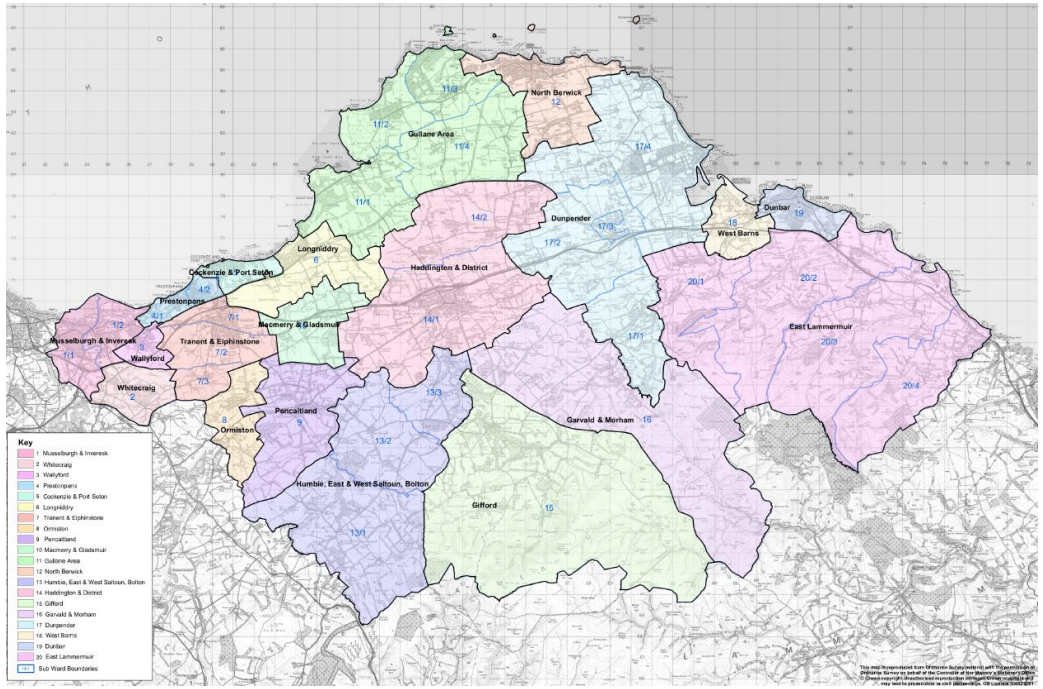
Belltown's Community Ownership scheme

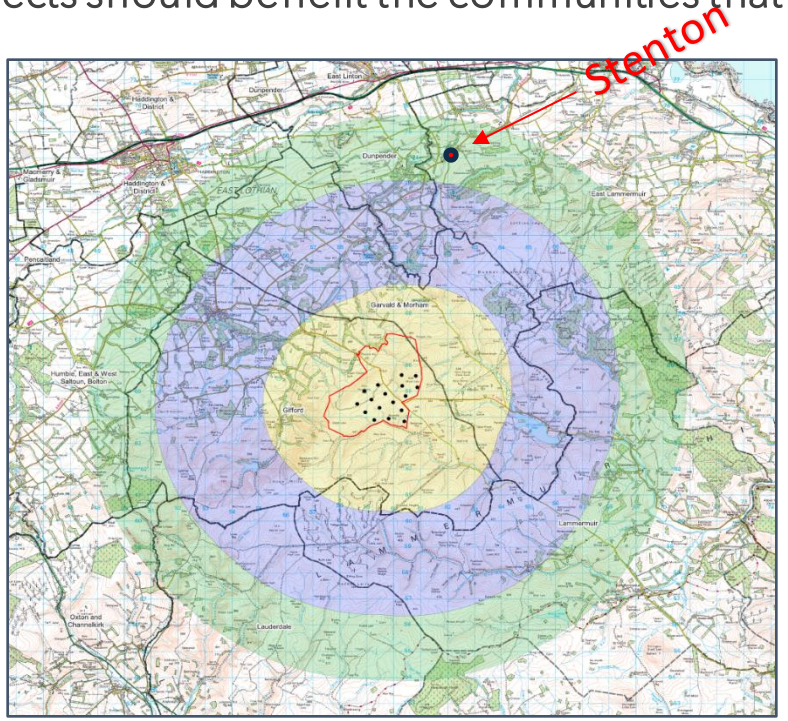
- Industry leading as it provides communities with the ability to secure funding

includes:

- Giving 1% of the project for free.
- Enabling them to buy a further 4% at cost.
- (More at market value, if desired).

- Belltown is committed to this benefitting the whole of East Lothian (AELCC)
- Returns generated from this ownership can support local ambitions.





Electricity Discount

Yellow - £800/year

Blue - £425/year

Green - £200/year

(Index linked for 40yrs)

Belltown's Community Benefit Offering includes

- £5,000 per installed MW per annum
- **£561,000/year** of Community Benefit (£22.4m over 40yrs) * .

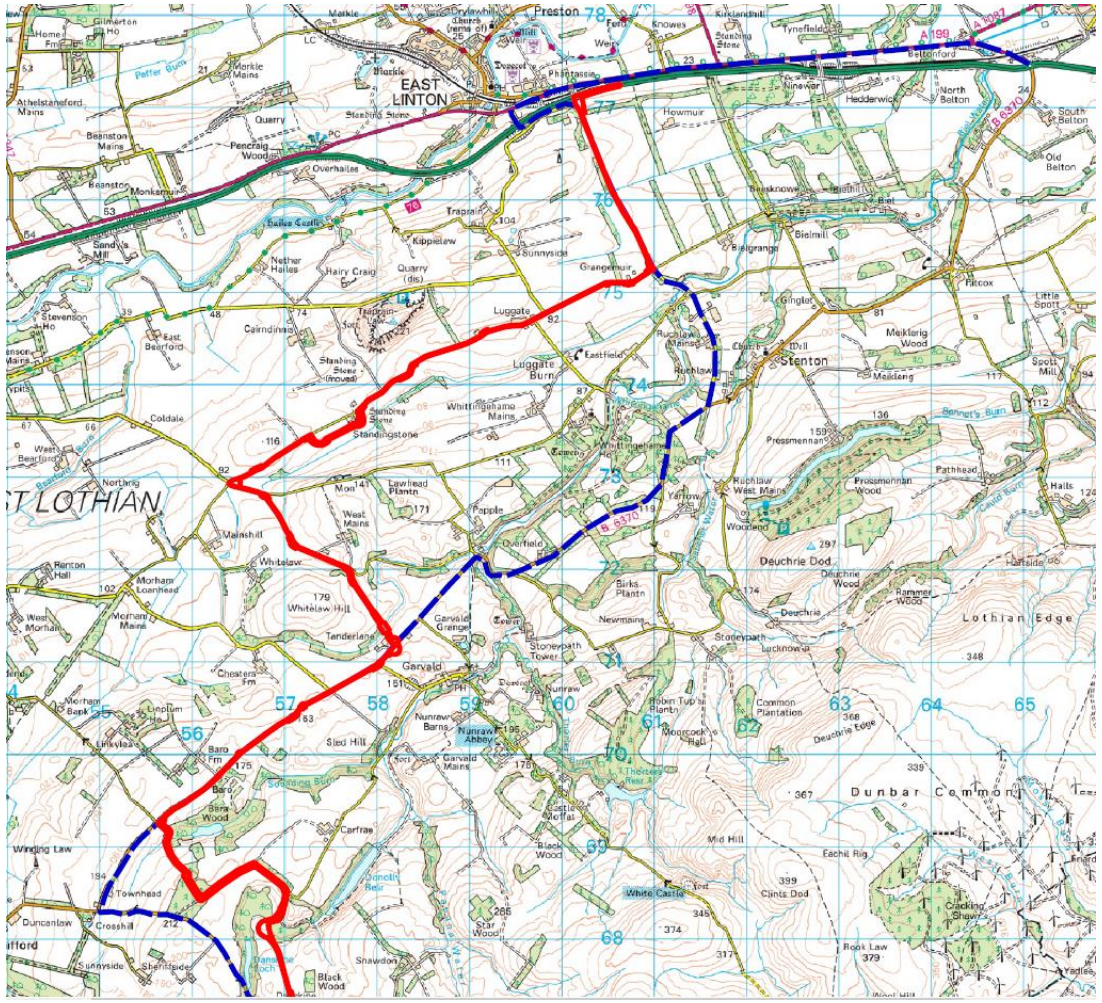
- Electricity Discount Scheme (EDS) includes >1300 homes &businesses

- A **Memorandum of Understanding** committing the development

- These benefits are not dependent on the position the community takes in respect of the planning process

*figures based on wind energy hub comprising 17 turbines at 6.6MW

Newlands Hill Wind Energy Hub – Access and Transport Study and Route



The project will lead to a temporary increase in traffic volumes along proposed routes.

Extensive survey and assessment has identified the two proposed routes:

- Red – Turbine (Abnormal Indivisible Loads (AIL)) Route
- Blue/Red – Construction and HGV Route

Routing has avoided:

- settlements to minimise disruption on the local road network as far as possible.
- significant impacts on ecology and habitats, water crossings and other designations

The assessment has considered

- existing road and traffic conditions and
- examines the impact of additional traffic associated with the temporary construction traffic flows.

The assessment and findings can be found in:

- Chapter 13 - Access and Transport of EIAR
- Transport Assessment - Tech Appendix 13.1

AIL Movements – Turbine components:

- 10-11 components per turbine
- 3 turbine components per convoy
- c. 63 convoys in total
- Deliveries likely to be spread over 3-4 month period.
- Likely to be transported early morning before peak times

Peak HGV Traffic

Table 13 Peak Construction Traffic

No.	Survey Location	Cars & Lights	HGV	Total
1	B6355, at the Site WFA access	70	130	200
2	B6370, approximately 50 m southwest of B6370 / Mag's Bank priority junction	55	130	186
3	B6355, approximately 340 m to the west of B6370 / B6355 priority junction	14	0	14
4	B6370, Stenton	55	0	55
5	A1(T), south of East Linton	28	5	33
6	A1(T), west of Spott Roundabout	28	125	153
7	A199, east of East Linton	0	130	130
8	Eastfield Road	0	130	130

Please note minor variances due to rounding may occur.

The 'peak' construction traffic will be during the infrastructure works.

Worst case could include up to 130 HGV movements per day (65 return trips)

assumes majority of materials are imported.

HGV movements will reduce depending on the materials we find on site (stone, sand, water)

Newlands Hill Wind Energy Hub – CTMP and Community Liaison

If consented – a Construction Traffic Management Plan will be agreed before works start
- Live doc that will continue to develop with lessons learnt

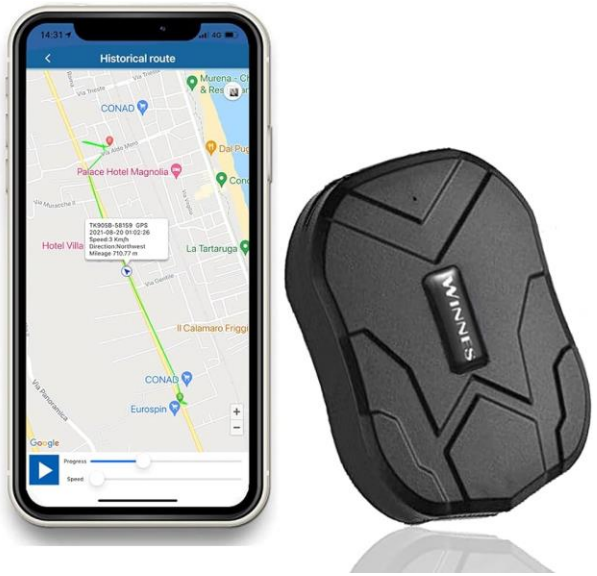
Proposed Traffic Mitigation measures in CTMP are included in the transport assessment (See Tech App 13.1) and include:
- briefing on access routes, driver speed reduction areas and agreements
  - inc 20mph maximum speed limit from A199 to site
- HGV traffic fitted with GPS tracking devices to monitor speed and route
  - disciplinary measures to ensure these are adhered to
- Complaints procedure that ensures issues are dealt with in a timely manner (inc feedback)
- Site worker transport and travel arrangement plan (minibuses, car share)

CTMP also will include:
- Road condition survey, monitoring (repair if hazard) and reinstatement post construction

- Community Liaison Group – including Community Reps, Developer, Contractor and other stakeholders (Roads Authority)
- regular CGL meetings led by Belltown Construction PM

- Manage a live Project Website with relevant transport news
- Transport Hotline and Project Email for community to contact Newlands Team

- East Lammermuir Infrastructure meetings – Belltown are already attending.
  - Ensure lessons learnt are adopted
  - Coordinate with other projects



HGVs fitted with GPS trackers

Thank You

Project Contact Details

Project Email: newlandshill@belltownpower.com

Project Website: www.newlandshillwindenergyhub.com