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Introduction

- 14.1 **Chapter 14: Socio-Economics and Land Use**, of the Environmental Impact Assessment Report (EIA Report) provides an assessment of the Proposed Development on the socio-economics and land use of the area/region it would be located, including the effects on recreation and tourism.
- 14.2 The amendments to the Proposed Development, as set out in **Chapter 3: Description of Development** of this Supplementary Environmental Information (SEI) Report, would not result in changes to the significance of effects presented within **Chapter 14** of the EIA Report. All of the information contained in **Chapter 14** of the EIA Report and **Technical Appendix 14.1: Accommodation** and **Technical Appendix 14.2: Preliminary Access Management Plan (PAMP)** remains valid in terms of existing conditions, assessment methodology and significance of effects.

Consultee Responses to EIA Report

- 14.3 **Table 14-1** provides a summary of the socio-economic, land use, tourism and recreation related responses to the application, received from key consultees. Replies to the consultee responses are also provided in **Table 14-1**.

Table 14-1: Consultee Responses

Consultee	Summary of Key Issues	Responses to Comments
THC Access Officer	<ul style="list-style-type: none"> No objection subject to conditions. Access Management: Construction activities should be managed in such a way that does not prohibit public access. Require an Access Management Plan (AMP) to be developed in consultation with the Highland Council as Access Authority and other relevant partner organisations such as NatureScot. No development shall commence until a detailed Outdoor Access Plan of public access across the site (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority. Included within the AMP expect to see how each known access route that was likely to be affected by the project would be dealt with both during construction and following completion. If the developer deems it necessary for H&S purposes to affect these routes, then any temporary diversion proposals need to be discussed and agreed with the Access Authority before any diversion is enacted. Would like to see existing access routes improved as part of the development and waymarked, to secure their continued enjoyment for all access users. The Access Authority would like to see public consultation on any proposed new paths and a definite commitment included as a planning condition, 	<p>Access during construction would be managed via the final Construction Environmental Management Plan (CEMP) (an outline CEMP is provided in EIA TA3.1), the Construction Traffic Management Plan (CTMP) (a Framework CTMP is provided in EIA TA12.2) and the Access Management Plan (a Preliminary Access Management Plan (PAMP) was provided as EIA TA14.2).</p> <p>These TAs are all considered to still be relevant and valid for the revised design and SEI Report.</p> <p>A revised Proposed Paths Plan (SEI Figure 14.2.1) has been included with this SEI to demonstrate how the paths would link up across the revised infrastructure layout.</p>

Consultee	Summary of Key Issues	Responses to Comments
	<p>rather than a statement that there is potential for improvement.</p> <p>Further consultation with the Outdoor Access officer confirmed that they were satisfied that the public access concerns raised in previous comments have been addressed in TA14.2 of Volume 4b on the EIA Report.</p>	
THC	<ul style="list-style-type: none"> Community Benefit: Community benefit is a goodwill contribution voluntarily donated by a developer. It is for the benefit of communities affected by developments where this will have a long-term impact on local resources and the local environment and whilst it is a separate issue to planning, THC wants to make sure that local communities benefit directly from the use of their local resources and are compensated for the disruption and inconvenience associated with large scale development work. THC's Community Benefit policy contains contacts for any further discussion on this and THC would advocate early engagement. www.highland.gov.uk/communitybenefitpolicy Community Wealth Building: THC notes NPF4 Policy 25: Community Wealth Building which intends to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels. Policy 25 indicates examples of what contributions by development proposals to community wealth building could include: improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. However, that is not an exhaustive list. THC has requested that the Applicant provides a statement/report for the Proposed Development which refers to the Highland Council's Community Wealth Building Strategy 2024 – 2027. 	A Community Wealth Building Report has been prepared by the Applicant and submitted to THC.

Design Amendments

14.4 The proposed design amendments are detailed in full in **SEI Chapter 2: Site Design** and **SEI Chapter 3: Description of the Development** and shown on **SEI Figure 3.1a-b**. The design amendments which may affect the socio-economic and land use assessment (although were not made in response to socio-economic or land use concerns) include the following:

- removal of Turbine 1 (T1), track to T1 and associated foundation and crane hardstanding;

- amendments to track layout to reduce the length of track required, remove spurs and turning heads where possible and reorientate crane hardstandings to reduce effects on peat;
- the relocation of the substation to within the footprint of Borrow Pit 3;
- inclusion of proposed link track to be part of the Proposed Development in the event that the consented Ben Sca Wind Farm does not get built; and
- addition of the permanent construction compound (Compound 1) to the south of the A850 to ensure that the proposed link track would be able to be built to the site (required only in the absence of the Ben Sca Wind Farm or the Ben Sca Redesign Wind Farm infrastructure); and
- update of the Outline HMP in **SEI TA8.5: OHMP Update**.

Revised Figures

14.5 In order to update the graphic information previously issued with the EIA Report, the following revised figures have been produced for the SEI, which supersede the corresponding EIA Figures:

- **SEI Figure 14.1:** Zone of Theoretical Visibility;
- **SEI Figure 14.2:** Community Council Areas;
- **SEI Figure 14.3:** Socio-economic and Land Use Plan; and
- **SEI Figure 14.2.1:** Proposed Paths Plan Update.

Assessment of Design Amendment Effects

Construction Effects

- 14.6 No significant changes to the estimated project expenditure and number of construction jobs have been identified. Whilst the Proposed Development would result in one less wind turbine being installed, market prices have increased since August 2023 (when the application was submitted) and the overall construction costs including the proposed link track are anticipated to be similar to those quoted in **Chapter 14** of the EIA Report.
- 14.7 The Applicant remains committed to employing good practice measures in maximising local procurement and implementing a Local Contractor Policy to demonstrate a clear commitment to increasing local content in the supply chain. As part of its Local Contractor Policy, the Applicant intends to establish a presence on Skye before construction starts so that local suppliers are aware of opportunities. A number of 'Meet the Supplier' events would be organised in advance of the main tender process commencing to ensure that local businesses are aware of opportunities to bid for contracts.
- 14.8 As noted in the EIA Report, access during construction would be managed via the final Construction Environmental Management Plan (CEMP) (an outline CEMP is provided in **EIA TA3.1**), the Construction Traffic Management Plan (a Framework CTMP is provided in **EIA TA12.2**) and the Access Management Plan (a Preliminary Access Management Plan (PAMP) was provided as **EIA TA14.2**).
- 14.9 No residual adverse construction effects are expected for the revised layout, as was the case with the application layout. The predicted effects remain as follows:

- whilst the local economy would benefit from the construction and significant beneficial effects are identified for individual businesses, effects would not be significant for local employment and the local area of influence as a whole; and
- no significant adverse effects on tourism and land use (including recreation and shooting).

Operational Effects

- 14.10 No significant changes to the number of operational jobs to be created have been identified. Whilst the Proposed Development would result in one less wind turbine being installed, market prices have increased since April 2024 (when the application was submitted) and the overall operational costs are anticipated to be similar to those quoted in **Chapter 14** of the EIA Report.
- 14.11 An updated proposed paths plan (**SEI Figure 14.2.1**) is provided to demonstrate the Applicant's commitment to promoting access during the operation of the Proposed Development. The revised track alignments would open up the area for informal recreational opportunities in the same way as the previous track alignment did.
- 14.12 No residual adverse operational effects are expected for the revised layout, as was the case with the application layout. The predicted effects remain as follows:
- whilst the size of the local economy is predicted to increase by around 0.02% and between 11 and 14 jobs could be created, this is not considered to be significant; and
 - whilst improved access to paths would be beneficial, no significant effects on tourism and land use are identified.
- 14.13 The Applicant remains committed to offering a package of community benefits to local communities that would include a community benefit payment based on a fixed annual sum per megawatt (MW) of installed capacity, as well as continuing to offer support to develop a near neighbour's electricity rebate contribution scheme as part of the community benefit fund and the opportunity to share in the profits of the Proposed Development through community investment in the project.
- 14.14 Assuming a maximum project scale of up to 45MW (which is the grid connection capacity of the site), the Applicant is proposing a community benefit package of up to £225,000 per annum over the 40 year life of the Proposed Development, based on a figure of £5,000 per annum per MW. This would be index linked from the commencement of operation over the 40 years using the Retail Price Index (RPI).
- 14.15 The Proposed Development would produce an average of approximately 150,000 Mega Watt hours (MWh) of electricity annually (which corresponds to a capacity factor of 42.4%). This equates to the power consumed by approximately 46,500 average UK households¹, which would be well above the energy requirements of the 5,154 homes on the Isle of Skye².
- 14.16 The Applicant continues to engage with the local Community Trusts³ to formalise the intention to work together towards implementing a shared revenue scheme for the

¹ Calculated using the most recent statistics from DESNZ showing that annual GB average domestic household consumption is 3,239kWh (as of January 2024, updated annually).

² Taken from Scotland's Census 2022, source: <https://www.scotlandscensus.gov.uk/>

³ Dunvegan Community Trust, Edinbane and Communities Trust and Struan Community Council

Proposed Development, alongside the consented Ben Sca Wind Farm (or Ben Sca Redesign Wind Farm should it gain consent).

- 14.17 A Community Wealth Building Report has been prepared by the Applicant and is submitted to THC alongside this SEI Report.

Cumulative Development Update

Cumulative Baseline

- 14.18 Since the submission of the application, the cumulative wind farm situation in the study area has changed. The relevant changes to the cumulative baseline are as follows:
- Ben Sca Redesign (application – revised layout)
 - Ben Aketil Repowering and Extension (application)
 - Glen Ullinish II (Redesign) (application)
 - Beinn Mheadhonach Redesign (application)
 - Edinbane Repowering and Extension (scoping)
 - Edinbane – Land at 4 Edinbane (screening)

Cumulative Effects

- 14.19 The combined effects which would result should the Proposed Development be constructed alongside the proposed Balmeanach Wind Farm, are discussed in full in **Volume 5** of this SEI Report.
- 14.20 The updated cumulative baseline does not change the cumulative assessment in relation to socio-economics, tourism and land use presented in the **Chapter 14** of the EIA Report and no significant effects would result, as the cumulative developments will be developed and managed in accordance with current best practice, industry standards and relevant legislation, planning policy and guidance regulated by statutory consultees.

Conclusions

- 14.21 There are no changes to the significance of effects presented in **Chapter 14** of the EIA Report as a result of the amendments that have been made to the Proposed Development. Therefore, **Chapter 14** of the EIA Report and its associated Technical Appendices remain valid.