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## Introduction

- 8.1 **Chapter 8: 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.
- 8.2 The amendments to the Proposed Development, as set out in **Chapter 1: Introduction and Project Description** of this Supplementary Environmental Information (SEI) Report, would not result in changes to the significance of effects presented within **Chapter 8** of the EIA Report. All of the information contained in **Chapter 8** of the EIA Report and **Technical Appendix 8.1: Preliminary Access Management Plan (PAMP)** remains valid in terms of existing conditions, assessment methodology and significance of effects.

## Consultee Responses to EIA Report

- 8.3 **Table 8-1** 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 8-1**.

**Table 8-1: Consultee Responses**

Consultee	Summary of Key Issues	Responses to Comments
THC Access Officer	<ul style="list-style-type: none"> <li>No objection subject to conditions.</li> <li>Access Management: Requests that the agreement of a full Access Management Plan (AMP) with THC's Access Officer is included as a suspensive condition.</li> </ul> <p>There are two aspects of the project to consider from the Access Authorities' perspective:</p> <ol style="list-style-type: none"> <li>1) the impact which the construction phase and permanent works have on existing access routes.</li> <li>2) what opportunity exists in terms of access improvements as a legacy to the project.</li> </ol> <p>The AMP should manage legitimate responsible access across the development site and seek to ensure that the access track to Ben Aketil, or an adjacent alternative route, remains open to all responsible access users throughout the construction works.</p> <p>Any access roads (new or existing) which require a vehicular gate for the purposes of stock control or to prevent unauthorised vehicle access should have a compliant pass gate provided suitable for use by responsible access users, including pedestrians, cyclists and horse riders.</p> <p>Given the scale of the development, opportunity exists for improving public access onto and through the site post development, including car parking, signage and path links to the Edinbane Wind Farm access tracks. This commitment should be made regardless of whether other developments are consented, and should be independent</p>	<p>Access during construction would be managed via the final Construction Environmental Management Plan (CEMP) (an outline CEMP is provided in <b>EIA TA1.1</b>), the Construction Traffic Management Plan (a framework CTMP is provided in <b>EIA TA9.2</b>) and the Access Management Plan (a Preliminary Access Management Plan (PAMP) was provided as <b>EIA TA8.1</b>).</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 (<b>SEI Figure 8.1.1</b>) 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
	of community benefit funds which are being offered as part of the operational phase.	
THC	<ul style="list-style-type: none"> <li>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. <a href="http://www.highland.gov.uk/communitybenefitpolicy">www.highland.gov.uk/communitybenefitpolicy</a></li> <li>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 .</li> </ul>	A Community Wealth Building Report has been prepared by the Applicant and submitted to THC.

## Design Amendments

8.4 The design amendments from the Proposed Development application layout (as detailed in the EIA Report) relevant to the assessment of socio-economics and land use are detailed in **SEI Chapter 1**, and include:

- removal of Turbine 1 (T1) and associated foundation and crane hardstanding; and
- update to Outline Habitat Management Plan (HMP).

## Revised Figures

8.5 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 8.1:** Zone of Theoretical Visibility;
- **SEI Figure 8.2:** Community Council Areas;
- **SEI Figure 8.3:** Socio-economic and Land Use Plan; and
- **SEI Figure 8.1.1:** Proposed Paths Plan Update.

## Assessment of Design Amendment Effects

### Construction Effects

- 8.6 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 April 2024 (when the application was submitted) and the overall construction costs are anticipated to be similar to those quoted in **Chapter 8** of the EIA Report.
- 8.7 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.
- 8.8 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 TA1.1**), the Construction Traffic Management Plan (a framework CTMP is provided in **EIA TA9.2**) and the Access Management Plan (a Preliminary Access Management Plan (PAMP) was provided as **EIA TA8.1**).
- 8.9 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

- 8.10 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 8** of the EIA Report.
- 8.11 An updated proposed paths plan (**SEI Figure 8.1.1**) is provided to demonstrate the Applicant's commitment to promoting access during the operation of the Proposed Development.
- 8.12 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 10 and 13 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.
- 8.13 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.
- 8.14 Assuming a maximum project scale of 40.8MW, the Applicant is proposing a community benefit package of up to £204,000 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).
- 8.15 The Proposed Development would produce an average of approximately 128,000 Mega Watt hours (MWh) of electricity annually (which corresponds to a capacity factor of 40.6%). This equates to the power consumed by approximately 39,500 average UK households<sup>1</sup>, which would be well above the energy requirements of the 5,154 homes on the Isle of Skye<sup>2</sup>.
- 8.16 The Applicant continues to engage with the local Community Trusts<sup>3</sup> to formalise the intention to work together towards implementing a shared revenue scheme for the Proposed Development, which would replace the consented development should it gain consent.
- 8.17 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

- 8.18 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:
- Balmeanach (application - revised layout)
  - Glen Ullinish II Wind Farm (Redesign) (application - revised layout)
  - Beinn Mheadhonach Redesign (application)
  - Removal of Waternish Wind Farm (previously at scoping)

<sup>1</sup> 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).

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

<sup>3</sup> Dunvegan Community Trust, Edinbane and Communities Trust and Struan Community Council

## Cumulative Effects

- 8.19 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.
- 8.20 Cumulative effects on socio-economics and land use are predicted to be no different to that assessed in **EIA Chapter 8** and remain not significant. The Skye Developers Forum, consisting of representatives from companies with operational, consented and in development projects on Skye, was inaugurated in 2022 to address potential cumulative construction issues such as accommodation and transport and meets regularly to discuss issues which may affect each development and in combination.

## Conclusions

- 8.21 There are no changes to the significance of effects presented in **Chapter 8** of the EIA Report as a result of the amendments that have been made to the Proposed Development. Therefore, **Chapter 8** of the EIA Report and its associated Technical Appendix remain valid.