

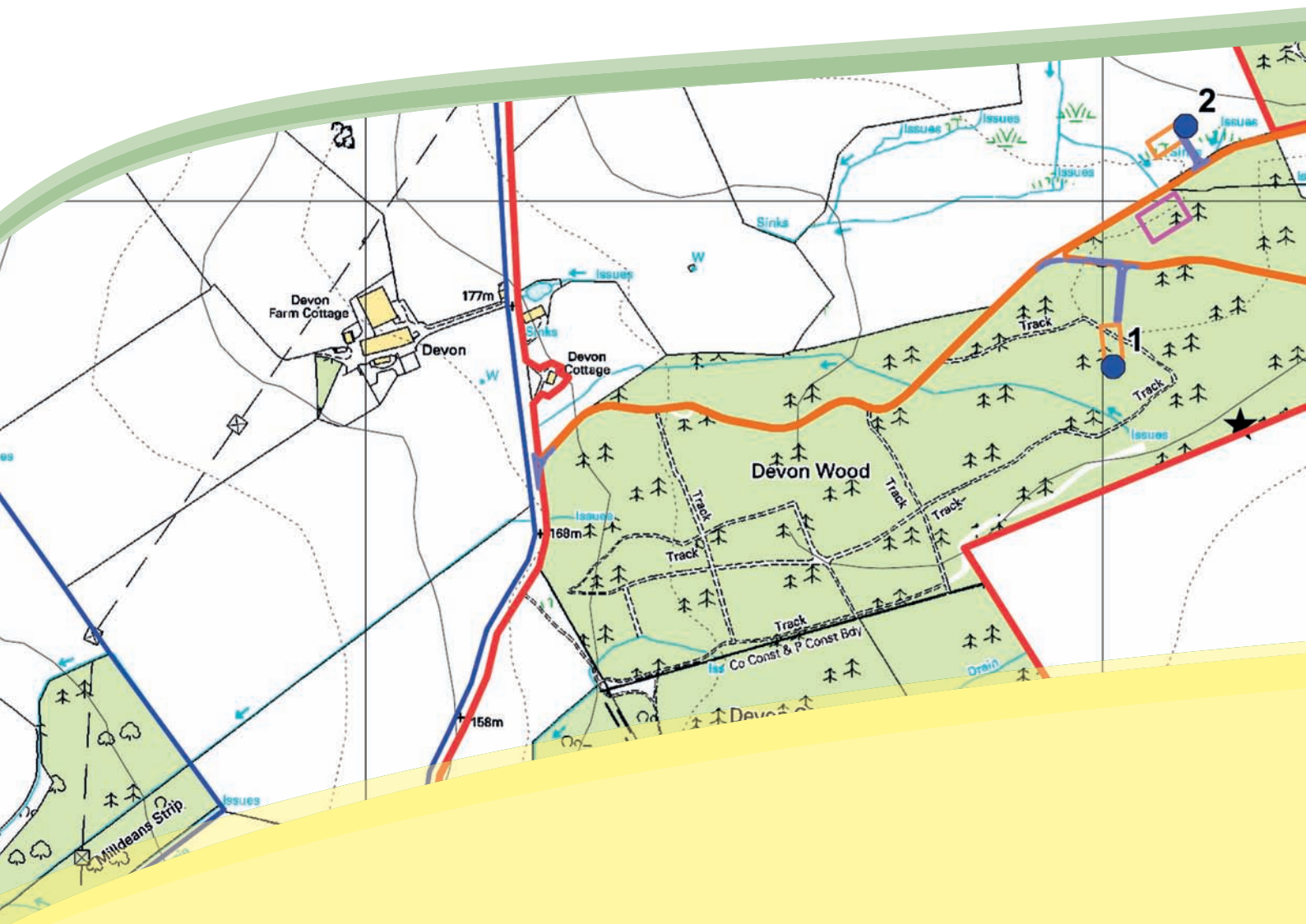
WEST COAST ENERGY



PROPOSALS FOR **DEVON WOOD WIND FARM** **A GREENER FIFE FOR ALL**

west coast 
energy

WEST COAST ENERGY IS SEEKING TO DEVELOP A SEVEN TURBINE WIND FARM ON THE SOUTHERN SIDE OF CLATTO HILL AT DEVON WOOD.



FIFE IS WELL KNOWN FOR ITS commitment to renewable energy – Energy Park Fife is testament to this dedication. Having researched sites in the Fife area, West Coast Energy Ltd recognised that the Devon Wood site fits perfectly within the national energy policy framework, which provides that renewable energy resources can only be developed where they occur, and where it is economically viable to harness them.

A GREENER WAY TO GENERATE ENERGY

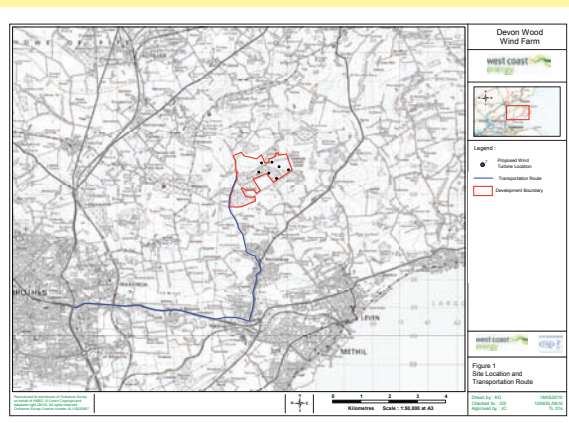
Based on seven 2.5 megawatt (MW) turbines, with a total installed capacity of 17.5MW, Devon Wood Wind Farm is projected to generate sufficient electricity to meet the annual domestic electricity consumption equivalent to around 10,000 homes per annum.

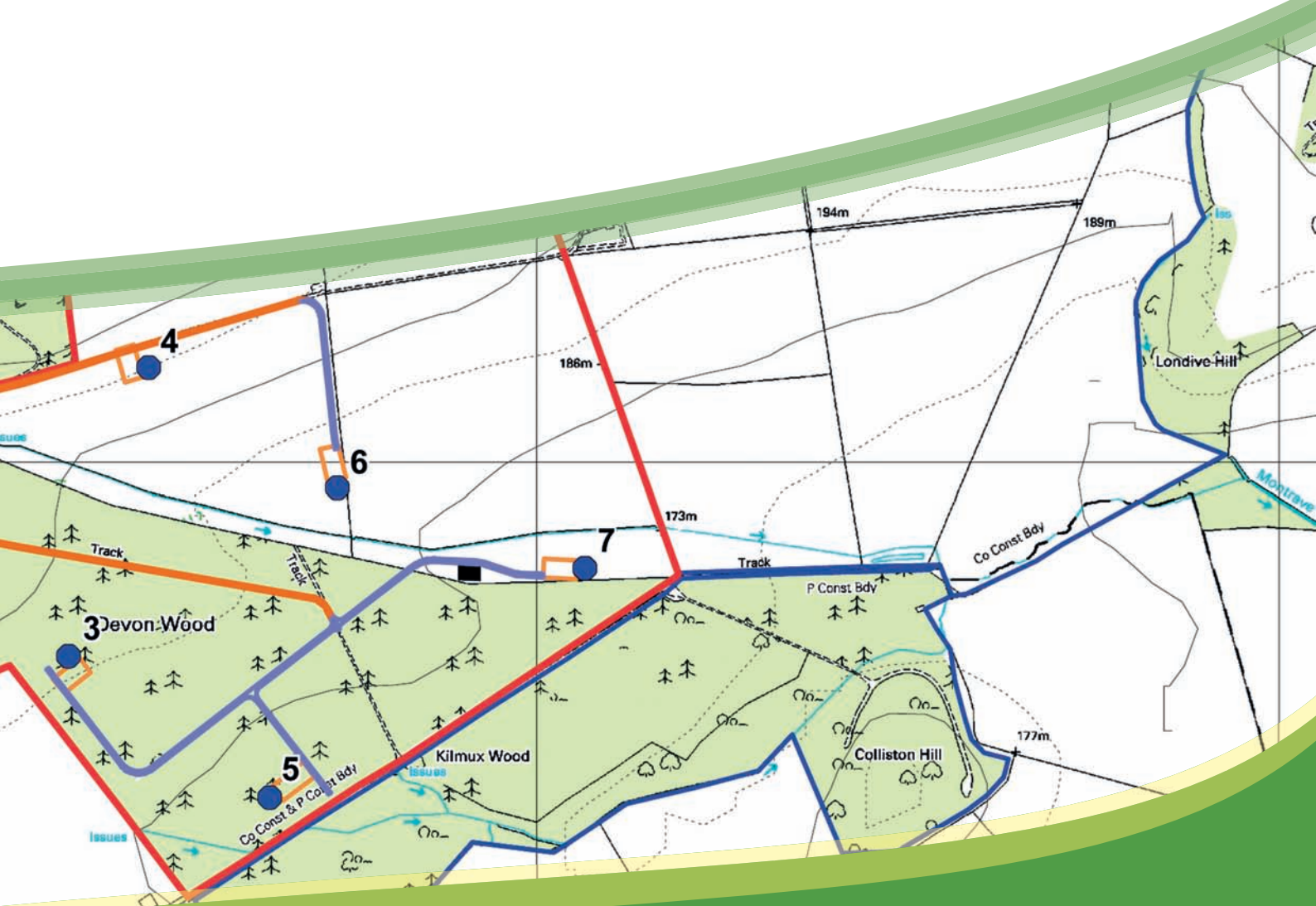
Over the 25 year life of the wind farm, it is estimated that it could displace over 490,000 tonnes of CO₂.

DEVON WOOD WIND FARM WILL:

- Contribute towards targets to reduce greenhouse gas emissions.
- Provide greater diversity in the UK's energy mix.
- Provide a source of unlimited indigenous energy, helping security and continuity of supply as fossil fuels continue to deplete.

The modest footprint taken by the turbines will ensure that it can be readily removed in a matter of months, leaving very little legacy.





ABOUT WEST COAST ENERGY

Established in 1996, West Coast Energy is an independent British company. With an excellent track record of developing high quality wind farms, West Coast Energy has contributed to over 600MW of wind power in the UK.

West Coast Energy's team of highly experienced professionals specialises in the identification, design, planning and development of wind energy projects through to construction and operation. The company is currently helping to deliver Fife's first commercial wind farm, Little Raith.

West Coast Energy takes consultation very seriously and prides itself on ensuring all interested parties are kept apprised of the progress of its plans. Throughout the planning process for Devon Wood Wind Farm we have endeavoured to keep residents and stakeholders informed of the project and have offered opportunity for feedback.

We held pre-application public information exhibitions at Sandy Brae Community Centre, Kennoway and Kingskettle Memorial hall, Kingskettle to ensure local residents were made aware of the plans. We also sent individual letters to all residents within 2.5km of the site, sent posters to Community Councils to place on relevant notice boards and local shop windows and worked closely with local newspapers to ensure information was shared openly.

Following the Council's formal consultation exercise, West Coast Energy has continued to place a great deal of emphasis on consultation, including engaging with members of the public on the Community Benefit Scheme. This, alongside continued dialogue with key stakeholders, public information days and exhibitions, has made sure that all interested parties are kept apprised of the proposals.

DEVON WOOD WIND FARM: OUR PROPOSALS



THE PROPOSED WIND FARM SITE ON THE southern side of Clatto Hill in Devon Wood is a unique location capable of harnessing the high wind speeds common to the area.

Devon Wood Wind Farm would include seven turbines of 121m in total height, which would generate up to 17.5MW of green energy.

THE PERFECT SITE FOR A SUCCESSFUL WIND FARM

Located on the southern side of Clatto Hill in Devon Wood, the site benefits from a very good wind resource. Noise issues are negated due to the remote nature of the development and the site has no statutory landscape, ecological or historical designations. The site meets nationally prescribed noise limits on nearby properties under all conditions and the site has no statutory landscape, ecological or historical designations.

Due to the topography around the proposed wind farm, sensitive siting is possible. The surrounding landscape will be extremely adept at masking Devon Wood Wind Farm, meaning that visual impact will be kept to a minimum.

The Devon Wood site has been subject to a rigorous assessment by independent noise consultants using Guidance

prescribed in national planning policy on noise from wind farms (ETSU-R-97) – the assessment demonstrated that the wind farm meets prescribed noise limits from all nearby properties under all conditions. Access is also favourable on this site. Existing access tracks can be easily utilised and West Coast Energy has prepared a Traffic Management Plan in partnership with the engineering consultancy, Atkins, and the local Council. This has established preferred routes and timing for construction traffic to and from the site to ensure minimum disruption to the local community.

Scottish Natural Heritage, which has national responsibility for Scotland's landscapes and biodiversity, and Historic Scotland have not objected to the proposal, meaning that, in principle, they recognise the site as suitable for development.

The site has been designed so as not to affect aviation radar performance; BAA Airports (comprising Edinburgh Airport), National Air Traffic Services Ltd (NATS), the CAA and the Ministry of Defence (comprising RAF Leuchars) have not objected to the proposal.



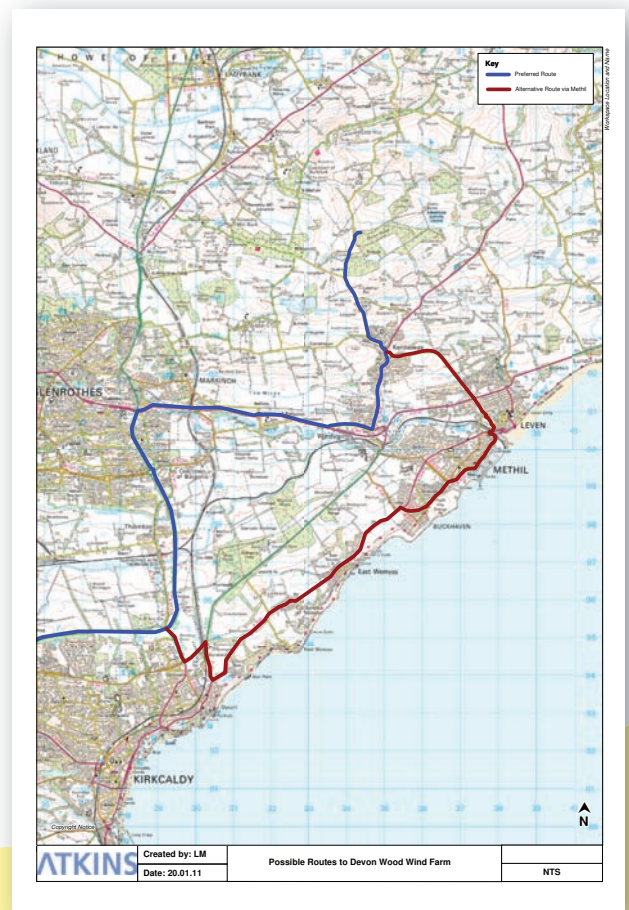
AN ACCESSIBLE SITE

DEVON WOOD WIND FARM BENEFITS FROM transport infrastructure, meaning no additional roads or tracks have to be constructed to allow access to the site.

The proposed transport route to the turbines will be from the west (Glenrothes) via the A911. This is shown in blue on the above map. The route will then move in a northerly direction along the A916 through Windygates and into Kennoway, before turning left onto Langside Road and up to Devon Wood on the C30. Access into the site will be from the western side of Devon Wood along the existing track to Clatto Barns. West Coast Energy is also exploring the possibility of bringing the turbines in through Fife's Methil Dock – this is shown in red on the map. Further liaison will take place with the Council on this matter.

The abnormal loads will utilise 45m trailers and 51 return trips are predicted during the construction phase. The loads will normally be timed for off peak periods in order to avoid delays to other road users and the trailers will be escorted by the police.

All other (standard) HGV traffic related to the project will utilise the local road network, subject to detailed consultation and agreement with the local Council. The highest number of vehicle movements will be required for the delivery of the concrete for the wind turbine foundations which equates to a maximum of 53 return journeys per day spread over seven days. The effects of the vehicle movements associated with the foundation construction will be low and temporary in nature and, where possible, it is intended that construction material requirements (concrete, stone, aggregate, sand, cement) would be sourced from the nearest local suppliers to minimise transportation and increase benefits to the local economy.



DEVON WOOD WIND FARM: AN ENVIRONMENTAL IMPACT ASSESSMENT



IN PLANNING THE DEVON WOOD WIND FARM, West Coast Energy takes its responsibility to the surrounding landscape and environment very seriously. Independent consultants have been commissioned to undertake an Environmental Impact Assessment (EIA).

NOISE

The noise assessment undertaken by independent noise consultants Hayes McKenzie confirms that the Devon Wood Wind Farm would comply with all noise legislation.

ECOLOGY AND ORNITHOLOGY

The ecology and ornithology assessment was undertaken by Atmos Consulting. They concluded that there are no statutory nature conservation designations within the site. Atmos also concluded that no birds or animals were identified as being at risk of significant impact from this development.

CULTURAL HERITAGE

There are no statutory cultural heritage designations within the site, meaning that the Devon Wood site is suitable for a development of this kind. However, West Coast Energy has taken extra precautions in the planning

stages to ensure that the existing landscape is preserved.

HYDROLOGY AND HYDROGEOLOGY

Hydrology Consultants, SLR, assessed that the development would have no impact on the geology or hydrogeology of the area, which includes the consideration of groundwater, aquifers, local water supplies and geological sites of interest. SLR also states that, with appropriate site procedures and mitigation measures, there will be no material impact on any surface watercourses and local water supplies sourced from these surface waters.

LANDSCAPE

Axis Ped, the landscape consultants who undertook the landscape and visual assessment of the site, made assurances as to the very limited visual and physical impact on the landscape surrounding the proposed Devon Wood Wind Farm.

More information on the Environmental Impact Assessment can be found at www.westcoastenergy.co.uk.



DEVON WOOD WIND FARM: BENEFITTING THE COMMUNITY

BECAUSE WEST COAST ENERGY LTD BELIEVES that the local community should share in the rewards of any wind farm built, it has guaranteed a generous Community Benefit package of £3,000 per installed megawatt of energy generated by Devon Wood Wind Farm.

FAQS

How much would the community benefit fund amount to?

This fund can prove to be very significant for a community. If seven turbines were developed at 2.5MW per turbine at the Devon Wood site, this would be a total installed capacity of 17.5MW (7 x 2.5MW).

Based on a contribution of **£3,000 per MW** per annum, the annual fund that would be provided to the community would be £52,500.

Over the course of the 25 year life of the wind farm, this would be an investment of over **£1.3 million** paid directly to the local community.

Who decides how the money will be distributed?

Based on experience of providing community funds on other sites we have a few ideas regarding the most effective ways to allocate these funds – however, we would rather the decision on allocating funds was ultimately taken by the local community.

In the past we have helped set up Community Trusts, which have been very successful. To ensure we keep stakeholders informed of the latest progress we are establishing the Devon Wood Wind Farm Community Liaison Forum early 2011. The forum will provide an opportunity for local residents and stakeholders to present their opinions and give suggestions in relation to our proposals and to consult on the range of community benefit options that would be available to nearby communities, should the proposed development receive planning consent. Local minister Reverend Richard Baxter has agreed to act as independent chairperson for the forum to ensure that all views on the proposals are heard and respected equally. However the community wishes to distribute the money, West Coast Energy Ltd will guarantee the fund by Legal Agreement with Fife Council.

What should I do with any ideas I may have for the fund?

If you have any ideas on how this annual fund should be utilised then please let us know! We can then consult on these suggestions with the community as a whole. Alternatively, you may wish to raise the idea with your local Councillor or suggest this to the Community Council directly, who will then hopefully pass these views on to us. If you wish to suggest a mechanism for allocating these funds please contact Reverend Richard Baxter, Independent Chairperson for the Devon Wood Wind Farm Community Liaison Forum at richard-baxter@msn.com



NEXT STEPS

West Coast Energy is keen to ensure that robust and constructive dialogue is maintained with the community as the application progresses through the planning system. To ensure we keep stakeholders informed of the latest progress we will be establishing the Devon Wood Wind Farm Community Liaison Forum early 2011.

The Forum will provide an opportunity for local residents and stakeholders to express their opinions and give suggestions in relation to our proposals, and to consult on the range of community benefit options that would be available to nearby communities, should the proposed development receive planning consent.

FOR FURTHER INFORMATION PLEASE CONTACT:

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