Watchman Energy Park

Supporting Documents

Maximising Socio-Economic Benefit Report

February 2026

Contents

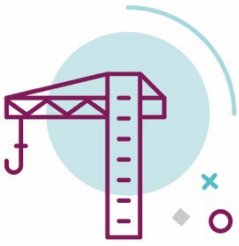
Executive Summary

Watchman Energy Park will maximise the socio-economic benefits it will have on the local community and South Lanarkshire through the actions and commitments made by the developer, Renewco Power.

Watchman Energy Park (the Proposed Development) is a proposed renewable energy development in South Lanarkshire that will consist of up to 13 turbines, with a combined installed capacity of up to approximately 91 MW, and a Battery Energy Storage System (BESS) with an output of approximately 50 MW. This will be part of the wider pipeline of onshore wind projects that Renewco Power (the Applicant) has in South Lanarkshire, including the M74 West, Ravengill Energy Parks and Clyde South Wind Farm.

The National Planning Framework 4 (NPF 4) states that energy projects will only be supported if they can demonstrate that they will maximise the net economic impact. The assessment of whether the Proposed Development will maximise these benefits is based on the commitments and actions that the developer has taken on **supply chain development**, **skills development**, **the empowerment of communities** and balancing the development with **environmental protection and enhancement**. This considered both what the Applicant has direct control over, and how it can enable others to have a positive impact across these areas.

1.1 Supply Chain



The Applicant has committed to supply chain development actions which **are rooted in the needs and context of the South Lanarkshire economy** and will build the capacity of the local supply chain for the cluster of energy developments that will be constructed in South Lanarkshire in the next ten years.

These commitments include practical steps to remove barriers to entry for local **Small and Medium Sized Enterprises (SMEs) to participate in the onshore wind supply chain**, collaboration with the Chambers of Commerce, Business Gateway and Community Councils and other developers in the area. An important commitment is the collaboration with **BizGive for the creation of a software platform** to collate information on the supply chain capabilities in the local area, provide local stakeholder engagement and report impacts. These commitments will be delivered

in collaboration with the Council and other developers in the area, aligning with the emerging **South Lanarkshire Development Forum**.

1.2 Skills Development

The Applicant is taking a proactive approach to local skills development, mindful that this is a crucial requirement of its supply chain requirements. It is actively **engaging with local schools** such as Biggar High School providing presentations to highlight the wide range of employment opportunities in onshore wind and engaging through career days.

It also aims to build relationships and engagement with local colleges directly and through the **Energy Skills Partnership** (ESP), because further education is the education route most applicable to the skills needed for onshore wind. This could also involve support for **student projects and placements.** The Applicant aims to become an accredited **Living Wage Employer** encouraging their supply chain to do likewise, further **widening the workforce impact.** These commitments will be delivered in collaboration with the Council and other developers in the area, aligning with the emerging **South Lanarkshire Development Forum.**

1.3 Community Empowerment

The Applicant has **invested resources to understand the local needs and aspirations** that can be supported through the Community Benefit Funding (CBF) and other benefits. This has included **in-person events and virtual consultation** through BizGive's **AssetFace engagement platform.** This was to identify the opportunities perceived by the community and consider further work to develop the practicalities of supporting these projects through the pots of CBF with a long-term vision. This will be shared with other developers in the area. A Community Benefit Agreement between the Applicant and the local community will be established and reviewed every 5 years to ensure that it remains fit for purpose. The potential projects to be supported will be decided by the community and South Lanarkshire Council.

It is open to consider community ownership opportunities where there is interest from the community whereas, the Applicant also follows an innovative approach working with **relevant** companies with the aim of **installing solar panels and batteries to local households**. Subject to confirmation of the final model delivery model, the infrastructure **ownership will likely be passed to the individual households.**

1.4 Environmental Protection and Enhancement

The Applicant is committed to **supporting community assets** in the vicinity of its projects. This will include ensuring access paths through the Site are maintained post construction and providing a permanent diversion to a section of the Southern Upland Way. The Applicant is also exploring the potential of supporting the wider **linking of paths and improving connecting** paths in the area through the Council's Clydesdale Way initiative.

The Applicant invests in two types of assets that are communally used: the natural environment within the Site and the **road infrastructure** surrounding the Site. This includes an **Outline Biodiversity Enhancement Management Plan** enabling biodiversity enhancement and commitment to **leaving the road infrastructure in the same or better condition** than before the projects commenced.

The approach outlined above meets the requirements of NPF4 Policy 11c on the maximisation of net socio-economic benefits to both Scotland and South Lanarkshire.

It was estimated that during the development and construction phase, which is expected to cost approximately £130.0 million, the Proposed Development could generate:

- £7.7 million Gross Value Added (GVA) and a peak of 91 jobs in South Lanarkshire;
- £24.8 million GVA and a peak of 296 jobs in Scotland; and
- £42.0 million GVA and a peak of 468 jobs in the UK as a whole.

During development and construction, the main opportunities for local suppliers would be related to the balance of plant contracts, including plant hire, civil engineering and construction, fencing, forestry and other skilled trades activities.

On average in each year of its 40 year operational life, the Proposed Development is expected to generate:

- £2.9 million GVA and 18 jobs in South Lanarkshire;
- £5.9 million GVA and 47 jobs in Scotland; and
- £8.4 million GVA and 66 jobs in the UK.

In total, over the development, construction and operation phases of the Proposed Development, it was estimated that it could contribute:

- £125 million GVA in South Lanarkshire;
- £261 million GVA in Scotland; and
- £378 million GVA in the UK.

This economic activity, and the commitments outlined above, will contribute to the **human, economic, social, and natural capital** of South Lanarkshire. This will increase the resilience of these communities and support their long-term economic development.

The assessment of the Proposed Development has found that the approach taken is:

- **place-based** and rooted in the context of South Lanarkshire;
- **innovative** in its approach to maximising benefits;
- **collaborative** with other developers, communities and public bodies;
- **transparent**, including a commitment to impact evaluation;
- **flexible** enough to meet the evolving needs of the community; and
- **deliverable** and an environment will be created to allow communities to deliver those benefits which are enabled by the wind farm.

The Applicant has proposed a wide range of initiatives in pursuit of the policy intention of NPF4 Policy 11(c) to "maximise net economic impact". These are consistent with the Scottish Renewables guidance, covering the four themes of maximising the supply chain, skills and workforce, community empowerment, and natural environment benefits. The comprehensive package of measures is designed to maximise the economic and community benefits, in line with the intention of Policy 11c of NPF4.

2. Introduction and Policy Context

This report presents an assessment of Renewco Power's commitments against Scottish Renewable's guidance on Maximising net Socio-economic Benefit of Renewable Energy.

2.1 Background

Watchman Energy Park is a proposed onshore wind farm located in South Lanarkshire. The Proposed Development will be comprised of 13 turbines, each with a generating capacity of around 7 MW, resulting in a total installed capacity of approximately 91 MW. In addition, it will include a Battery Energy Storage System (BESS) with an output of up to 50 MW.

BiGGAR Economics was also commissioned by Renewco Power to estimate the economic and supply chain impact associated with the Cluster of projects in South Lanarkshire. This allowed developer-specific data to be used in estimating the expected impact of the Proposed Development.

2.2 Policy Context: Maximising Net Economic Impact

In the last couple of years, there has been a clear policy intent to ensure that the potential economic benefits of onshore wind to Scotland and to local communities are realised. This is driven by the Scottish Government's ambition to achieve Net Zero by 2045 and, in that process, to maximise benefits to Scotland. These policy ambitions are most clearly highlighted in the following two policies:

- National Planning Framework 4 (NPF4); and
- Scottish Onshore Wind Sector Deal.

2.2.1 National Planning Framework 4

NPF4[1] is Scotland's national spatial strategy, setting out the principles to be applied to planning decisions, regional priorities and national developments.

[1] Scottish Government (2023), National Planning Framework 4.

As part of Policy 11a of NPF4, "development proposals for all forms of renewable technologies will be supported". This is subject to the test outlined in Policy 11c, namely:

> "Development proposals will only be supported where they maximise net economic impact, including local and community socio economic benefits such as employment, associated business and supply chain opportunities."

Whilst NPF4 does not provide details on how developments should be assessed against this test, what is meant by the Scottish Government when it states that it wishes to "maximise net economic impact" can be seen in other policy documents, including the Onshore Wind Sector Deal (2023)[2].

2.2.2 Green Industrial Strategy

The Green Industrial Strategy[3], published by the Scottish Government in September 2024, aims to help Scotland realise the economic benefits of the global transition to Net Zero. The strategy highlights Scotland's strengths and opportunities during the transition and outlines six key enabling factors that the Scottish Government and partners will do to foster a positive environment for investment and growth. These include:

- supporting investment, ensuring an investment-friendly ecosystem;
- investing in strong research and development foundations;
- supporting the development of a skilled workforce;
- helping supply chain businesses to seize opportunities;
- delivering an agile planning and consenting system; and
- delivering required housing and enabling infrastructure.

In addition to the enabling factors, there are five opportunity areas identified for the Scottish economy. The first of these is the wind energy sector and the strategy highlights the role of collaboration and circularity in achieving the ambition of maximising the economic benefits of the onshore wind sector.

The strategy provides a clear direction and focus, highlighting the importance of prioritising resources and investment. The strategy also emphasises the need for coordinated policies to create the right environment and work collaboratively with

[2] Scottish Government (2023), Onshore Wind Sector Deal for Scotland
[3] Scottish Government (2024), Green Industrial Strategy.

partners to maximise economic benefit from the opportunities created by the transition to Net Zero.

2.2.3 Onshore Wind Sector Deal

The Onshore Wind Sector Deal[4], published in September 2023, establishes a series of commitments between the Scottish Government and the onshore wind industry to achieve Net Zero targets through a collaborative approach. This partnership aims to deliver 20GW of onshore wind capacity by 2030, whilst maximising the economic benefits for Scotland and prioritising community involvement and benefit.

> The Onshore Wind Sector Deal highlights what the sector can do collectively and in partnership with the Scottish Government.

Under supply chain, skills and circular economy commitments, the onshore wind sector commits to addressing skills gaps by committing to apprenticeships, training opportunities, and skilled job creation across related industries for the duration of the sector deal. Onshore wind pipeline data will be used to identify geographic clusters for operations and maintenance, encouraging co-investment in facilities and infrastructure in Scotland to deliver local economic benefits.

The sector commitments also include publishing data on local content in supply chains and in operations and strategic action to promote supply chain opportunities and enhance local content.

The sector commits to early engagement with communities, ensuring agreements on benefits align with local priorities and are established before key financial decisions. Transparency in community benefit fund management and reporting is prioritised and efforts to encourage and simplify shared ownership models are also a key focus.

The Applicant is collaborating with the sector and Scottish Renewables to advance the shared objectives set out in the Deal. This Deal identifies measures to maximise economic and community impacts, offering further clarity and actions on the concept of maximising net economic benefit. This report highlights the actions undertaken by the Applicant in the context of the Proposed Development.

This collective approach underscores a commitment to a just transition, where communities actively participate in and benefit from Scotland's renewable energy transformation. Sector initiatives to support this may include improving energy

[4] Scottish Government (2023) Onshore Wind Sector Deal

efficiency, installing solar panels, providing low-carbon heating for homes, and establishing EV charging stations in community areas.

2.2.4 South Lanarkshire Economic Strategy 2022 – 2027

South Lanarkshire have a number of strategies working together to support and improve the local economy. These include Promote - the South Lanarkshire Economic Strategy, the South Lanarkshire Tourism Strategy, the Local Transport Strategy, and the Park and Ride Strategy. The primary strategy is the Economic Strategy, which is focused on three key themes of sustainable economic development:

- People;
- Place; and
- Business.

More specifically, South Lanarkshire Council will focus on:

- Working in partnership with other key agencies
- Using data to inform key decision-making
- Support startups and social enterprises and help existing businesses to grow and maintain jobs
- Make training and jobs more accessible to the local community
- Attracting investment and creating spaces that appeal to workers and businesses

The Proposed Development will directly support these aims in a variety of ways. The Energy Park will create jobs in the South Lanarkshire region and across Scotland as a whole. These are high-quality jobs that provide long-term security in a sector that is seeing significant growth in comparison to many industries where job security is not often guaranteed.

A benefit of creating these additional jobs is that Proposed Development will be training their workers to meet the requirements of the role. These are technical roles which provide skills that are transferable across a number of high-value sectors.

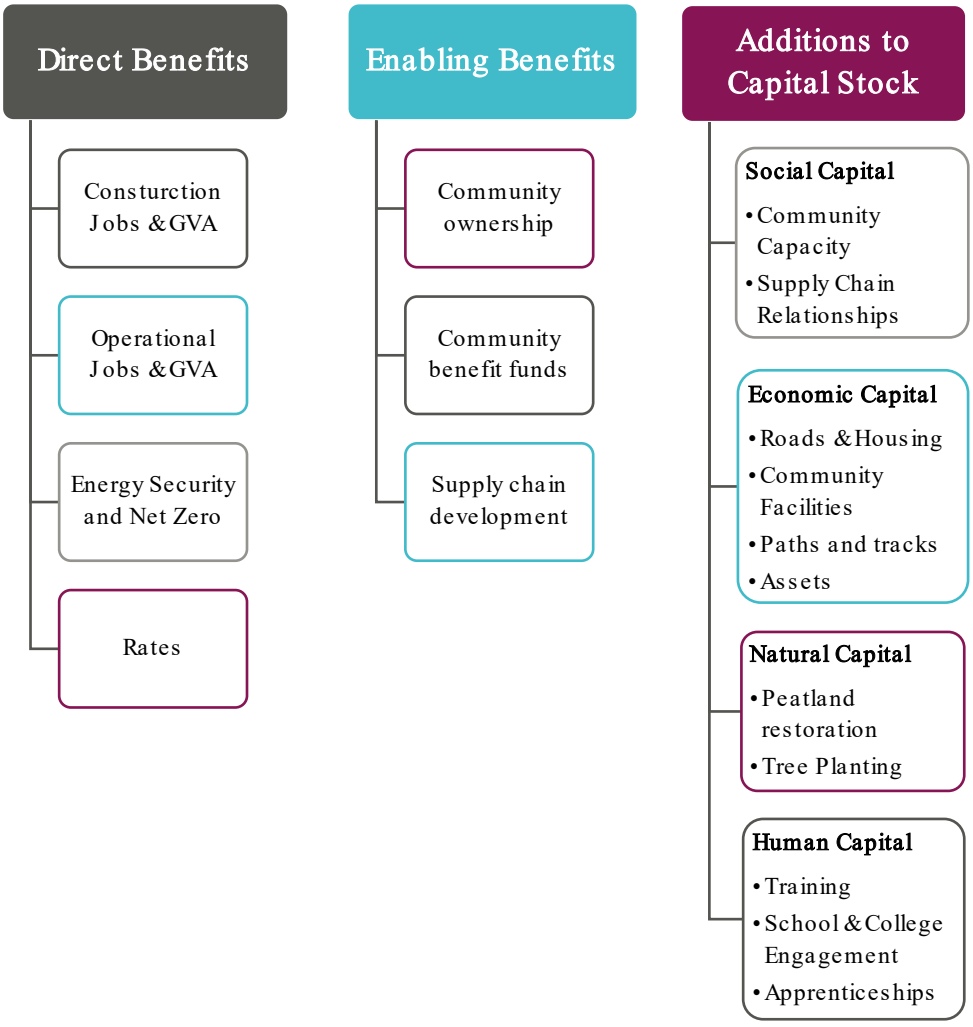
2.3 Maximising Net Economic Benefit

The purpose of this report is to consider how the Applicant's approach aligns with the intention of the NPF4 Policy 11c on the maximisation of net economic impact. Guidance on how to assess the approach taken by an energy developer to maximise socio-economic benefits has been published by the industry body, Scottish Renewables[5]. This will consider the different types of benefits that are generated by onshore wind projects. Examples of these are given in Figure 2-1, and this covers:

[5] Scottish Renewables (2025) Maximising Net Socio-economic Benefit of Renewable Energy Guidance and Reporting Framework

- **Direct Benefits** – these are the benefits and impacts over which the developer has direct control and can most easily influence. This can include the economic impacts generated by the projects and their contribution to public policy and public finances;
- **Enabling Benefits** – many of the potential positive impacts associated with an onshore wind farm are not within the control of the developer. These can include how communities invest any funding made available and how the supply chain builds capacity through the project. However, the developer can influence and support these organisations and individuals to maximise these enabling benefits and therefore it is appropriate to consider how the developer is working to maximise these enabled benefits; and
- **Additions to Capital Stocks** – the development of an onshore wind project should leave the local communities wealthier across all types of capital stock, including human, social, economic and natural capital.

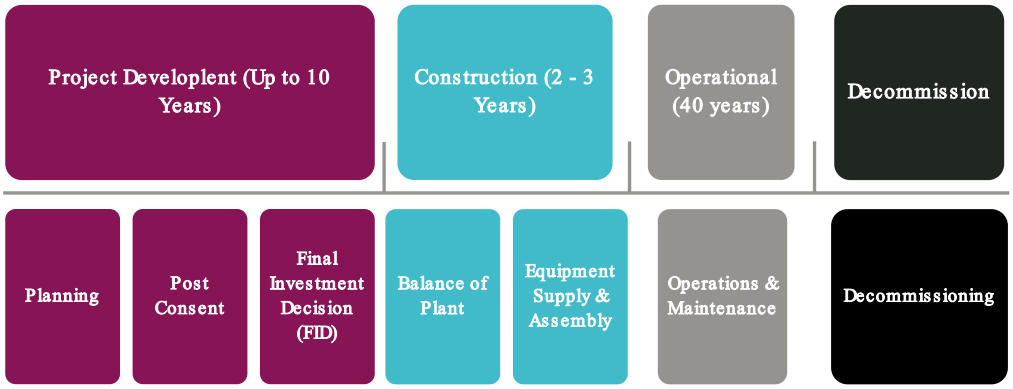
Figure 2-1 Types of benefits from onshore wind in Scotland



The assessment is mindful of the process of building an onshore wind farm and the period in which this assessment takes place. The development timeline is outlined in

Figure 2-2. For the Watchman Energy Park, the construction period is expected to be in the mid-2030s.

Figure 2-2 Example of Onshore Wind Farm Development and Timeline per Phase



Source: Scottish Renewables (2025).

Whilst there is currently no government guidance on what this means, best practice is being established and the sector organisation, Scottish Renewables, have published guidance in 2025[6] to support developers in delivering and maximising benefits. This guidance is designed to identify several principles that can be used to make a judgement on whether the Proposed Development is maximising net economic impact. These include:

- **Place-based:** every project and every community is slightly different, so packages of benefits that are tailored around the needs and capacity of the community in question are likely to generate greater benefits than a standardised approach.
- **Innovative:** many of the benefits that have been realised by renewables to date have happened because of innovation at the project level. To maintain this culture of continuous improvement developers must continue to innovate.
- **Collaborative:** many of the benefits of renewable energy developments are not directly within the gift of developers. They will require input and support of others in the public, private and third sector to realise, making a collaborative approach essential.
- **Transparent:** effective collaboration requires the parties involved to trust each other and an open and transparent approach is crucial for establishing this trust.
- **Flexible:** a lot can change between project inception and completion, and these changes can make a big difference to the benefits ultimately realised. A flexible approach that responds positively to such changes is therefore important.
- **Deliverable:** providing communities with realistic expectations about what can be delivered during the construction and operation phase of a project will help achieve trust with relevant stakeholders.

[6] Scottish Renewables (2025), Maximising Net Socio-Economic Benefit of Renewable Energy Guidance and Reporting Framework: Guidance for developers to comply with NPF4 Policy 11c.

These principles highlight that in considering whether the Proposed Development maximises net economic impact, it is necessary to consider both the economic impacts that are expected and the approach that the Applicant is taking to ensure these benefits are consistent with community needs.

The focus of the assessment is on proposed approaches across supply chain engagement, skills development, and community empowerment. This is mindful of the development timelines outlined in Figure 2-2 and the point at which impacts are likely to occur.

2.4 Report Structure

The structure of the report is as follows:

- Section 1 includes the executive summary of this report;
- Section 2 presents the introduction and outlines the strategic policy context for maximising net economic impact, in particular, NPF4 and the Onshore Wind Sector Deal;
- Section 3 presents the local context and key insights;
- Section 4 sets out the tourism baseline and assessment;
- Section 5 focuses on the supply chain commitments to maximising benefits;
- Section 6 outlines skills development initiatives undertaken to maximise benefits;
- Section 7 highlights community empowerment commitments and actions to maximise benefits;
- Section 8 brings together actions and commitments for environmental protection;
- Section 9 presents the economic impact of the Proposed Development; and
- Appendix A includes the detailed list of tourist attractions and recreational trails.

3. Local Context

This section discusses the socio-economic context of the Proposed Development.

Understanding the socio-economic context in which a project will be built is crucial in ensuring that any intervention or proposed approach is place based and meets the needs of the communities that will be impacted.

3.1 Study Areas

The socio-economic baseline for the Proposed Development focuses on the following study areas:

- Local Area (defined as the electoral ward of Clydesdale East);
- South Lanarkshire; and
- Scotland.

3.2 Socio-economic Context

3.2.1 Demographics

For the years of 2021 for the Local Area and 2023 for South Lanarkshire and Scotland, the Local Area had a population of 13,165, this was 4.0% of the total population of South Lanarkshire and 0.2% of the population of Scotland as a whole.

The Local Area is characterised by a higher-than-average working-age population (62.8%) when compared to South Lanarkshire (62.5%) but lower than Scotland as a whole (63.4%). This indicates there are similar economic opportunities in the Local Area and South Lanarkshire but, those of the working age have moved to different regions of Scotland in search of more available employment options.

Table 3-1 Population Estimates, mid-2021 and mid-2023

Age	Local Area	South Lanarkshire	Scotland
0-15	15.0%	16.9%	16.3%
16-64	62.8%	62.5%	63.4%
65+	22.2%	20.6%	20.3%
Total	**13,165**	**330,280**	**5,490,000**

Source: National Records of Scotland (2024), mid-2023 population estimates; National Records of Scotland (2022). The latest data for the local area is from National Record of Scotland (2022), Electoral Ward population estimates by sex and single year of age, mid-2021 while the latest data for South Lanarkshire and Scotland is from 2023.

Between 2023 and 2043, the population of South Lanarkshire is expected to decrease by 0.7% compared to an increase of 5.1% for Scotland as a whole. Over the same period, the number of working-age people in South Lanarkshire is projected to decrease by around 15,500 (a fall of 7.5%). This is in contrast to the 1.3% projected increase for Scotland as a whole.

While the lack of economic opportunities may not be the sole factor leading to a decrease in the working-age population in South Lanarkshire and by extension in the Local Area, it may be a contributing factor, indicating a need for more economic opportunities in the area.

Table 3-2 Population Projections, 2023 to 2043

	South Lanarkshire		Scotland	
	2023	2043	2023	2043
Total	**330,280**	**328,001**	**5,490,100**	**5,770,152**
0-15	16.9%	15.5%	16.3%	14.1%
16-64	62.5%	58.2%	63.4%	61.1%
65+	20.6%	26.3%	20.3%	24.8%

Source: National Records of Scotland (2024), mid-2023 population estimates. National Records of Scotland (2020), population projections for Scottish areas (2018-based).

3.2.2 Industrial Structure

As shown in Table 3-3, in 2024 human health and social work was the largest source of employment in both the Local Area and South Lanarkshire (41.7% and 17.5% respectively). Manufacturing was the second highest source of employment in the Local Area (9.3%) which took up a higher share of the employment compared to South Lanarkshire and Scotland (8.7% and 6.7% respectively).

Of those working in the Local Area, 3.9% were employed in the construction industry, compared to 7.9% in South Lanarkshire and 5.1% in Scotland. This is likely to be one of the main beneficiaries of the opportunities for local content associated with the construction phase of the Proposed Development.

Table 3-3 Industrial Structure, 2024

	Local Area	South Lanarkshire	Scotland
Human health and social work activities	41.7	17.5	15.6
Manufacturing	9.3	8.7	6.7
Accommodation and food service activities	9.3	7.1	8.6
Transportation and storage	8.3	5.0	4.5
Wholesale and retail trade; repair of motor vehicles and motorcycles	6.5	16.2	13.2
Education	6.0	7.1	8.2
Construction	3.9	7.9	5.1
Professional, scientific and technical activities	3.3	5.0	7.2
Agriculture, forestry and fishing	3.0	2.1	3.4
Administrative and support service activities	2.6	7.1	6.8
Information and communication	1.3	1.2	3.1
Other service activities	1.3	2.0	1.7
Mining and quarrying	1.1	0.1	0.9
Arts, entertainment and recreation	0.9	2.7	2.7
Real estate activities	0.5	1.4	1.5
Water supply; sewerage, waste management and remediation activities	0.3	1.0	0.8
Financial and insurance activities	0.3	1.6	3.2
Public administration and defence; compulsory social security	0.3	5.8	6.2
Electricity, gas, steam and air conditioning supply	0.1	0.7	0.8

Source: ONS (2025), Business register and employment survey, 2024.

There are several sub-sectors in the Local Area and South Lanarkshire which may benefit from the construction phase of the Proposed Development. The share of

those working in civil engineering in the Local Area and South Lanarkshire is 0.6% and 1.7% respectively, compared to the Scottish average of 0.9%.

The Local Area has a smaller share of the population working in specialised construction but, the region of South Lanarkshire has a larger share (2.5% and 4.1% respectively) which includes activities such as demolition and site preparation as well as electrical and plumbing. This is similar to the Scottish average of 2.8% working in specialised construction.

3.2.3 Economic Activity

The unemployment rate in South Lanarkshire was 3.2%, the same as the Scottish average of 3.2%. However, South Lanarkshire had a lower rate of economic activity (76.8%) compared to Scotland as a whole (77.0%).

Data also shows that the median annual gross wage for residents (full and part-time) in South Lanarkshire which was £33,017, 3.5% higher than that of the Scottish average (£31,891).

Table 3-4 Labour Market Indicators

	South Lanarkshire	Scotland
Economic Activity Rate	76.8%	77.0%
Unemployment Rate (%)	3.2%	3.2%
Median Annual Gross Income (All Residents)	£33,017	£31,891

Source: ONS (2025), annual population survey – data for Jan 2024 to Dec 2024; ONS (2025), annual survey of hours and earnings – resident analysis – 2024; ONS (2025), model-based estimates of unemployment – data for Jan 2024 to Dec 2024.

3.2.4 Education

The workforce in South Lanarkshire has lower levels of qualifications than Scotland as a whole. Across South Lanarkshire, 47.3% of the population have achieved at least a Scottish Credit and Qualifications Framework level seven (SCQF7), equivalent to the first year of a Scottish degree program. The proportion of people who have achieved no qualifications in South Lanarkshire (6.4%) is lower than Scotland as a whole (8.0%).

Table 3-5 Education Levels, 2024

	South Lanarkshire	Scotland
% with SCQF7 and above	47.3	54.5
% with SCQF6 and above	66.6	72.5
% with SCQF5 and above	89.8	87.4
% with SCQF1 and above	91.5	88.6
% with Other Qualifications	2.0	3.4
% with No Qualifications	6.4	8.0

Source: ONS (2025), annual population survey – data for Jan 2024 to Dec 2024.

3.2.5 Household savings and perceptions of financial position

The Scottish Household Survey also reports on the economic health of households by either perception or measures of resilience. In both metrics, South Lanarkshire does not perform as well as the rest of Scotland. For example, 49% of households self-report that they are managing well in South Lanarkshire, compared to 52% in Scotland. Similarly, 19% of households in South Lanarkshire have no savings, compared to 17% across Scotland.

Table 3-6 Household finance indicators

	South Lanarkshire	Scotland
% of households who feel they are "managing well" financially	49%	52%
% of households with no savings*	19%	17%

Source: Scottish Government (2024), Scottish Household Survey – data for 2023, *note that the survey data is based on a sample size of 150 for South Lanarkshire and should therefore be treated with caution, however the proportion of households with no savings in South Lanarkshire has been consistently lower than the Scottish average since 2013

3.2.6 Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD) is a relative measure of deprivation which ranks small areas of Scotland across seven dimensions: income, employment, education, health, access to services, crime, and housing. These areas can be ranked based on which quintile (fifth of the distribution) they belong to, with a small area in the first quintile being in the 20% most deprived areas in Scotland.

The Local Area has significantly fewer small areas (6%) in the most deprived quintile compared to South Lanarkshire (20%). There are 17 small areas in the Local Area where most are concentrated towards the middle of the distribution with 41% of the small areas falling between the second and fourth quintile.

There are 431 small areas in South Lanarkshire of which it has a significantly higher proportion of small areas (17%) in the least deprived quintile compared to the Local Area (0%). The distribution of small areas in South Lanarkshire is more evenly distributed when compared to the Local Area.

When looking at the levels of educational deprivation, the Local Area has a similar share of the population who are in the most deprived quintile for education deprivation (18%) compared to South Lanarkshire (19%).

Table 3-7 Scottish Index of Multiple Deprivation by Quintile, 2020

	Local Area	South Lanarkshire
1 (most deprived)	6%	20%
2	24%	25%
3	41%	20%
4	29%	18%
5 (least deprived)	0%	17%

Source: Scottish Government (2020), Scottish Index of Multiple Deprivation 2020.

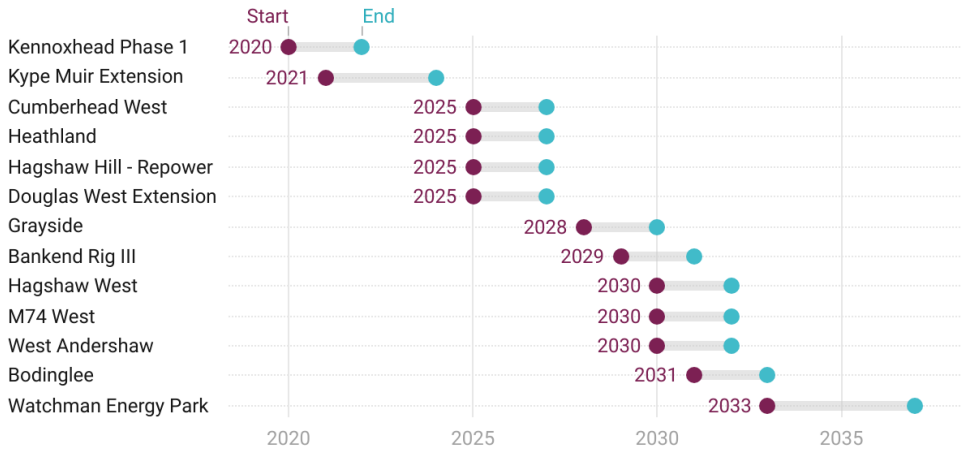
3.3 The Onshore Wind Market Context

3.3.1 Onshore Wind South Lanarkshire Pipeline

Data from EnergyPulse suggests that between 2025 and 2035, a total of 1.8 GW of onshore wind energy is expected to commence construction in South Lanarkshire. Since 2020, seven onshore wind farms, producing a combined 0.3 GW of energy, have already been constructed and are currently operational (see Figure 3.3).

Looking ahead, EnergyPulse expects 45 new onshore wind projects, totalling 1.8 GW, to be constructed in South Lanarkshire over the period from 2025 to 2035. Of these, 19 are currently in planning, 14 have received consent and 12 are in development. Most of the larger projects, those exceeding 50 MW, are expected to begin in 2025 (four projects) and 2030 (three projects).

Figure 3-1 Construction of Large (>50 MW) Onshore Wind Projects in South Lanarkshire



Source: BiGGAR Economics analysis of EnergyPulse Database

3.4 The Environment

3.4.1 Use of Natural Environment for Recreation

Residents of South Lanarkshire are less likely to use the outdoors for recreation than the Scottish average. Across South Lanarkshire, approximately 41% of residents visit the outdoors one or more times a week, compared to 54% of Scottish residents. This is the second lowest of all local authorities in Scotland, with only North Lanarkshire having a lower level of outdoor recreation participation.

This is despite the residents of South Lanarkshire living within a similar proximity to either green or blue space than the average Scottish resident. Across South Lanarkshire, approximately 84% of residents live within a 10-minute walk of either green or blue space, compared to 87% across Scotland.

Table 3-8 Outdoor Access data – Average for 2012 to 2023

	South Lanarkshire	Scotland
Visit the outdoors one or more times a week	41%	54%
Live within a 10-minute walk of green/blue space	84%	87%

Source: Scottish Household Survey (2024)

3.4.2 Condition of Natural Environment

One of the reasons that outdoor recreation use in South Lanarkshire may be lower is due to the poorer condition of the natural environment in the area.

The Site Condition Monitoring is Scottish Natural Heritage (SNH)'s programme for monitoring the condition of features on designated sites in Scotland. This is to establish whether each natural feature is likely to maintain itself in the medium to longer term under the current management regime and wider environment or other influences.

A native woodland condition indicator has been developed by the Forestry Commission using measures from the survey that are relevant to every unit area of native woodland and can indicate ecological health or condition in relation to biodiversity, no matter what the age or type of native woodland.

Table 3-9 Native Woodland Condition Indicator, 2006 to 2013

	Clyde	Scotland
Satisfactory	29.3%	39.3%
Unsatisfactory	52.0%	46.1%
Nearly-native woodland	8.4%	3.7%
PAWS	10.2%	10.9%
Total (hectares)	**37,599.5**	**364,208.2**

Source: https://informatics.sepa.org.uk/ESHI/

Table 3-10 Site Condition Monitoring, 2024

	South Lanarkshire	Scotland
Favourable	58.6%	71.1%
Recovering	1.7%	4.2%
Unfavourable	39.7%	24.7%
Total (sites)	**58**	**5431**

Source: https://informatics.sepa.org.uk/ProtectedNatureSites/

3.5 Community Empowerment

The communities surrounding the Proposed Development are represented by a number of groups and representative bodies that would form the initial community capacity to deliver benefits from any community benefit funding. These include:

- Douglas Community Council (CC);
- Duneaton CC;
- Carmichael CC;
- Quothquan & Thankerton CC;
- Lesmahagow CC;
- Coalburn CC;
- Symington CC;

- Crawford, Elvanfoot and Daer Action Resource (C.E.D.AR);
- Lanark CC;
- Rigside tenants &residents association; and
- Coalburn regeneration group.

Some of these community councils are well-organised, resourced and have experience working with onshore wind projects in the area. This includes the previously in action Crawford and Elvanfoot CC which used onshore wind funding for the support of local groups and the Community Action Plan, and Lesmahagow CC which used funding from an onshore wind farm to develop a Community Lead Action Plan for Lesmahagow, Brocketsbrae and Hawksland.

3.6 Summary of Local Socio-Economic Context

As the Local Area faces a projected rise in its ageing population over the next two decades, creating local employment opportunities will become even more important. The Proposed Development will help to increase employment in the Local Area through direct economic activities. Therefore, the Proposed Development will play a role in attracting and retaining the working-age population.

The construction is more important to employment in the Local Area and South Lanarkshire than in Scotland as a whole. This may offer opportunities for local employment, particularly in the employment opportunities surrounding civil engineering and specialised construction. Both the Local Area and South Lanarkshire could potentially benefit from construction contracts, which will contribute to the Proposed Development's local impact.

The Proposed Development also has the opportunity to improve the attainment of educational qualifications in South Lanarkshire through the provision of apprenticeships. Increasing the levels of skills and education may have positive benefits on income and employment in the Local Area.

4. Supply Chain

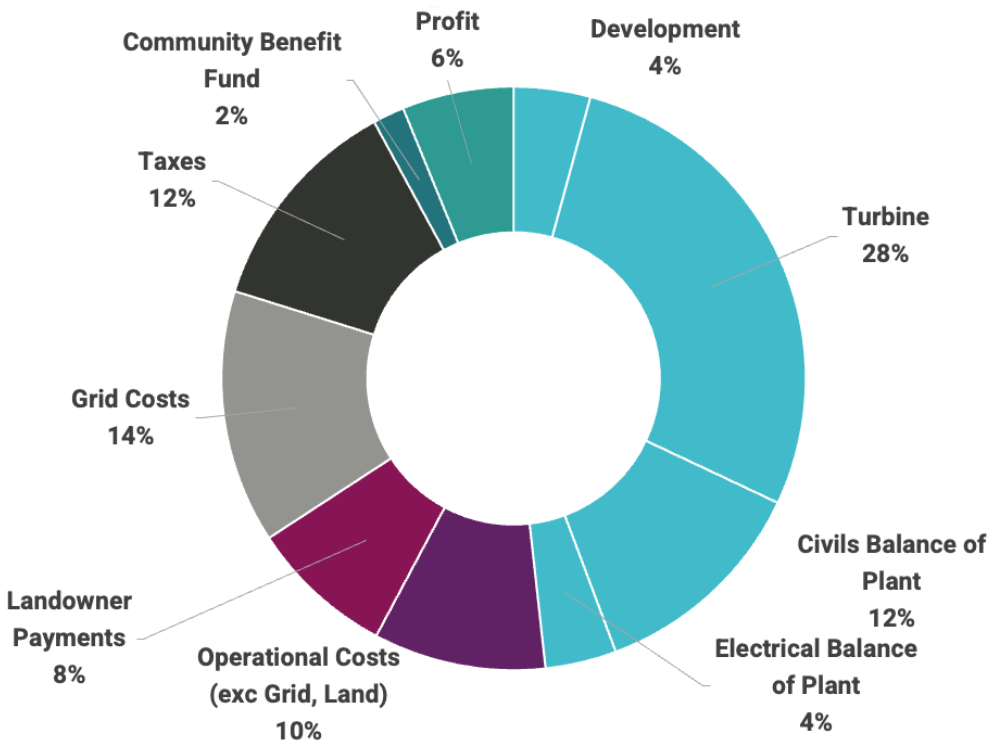
Construction plays a more important role in the Local Area and South Lanarkshire relative to Scotland presenting supply chain opportunities to local supply chain contractors.

4.1 Maximising Benefits through the Supply Chain

The supply chain is vital for maximising economic benefits from wind farm development. The distribution of the income of a typical Scottish onshore wind farm is shown in Figure 4-1. This shows that the majority of the value of an onshore wind farm is captured within various elements of the supply chain. Areas that Scotland has the ability to supply the majority of the work (such as development, the electrical and civil balance of plant and operational activities) account for at least 30% of the value of an onshore wind farm and therefore, maximising the supply chain opportunities from any project is crucial to maximising the net economic benefits of a project.

The construction sector will be crucial in realising these benefits and is rightly highlighted as one of the industrial strengths of South Lanarkshire in its Economic Strategy. As shown in Table 3-3, over 8% of the workforce in South Lanarkshire is in the construction sector. As a sector, it is therefore 60% more important for the economy of South Lanarkshire than Scotland as a whole, where construction employment accounts for around 5%.

Figure 4-1 Distribution of Revenue of a Typical Onshore Wind Farm in Scotland



Source: BiGGAR Economics Analysis

Building local supply chain capacity allows developers to reduce costs while supporting regional economic growth. This approach brings together national policy and community expectations for local content and job creation.

Onshore wind developers can only utilise a local supply chain if it exists and is competitive at the time the developer needs the goods or services it could provide.

Social Capital

Supply Chain Development can contribute to the development of social capital, in addition to the more obvious contribution to financial capital within these businesses.

The opportunity will be particularly relevant for The Applicant and Proposed Development because of the cluster of onshore wind projects that will be developed in South Lanarkshire in the next ten years. The opportunities for repeat work within the business community can create bonds and networks within the supply chain that will encourage cooperation.

Effective capacity-building requires targeted outreach to raise awareness among local businesses about opportunities. This involves informing suppliers about technical standards, safety requirements and procurement processes and positions them to compete successfully for contracts. Clear communication of requirements and timelines gives local businesses the lead time needed to prepare, enhancing local competitiveness and reducing dependence on distant suppliers.

The supply chain serves as a strategic tool for developers to enhance economic returns, support communities and maximise local benefits in each stage of the development process while also strengthening the renewable energy sector's sustainability and commitment to deliver value.

4.2 Assessment Approach

For a project to maximise its socio-economic benefits, it needs to be place-based, innovative, collaborative, flexible, transparent and innovative. For maximising benefits through the supply chain, this would mean the developer would need to:

- **research the local business base**, to understand the capacity to provide the goods and services needed and identify opportunities to support supply chain development;
- take reasonable steps to **maximise local supply chain content,** including working with Tier 1 contractors to make use of local suppliers;
- adopt **progressive procurement practices** that make it easier to make use of small local businesses and social enterprises; and
- supporting ongoing efforts to **increase regional supply chain capacity** and clusters of expertise.

4.3 The Applicant's actions and commitments

The Applicant is aware that South Lanarkshire is a key area for the development of the onshore wind sector in Scotland and its portfolio. In addition to Proposed Development, The Applicant has three other locations in South Lanarkshire with wind energy projects at various stages of development and operation. These are shown in Figure 4-2.

Figure 4-2 Applicant's Projects in South Lanarkshire

Source: BiGGAR Economics using Datawrapper.

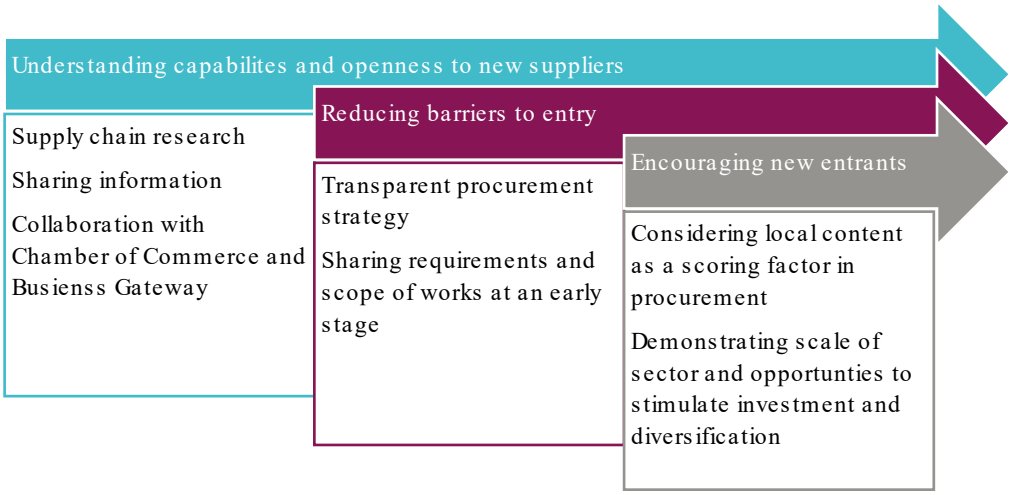
In addition to the Applicant's portfolio, a number of other large onshore wind projects are expected to be constructed in South Lanarkshire over the next ten years.

The significant level of activity within South Lanarkshire has both positive and negative implications for maximising supply chain content associated with Proposed Development. In particular, the pipeline of developments will give local contractors the confidence and security needed to invest in plant, skills and other equipment that would be needed to enable them to provide the services required. However, there is a risk that the high level of activity within South Lanarkshire could result in the displacement of supply chain companies between the projects and reduce the overall benefit.

4.3.1 Supply Chain Commitments

The Applicant is aware that the development of its projects, and others in the local area, represent an increase in aggregate demand for goods and services in South Lanarkshire. To enable the local area to maximise the benefits of this increased demand, there needs to be an increase in the supply chain to meet this demand and a willingness of the Applicant, and others, to engage with and commission this increased demand.

Figure 4-3 Approach to supply-side development in South Lanarkshire



Progressive procurement processes that support SMEs, employee-owned businesses, social enterprises, co-operatives and community businesses, can help achieve the abovementioned. By working collaboratively to support the development of regional supply chains, corporate investors can also help shift the long-term economic prospects for the regions they work in.

The Applicant is committed to maximising local procurement and is putting practices in place to achieve this. It is also committed to environmentally responsible procurement.

The company's ability to source local supplies will however depend on the extent to which local supply chains have the capacity to meet demand for the goods and services required. This will be easier for some types of contracts than others. For example, a considerable proportion of infrastructure considered in this report will require bespoke equipment that is unlikely to be supplied locally. However, a significant proportion of the Balance of Plant contracts could be supplied by companies based in South Lanarkshire as it has a particular strength in the construction sector. In addition, there will also be an ongoing demand for services such as catering and accommodation, scaffolding, facilities and project management, much of which the company expects to source locally.

The Applicant aims to have a transparent and straightforward procurement strategy, which will influence the impact of procurement beyond its own supply chain by encouraging its suppliers to use local suppliers where possible. This is enabled through the procurement of Tier 1 and 2 contractors by weighting evaluation criteria in favour of local supply chain content proposals; contractual obligations such as hosting 'Meet the Buyer' events; and providing contractors with a list of local businesses to engage with.

The Applicant is committed to practical steps to remove barriers to entry for local SMEs to participate in the onshore wind supply chain

Furthermore, the Applicant intends to gather procurement requirements from their top-tier contractors to share with local business groups and/or local businesses that have identified themselves as a potential supplier. This would include requirements such as quality standards, insurance and health and safety policies. The provision of this information will allow local companies to ensure they are business fit to apply for upcoming project opportunities.

As part of its efforts to maximise local procurement and supply chain growth, the Applicant will continue and enhance proactive engagement with local business organisations including Chambers of Commerce, Business Gateway and Community Councils, as well as potential collaboration with other developers in the area. Procurement opportunities will be promoted through appropriate procurement portals to widen visibility and accessibility to local businesses.

There is a potential commitment to working with Scottish Enterprise to align local supply chain activity with regional economic objectives. This will help connect local suppliers to wider opportunities, identify areas for development and ensure that economic benefits are retained and shared across the region.

The Applicant is working with the **BizGive software** platform to collate information on the local area and provide local stakeholder engagement, and report.. Work will continue with the BizGive software platform to identify suppliers available locally and create a website-hosted supplier portal to further improve local supplier and contractor engagement. A comprehensive directory of local businesses is being collated that will be used by the team and shared with their supply chain and lead contractors. The Applicant is aiming to share this information with other renewable energy developers in the area, fostering strong collaboration. By making this information accessible, it becomes easier to identify local suppliers, reduce duplication of effort and streamline procurement leading to more efficient delivery of projects and increased support for local businesses.

Considering the number of projects in the area, supply chain commitments will be delivered in collaboration with South Lanarkshire Council and other developers, rather than on a project-by-project basis. This is in alignment with the emerging **South Lanarkshire Development Forum**[7].

[7] OnPath Energy (2025) *Developer Forum set the stage for £3.6 bn wind power boom in South Lanarkshire*. Available at: https://www.onpathenergy.com/about/news/developer-forum-set-the-stage-for-3-6bn-wind-power-boom-in-south-lanarkshire/ [Accessed Oct 2025].

4.4 Assessment of Maximising Economic Benefit Principles

This section considers whether the actions and commitments of the Applicant on the supply chain meet the principles required for them to maximise the local benefits. Note that upon consideration of the project, it was determined that the flexibility of the approach is not specifically relevant to this assessment.

4.4.1 Place-based

Place-based benefit is clearly a priority and well-embedded. The Applicant's strategy is notably tailored to the **local context of South Lanarkshire**:

- Engagement with local planning authorities, chambers and Scottish Enterprise ensures supply chain strategies are grounded in the regional economic context;
- Inclusion of BizGive software platform to collate information on the local area which will be useful for the Applicant, other developers, supply chain and lead contractors to understand the local businesses; and
- Application of knowledge from completed local projects, can help respond to the specific characteristics of the local area, supply chain and economy in its future projects.

4.4.2 Collaborative

The Applicant shows clear evidence of working with others to co-deliver benefits:

- The Applicant demonstrates a multi-stakeholder approach, working with community councils, chambers, contractors and other renewable energy developers in South Lanarkshire;
- Structured collaboration between the Applicant and local businesses through actions like 'meet the buyer' events to increase awareness of opportunities and skills required; and
- Potential collaboration with other developers in South Lanarkshire sharing supply chain information collected through the BizGive platform.

4.4.3 Innovative

The Applicant has proposed an innovative approach to supply chain development as part of its collaboration with BizGive. In particular, the AI software platform created to identify suppliers available locally and enhance their engagement is an innovative approach to supply chain development which will also benefit other developers in the area.

4.4.4 Transparent

The Applicant has committed to reporting the supply chain information collected through the BizGive database, following the requirements which form part of the Onshore Wind Sector Deal. This includes sharing relevant information with other developers in the South Lanarkshire area. The Applicant is open to reporting on other

developments once completed to provide clear evidence of capabilities and economic outcomes to support future project plans.

4.4.5 Flexible

The BizGive platform for supply chain data and engagement supports a flexible approach by providing real-time insights into local capabilities, enabling the Applicant to adapt procurement and engage local businesses effectively. This helps to identify opportunities and respond to change. Ongoing collaboration with local business organisations, the council and other developers will strengthen this.

4.4.6 Deliverable

The proposals that the Applicant has committed to are deliverable. There is nothing that has been proposed which would place an unmanageable financial burden on the developments and the process through which the Proposed Development will support the development of the local supply chain has been considered.

5. Skills Development

Skills Development is a key enabler of supply chain capabilities and is therefore crucial if the development is going to maximise its local economic benefits.

5.1 Maximising Benefits through Skills Development

Developing skills within the local region plays a pivotal role in maximising the economic benefits of wind farm projects. By investing in local workforce development and building relations with education and training providers the Developer can help ensure that the community directly benefits from the jobs and opportunities created by the project, thus fostering long-term economic growth.

Skills development enhances the capacity of the local workforce to meet the technical demands of the renewables industry. Offering training programs and upskilling opportunities ensures that local workers are prepared to take on both short-term construction roles and long-term operational positions, contributing to sustained employment.

Human Capital

Skills development is one of the key methods by which communities can build up human capital. Human capital includes the skills, knowledge and health/wellbeing that people accumulate throughout their lives. One of the ways in which this can be measured is through the total potential lifetime earnings of a community. A workforce with more skills is likely to earn more in the future.

In addition to greater potential lifetime earnings, a more skilled community has a greater level of economic resilience. Therefore, anything that can be done by The Applicant to develop skills will contribute to the long-term prosperity of the local area.

Building regional skills helps create a supply chain network, where local businesses can provide goods and services directly to the Proposed Development. This capacity-building in the local business community supports the growth of SMEs, driving economic diversification and resilience.

Through initiatives that target specific skills gaps and address industry requirements, the Developer not only maximises the immediate economic benefits of wind farm development but also fosters a skilled workforce that is competitive in future renewable energy sectors. This creates a foundation for the region's long-term economic vitality, ensuring that local communities remain integral to future renewable energy projects.

5.2 Assessment Approach

For a project to maximise its socio-economic benefits, it needs to be place-based, innovative, collaborative, flexible, transparent and innovative. For maximising benefits through skills development this would mean the developer would need to:

- **Adhere to progressive employment and recruitment practices** that meet or exceed current industry best practices;
- **Understand the local labour market** and its capacity to provide the skills needed in the short and longer term, and identify important skills gaps;
- **Build relationships with education and training providers** and work with them to implement the national skills strategy; and
- Work collaboratively with relevant training/education partners and community bodies to **develop bespoke labour market development solutions**, including apprenticeships where appropriate.

5.3 The Applicant's actions and commitments

The Applicant will require expert knowledge, which will come from a range of skilled workers, including consultancies and contractors. Many of these workers can be found in Scotland. However, the extent of the Applicant's ability to source locally will depend on the capacity and availability of the supply chain. This will be easier for some types of contracts than others. For example, a significant proportion of the Balance of Plant contracts could be supplied by companies and workers based in the local region. There will also be an ongoing demand for other services mentioned in paragraph 4.3.1, much of which the company expects to source locally.

Where the Applicant can make the largest workforce impact with its resources is through development of skills and working with educational institutions in the region. The Applicant has been engaging closely with Biggar High School, providing presentations on careers in the renewables sector and taking part in school careers events. There is also a potential scholarship programme offer, tied to the catchment area of Biggar High School and subject to agreement with the community. The Applicant has a long-term pipeline of developments in South Lanarkshire and

therefore those pupils who are currently at school in the area have the potential to be the individuals who find work on these projects. Part of the Applicant's approach is raising awareness of the range of opportunities in the onshore wind sector.

The Applicant is looking to build relationships and engagement with local colleges directly and through the Energy Skills Partnership (ESP). This engagement will cover skills development through support for course and curriculum guidance, educating students about renewable energy projects, and inspiring students to study science, technology, engineering, arts and mathematics (STEAM) and other relevant subjects to work within the sector. Considering the number of projects in the area, these commitments will be delivered in collaboration with South Lanarkshire Council and other developers, rather than on a project-by-project basis. This is in alignment with the emerging South Lanarkshire Development Forum[8] which aims to provide better understanding of the local labour market. The Forum will collaborate with the local colleges contributing to the support of the abovementioned targeted curriculum developments and promotion of courses.

Collaboration with colleges and universities could also involve support for student projects and placements. This type of activity can make an important contribution to community wealth by helping to create pathways to employment for local young people.

Another way the Applicant could improve their workforce impact is to become an accredited Living Wage Employer, meaning its employees receive a wage they can live on rather than just the minimum required by law. The Applicant could then encourage their supply chain to do likewise, further widening impact. The Applicant has committed to investigating this action further.

5.4 Assessment of Maximising Economic Benefit Principles

5.4.1 Place-based

Place-based benefit is embedded across the initiatives:

- The Applicant commits to working with local schools, colleges, and universities, anchoring skills development within South Lanarkshire's existing educational infrastructure;
- Build relationships with local education institutions through the ESP and the support from the South Lanarkshire Development Forum; and
- Become an accredited Living Wage Employer to encourage also supply chains locally to do the same and increase their impact.

[8] OnPath Energy (2025) *Developer Forum set the stage for £3.6 bn wind power boom in South Lanarkshire*. Available at: https://www.onpathenergy.com/about/news/developer-forum-set-the-stage-for-3-6bn-wind-power-boom-in-south-lanarkshire/ [Accessed Oct 2025].

5.4.2 Innovative

There is also moderate innovation, as the Applicant is aiming to cover skills development through support for course and curriculum guidance, educating students about renewable energy projects, and inspiring them to study STEAM. The engagement with the South Lanarkshire Development Forum to understand better the local labour market strengthens this initiative further.

5.4.3 Collaborative

The Applicant is following a partnership-based model with a clear intent to develop and implement skills strategies in partnership with those who understand the local context. It commits to working with local educational institutions and building relationships through the ESP. This includes support of student projects and provision of placements and potential provision of scholarship programmes in agreement with the community. The skills development commitments will be delivered in collaboration with the Council and other developers in the area, in alignment with the emerging South Lanarkshire Development Forum.

5.4.4 Flexible

Skills development is typically a long-term objective, and interventions can take many years to have an impact on the labour market. Flexibility is therefore a challenge for skills development initiatives, as there needs to be a level of commitment and foresight on what the future skills demand will be.

The Applicant's current approach to skills development is general, in the sense that it is not targeting specific trades or positions, at this point. The process of engaging with South Lanarkshire educational establishments and local supply chain companies will identify what the current gaps and needs are relevant to the onshore wind sector. However, this engagement will be ongoing and will therefore be able to evolve as priorities and requirements change.

In addition, the focus of placements and on the job training mean that new entrants can get into positions relatively quickly and be part of the industry as it changes. Those who are in work, will also be more likely to be able to adapt to gradual changes in both skills requirements and levels of demand, compared to those involved in longer periods of education outwith the workplace.

5.4.5 Deliverable

The proposed commitments are deliverable because they are based on existing best practices and internal actions that the Applicant has already committed to. The costs associated with the skills development initiatives will not be a barrier to their development and over time, should represent a net financial benefit to the sector which needs to grow its skills base.

6. Community Empowerment

The construction and operation of Proposed Development have the potential to enable community empowerment through community benefit funding and associated capacity building.

6.1 The Role of Community Empowerment

Community empowerment initiatives play a role in maximising the socio-economic benefits derived from renewable energy projects. These initiatives extend the economic advantages beyond the physical construction phase, providing lasting support to local communities through mechanisms such as non-domestic rates payments, community benefit funds and community ownership.

While these financial mechanisms are not directly material to the planning process, they significantly enhance the socio-economic outcomes for the regions hosting renewable energy projects. Non-domestic rates payments contribute directly to local government funding, supporting essential public services and infrastructure.

Social Capital

Community benefit funding has the ability to build social capital in communities by providing residents with the resources needed to support networks, collaborate around shared objectives and enact change.

The community benefit funding from Proposed Development will be delivered through either representative bodies, such as community councils, or via community owned enterprises. The capacity for leadership within these organisations, and the ability of the wider public to influence the decision-making process within these organisations will be a key component of generating social capital.

Community benefit funds are particularly impactful, as they offer direct financial support to the communities hosting wind farm developments. These funds, which align with the Scottish Government's Good Practice Principles on Community Benefits from Onshore Renewable Energy Developments (2019), are designed to

provide long-term economic support, enabling local communities to invest in a range of social, environmental, and economic projects.

Additionally, community ownership initiatives, where local residents have the opportunity to participate in the development and operation of the wind farm, empower communities by giving them a stake in the success of the project. This sense of ownership can foster further economic activity, collaboration and economic returns to the community.

6.2 Assessment Approach

For a project to maximise its socio-economic benefits, it needs to be place-based, innovative, collaborative, flexible, transparent and innovative.

The assessment will consider Applicant's role as an enabler of impact, and the approach it is taking that will allow the community to maximise the benefits of the Proposed Development

For maximising benefits through community empowerment, this would mean the developer would need to consider actions such as:

- working with local communities to **understand local needs, aspirations, appetite and delivery capacity**;
- developing a **community benefit package tailored to local needs** that is consistent with best practice principles and (where feasible) a proposition for community ownership;
- working closely with local communities to **build trusted relationships** to help support the emergence of innovative ideas and approaches, for example by appointing a single point of contact to manage discussions;
- working with community bodies to **establish effective governance**, administration, monitoring and evaluation arrangements consistent with best practice and providing data to enable the national community benefit register to be regularly updated;
- engaging with regional partners in the public and third sectors to identify and develop opportunities to **generate regional benefits**; and
- setting out any steps taken to **collaborate with other developers** working on nearby projects to secure greater impacts from community benefit proposals, for example by linking up access tracks to create a local network of paths or setting up joint governance arrangements for community benefit funds.

6.3 The Applicant's actions and commitments

6.3.1 Community Engagement

The Applicant had previously organised community consultation engagement events. In addition to in-person events, virtual consultation was carried out through an online form on their website, alongside BizGive's newly developed **AssetFace engagement platform**. BizGive has partnered with the Offshore Wind Growth Partnership to refine AssetFace for offshore wind projects, while the Applicant is working with them to adapt it for the onshore wind sector. As part of this pilot, a £5,000 Small Grants Programme has been launched to encourage community involvement and support the platform's development.

The Applicant aims to enhance AssetFace's longevity to support multigenerational engagement and allow users to recommend previously successful examples to help developers understand needs.

6.3.2 Community Benefit Package

Community benefits, an annual payment that is made by the Applicant to those communities in the proximity of a wind farm, have become a common practice to support local ambitions and needs. While they do not constitute a material consideration at the planning stage, commitment to a comprehensive package of community benefits has a role in fostering a good relationship between the Applicant and the community hosting the development.

The Scottish Government recommends onshore wind developers to deliver community benefit funding worth £5,000 per MW of installed capacity. The document also encourages developers to engage in holistic ways to maximise benefits locally, going beyond a purely monetary approach.

Following this recommendation, the Applicant is proposing a tailored package of benefits for the community from the Proposed Development and according to the current layout design, this could equate to a community benefit fund (CBF) for the local area worth up to £455,000 annually, which is equivalent to £18.2 million over its operational lifetime. This could support local aspiration and projects and generate economic impacts. The presence of the Proposed Development would provide local communities with additional funding, which could support them in delivering larger interventions.

The Applicant wants the CBF to be as flexible and open as possible so that funding can be used in the most sensible and helpful way for the community. This fund could be split into smaller fund pots to be used for specific initiatives, related to community priorities. The community priorities have been identified by the Applicant through desktop analysis and community consultations. A Community Benefit Agreement between the Applicant and local community and will be reviewed every 5 years to ensure it remains fit for purpose. The potential projects to be supported will be decided by the community and the South Lanarkshire Council.

This would support local aspirations and projects and generate economic impacts. The presence of the Proposed Development would provide local communities with additional funding, which could support them in delivering larger interventions.

The Applicant will support the local communities to use the CBF to leverage access to even more finance to support larger investment projects

The Applicant intends to investigate and participate in a collaborative approach to coordinating CBF within the local area with local initiatives, other developers and developments. This approach would help maximise benefit and concentrate funding where the local community most needs it. For example, one area the Applicant is exploring is collaboration with Social Investment Scotland, helping to leverage match funding for business grants. This could mean more funding for community initiatives and local supply chain development.

It has not yet decided how the CBF will be managed. However, as noted above a Community Benefit Agreement is being developed and engagement is ongoing with local community body C.E.D.A.R and South Lanarkshire Council. The CPF could make a significant contribution to community wealth both by providing funding for local projects and also by helping to develop the skills, knowledge and confidence of the local community to initiate such projects.

6.3.3 Ownership

Due to challenges around complexity and management of community ownership, the Applicant does not intend to pursue a community ownership programme. However, it remains open to the possibility if there is strong community interest and a practical framework for implementation.

The Applicant has engaged with the local community, which has expressed a desire to maximise retention of funding from the Proposed Development within the immediate local area. The Applicant has therefore committed to supporting the local community and retaining funding within the local area by providing direct support to individual households. One potential way in which this could be done is via a grant scheme to install solar panels, batteries and other low carbon technologies into local

homes should they wish to take up the opportunity. The grant, which would be part of the CBF, would pay for the installation and then the infrastructure ownership will be passed to the individual households. This scheme would allow households that would normally be unable to afford the upfront investment to have the infrastructure installed, enabling sustained lower household electricity costs and reducing carbon emissions. This is a potential action and the Applicant is continuously exploring such opportunities across their pipeline of projects.

6.4 Assessment of Maximising Economic Benefit Principles

6.4.1 Place based

Community empowerment commitments demonstrate a place-based approach, tailoring engagement and benefits to the needs of the local area:

- hold consultation events using the AssetFace engagement platform to ensure community views shape decisions based on local context and needs;
- £5,000 Small Grants Fund encourages local participation and gives power to groups to get involved in ways that are important for their community;
- allow funding to be allocated to specific local initiatives that reflect the area's priorities and review of these every five years; and
- exploring collaboration with Social Investment Scotland to support local small business grants, strengthening the area's economy.

Place-based considerations are integrated and reflect an understanding of regional challenges and opportunities.

As a future option, the Applicant is also considering installing household-owned solar panels and batteries to support local people who may not have the opportunity to afford such investments. This remains exploratory at this stage but strengthens the place-based approach already in place.

6.4.2 Collaborative

Collaboration is an important feature of the Applicant's approach:

- direct communication through consultation events and engagement platform;
- collaboration with Social Investment Scotland for small business funding;
- community feedback and 5-year reviews show continuous collaboration with the local people; and
- partnership with a company to establish grant schemes and install solar panel for local households.

Further collaboration with other developers in the area and the South Lanarkshire Forum to support communities will strengthen this collaboration model.

6.4.3 Transparent

The Applicant is designing an approach which is transparent, in particular:

- the creation of open channels for sharing information, gathering feedback and keeping communities informed throughout the phases of the projects;
- a clear allocation of community benefit packages into pots to help communities understand where and how funding will be spent with defined priorities;
- 5-year review of priorities ensures reassessment of needs in a clear and transparent way; and
- a clear statement of where the benefit will go and how it supports the local area.

6.4.4 Flexible

The proposals are deliberately designed to be flexible:

- communities can choose whether to pursue community ownership or enhanced benefit payments;
- the model allows for future adaptation based on community capacity and emerging priorities through the revision of the needs and priorities every 5 years;
- funding pots ensure funding is allocated in a way that reflects current priorities rather than fixed needs; and
- there are also multiple engagement routes including events, platforms and grants which provide flexibility to different levels of engagement.

This flexibility is intentional and positive, enabling community-led direction while recognising current delivery constraints.

6.4.5 Deliverable

The impacts from any community benefit funding or other initiatives delivered by other bodies will depend on the activities and decisions that they make. The Applicant shows a deliverable approach by building on experience from the projects that will be completed in the future, using a structure and practical community benefit package with clear funding pots and a review process. The Applicant can act as an enabler of these impacts and activities by providing delivery support and through the provision of funding.

6.4.6 Innovative

The Applicant is following a very innovative approach to energy benefits, considering ways to give local residents lasting, direct ownership of clean energy infrastructure through the grant schemes. It is also exploring collaboration with Social Investment Scotland to secure more funding for local businesses and introduces the £500 engagement grant which is a way to directly support involvement and proactively encourage participation in shaping community outcomes.

7. Environmental Protection and Enhancement

Environmental protection ensures sustainable, community-driven renewable energy that maximises economic benefit.

7.1 Role of Environmental Protection

Environmental protection is another area where maximising the economic benefits of renewable energy projects ensures the long-term sustainability of both the natural environment and the built environment. By demonstrating a commitment to environmental protection, developers can create opportunities that not only preserve but enhance the surrounding areas, contributing to lasting socio-economic benefits.

Natural Capital

Natural Capital covers the aspects of nature that have value to society, including forests, land and rivers. This value is derived from how they can be used commercially, but also how the natural capital can be used outwith the market. This includes the use of natural capital for outdoor recreation and landscape amenity.

Increasing the recreational use of natural capital will therefore increase the value that this has, particularly for the local community. For onshore wind projects, there is a public right to access the majority of the sites in Scotland and the works on the land during the construction phase represent a significant opportunity to enhance the value of the natural capital to the local community through recreational access.

By enhancing biodiversity, improving local infrastructure, and creating recreational opportunities, these activities not only safeguard the natural environment but also support long-term sustainable economic growth. Investment in local roads and green spaces typically increases accessibility, local wellbeing, boosts tourism and strengthens local businesses through positive spillover effects. Proactive planning for the site's future and collaboration with nearby developers on environmental issues and planning promotes efficient resource use and collective environmental

management which fosters community support and ensures sustainable development.

7.2 Assessment Approach

For a project to maximise its socio-economic benefits, it needs to be place-based, innovative, collaborative, flexible, transparent and innovative. For maximising benefits through environmental protection and enhancement this would mean the developer would need to:

- explaining what has been (and will be) done to **protect and enhance biodiversity**;
- explaining any **investment in local infrastructure** planned or undertaken to restore or improve local roads used during the construction stage;
- creating new leisure and recreational opportunities to **improve community access to green and blue spaces**;
- **planning for the future** by putting a process in place to ensure communities are consulted on decisions about how a site is used at the end of its operational life; and
- setting out any steps taken to **collaborate with other developers** working on nearby projects on planning and environmental issues.

7.3 The Applicant's actions and commitments

7.3.1 Local Community Asset Support

The Applicant is committed to supporting community assets in the vicinity of its projects in a diverse, useful and transparent way.

The Applicant will use the Proposed Development to support regional projects that will increase access to nature

The Proposed Development is located within a network of right-of-way paths. For example, work is underway through a regional working group to develop and promote a new long-distance path, the Clydesdale Way. This path will also connect to the Southern Uplands Way and the Clyde Valley Way, popular cycle routes. This will involve linking a network of paths and improving connecting paths in the area. The Applicant commits to enabling shared use of those paths across it's projects within the vicinity of the M74 infrastructure corridor where appropriate. Furthermore, initial discussions have indicated that, whilst the up-front cost of upgrading and installing the paths could be carried out by the Local Authorities, maintenance will be an ongoing challenge. The Applicant is considering supporting the ongoing maintenance of paths and signage through the CBF.

The Applicant also commits to an **Outdoor Access Management Plan** to manage and provide further access, during and after construction.

7.3.2 Capital Investment

During the construction and operations phases, the Applicant invests in two types of assets that are communally used: the natural environment within the sites it owns and the road infrastructure surrounding the sites.

Investment in the natural environment will be managed through an Outline Biodiversity Enhancement Management Plan enabling biodiversity enhancement. This plan includes the creation of native broadleaved edges and riparian woodland tree corridors, targeted peatland restoration works, restoration or enhancement of moorland habitat and bog condition, and the enhancement and management of grassland habitats for species such as breeding waders and black grouse.

The Applicant will make best use of the well-appointed road infrastructure in the local area, for example with temporary construction access at the A74(M) junction. Investment in road infrastructure typically involves fixing minor defects and making small improvements and the project commits to leaving the road infrastructure in the same or better condition than before the projects commenced.

All this investment will benefit members of the local community who make use of these assets, so it is appropriate to consider it as part of this assessment. While some of this work has been done to meet planning requirements, the Applicant is committed to going beyond its legal obligations where it is reasonable to do so. Including this investment within this assessment will therefore provide a way of monitoring activity, which should help maximise benefits in the future.

7.4 Assessment of Approach

7.4.1 Place-based

The strategy is rooted in specific local environmental, investment and cultural needs:

- The Applicant acknowledges the character of the local landscape highlighting the importance of maintaining it;
- Consideration of local recreation and access needs and enhancement of existing public assets such as roads and paths; and
- Outline Biodiversity Enhancement Management Plan for biodiversity net gain shows consideration of the natural environment of the local area and support for habitats.

These actions reflect the characteristics and priorities of the place in which the Proposed Development sits.

7.4.2 Innovative

Innovation is present in both environmental planning and lifecycle thinking. The commitment to an Outdoor Access Management Plan, where relevant, shows a proactive approach to managing how the public can access the Site going beyond standard requirements. The Outline Biodiversity Enhancement Management Plan showcases modern ecological thinking aligned with biodiversity net gain and best practice.

7.4.3 Collaborative

Collaboration is moderate and includes:

- Coordination with Local Authorities on path upgrades;
- Outdoor Access Management Plan developed in consultation with local needs; and
- Support for shared goals across environmental and transport stakeholders.

This could be strengthened by developing formal partnerships, and co-designing plans with local groups and access forums, as well as other stakeholders in the area.

7.4.4 Flexible

Flexibility is a strong feature of the proposed approach:

- environmental interventions are adaptable to different levels of community capacity;
- traffic and access proposals accommodate multiple delivery models, whether via the local authorities or external delivery partners; and
- the Outdoor Access Management Plan highlight efforts to adapt the processes to the changing public expectations in the sites.

This flexibility supports long-term responsiveness to evolving priorities and funding landscapes.

7.4.5 Deliverable

The Applicant has a deliverable approach to environmental protection and enhancement setting out clear and manageable commitments including maintaining local paths and road network, implementing Outline Biodiversity Enhancement Management and Outdoor Access Management Plans. Some commitments may also be dependent on Local Authorities actions.

7.4.6 Transparent

Transparency is shown in the following ways:

- Commitment to maintain local paths shows clear and publicly stated responsibility for shared local infrastructure; and

- Outline Biodiversity Enhancement Management and Outdoor Access Management Plans indicate a formal and structured approach to environmental enhancements and defined intentions.

8. Economic Impact

This section estimates the economic impact that could be generated by the Proposed Development

8.1 Economic Impact Methodology

8.1.1 Modelling the Economic Impact of Onshore Wind Farm Developments

The approach followed in estimating the economic impact of onshore wind developments is based on industry best practices and was used in a study undertaken in 2015 by BiGGAR Economics on behalf of RenewableUK.[9].

Assumptions about spending and economic impact in each area were informed by an analysis undertaken by BiGGAR Economics on the development, construction and operation of the Applicant's Cluster in South Lanarkshire. Spending and assumptions for the battery storage element were based on the recent work by BiGGAR Economics on the battery storage sector across the UK[10].

Using this analysis, it was possible to estimate total expenditure and economic impact per MW for each stage of development, construction and operation, which was then applied to the Proposed Development.

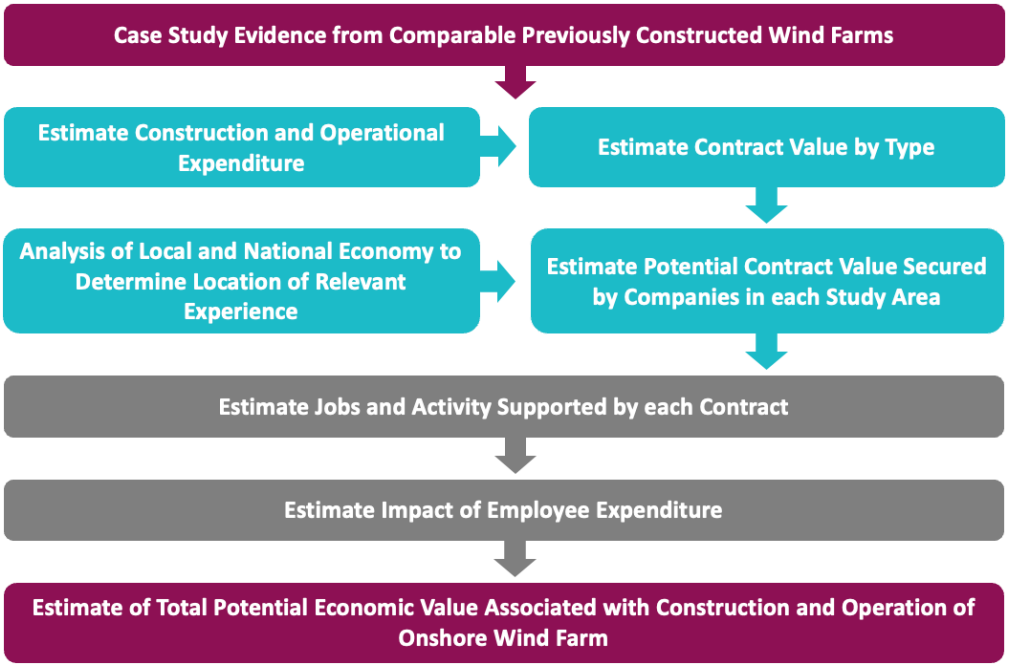
The methodology has now been used to assess the economic impact associated with numerous onshore wind developments across Scotland. The economic modelling methodology comprises the following stages:

- Development and planning;
- Turbine;
- Balance of plant;
- Grid connection; and
- Battery Energy Storage System.

The economic impact methodology adjusts the assumptions to account for the varying capacities of businesses throughout Scotland to fulfil onshore wind contracts.

[9] RenewableUK (2015), Onshore Wind: Economic Impacts in 2014.
[10] BiGGAR Economics (2025) The economic impact of solar and battery storage. Available at: https://solarenergyuk.org/wp-content/uploads/2025/04/Solar-Energy-UK-Economic-Impact-of-Solar-and-Battery-Storage.pdf

Figure 8-1 Approach to Economic Impact



Source: BiGGAR Economics

8.1.2 Measures of Economic impact

The economic impacts are reported with respect to the following measures:

- **Gross Value Added (GVA)**: a commonly used measure of economic output, GVA captures the contribution made by an organisation to national economic activity. This is usually estimated as the difference between an organisation's turnover and its non-staff operational expenditure; and
- **Employment**: this is expressed as years of employment for temporary contracts and as annual jobs for operations and maintenance contracts. Years of employment are used to report the short-term employment that is supported by the construction and development of the wind farm. As an example, a job that lasts for 18 months would support 1.5 years of employment.

8.1.3 Sources of Economic Impact

The assessment will consider the following sources of economic impact:

- **Direct impacts**: the economic value generated through the contracts associated with the Proposed Development;
- **Indirect impacts**: the impact from the spending of contractors within their supply chains; and
- **Induced impacts**: the impact from the spending of those workers carrying out contracts for the Proposed Development and on behalf of its contractors.

8.1.4 Study Areas

The assessment of economic impacts considered the following study areas:

- South Lanarkshire;
- Scotland; and
- The UK.

8.2 Development and Construction Impacts

8.2.1 Expenditure

Based on the current capacity and number of turbines of the wind farm element and the capacity of the battery storage element, it was estimated that the development and construction expenditure could be up to approximately £130.0 million. The expenditure was split according to the following component contracts:

- Development and planning;
- Turbine;
- Balance of plant;
- Grid connection; and
- Battery Energy Storage System.

The greatest expenditure component was associated with turbines (£67.5 million or 52% of the total expenditure) followed by battery storage (£32.9 million or 25% of expenditure) and balance of plant (£23.1 million or 18% of expenditure). It was estimated that grid connection would account for 4% and development and planning approximately 1% of the total spending.

Table 8-1 Development and Construction by Contract Type

	% Capex	Value (£m)
Development and Planning	1%	1.5
Turbines	52%	67.5
Balance of Plant	18%	23.1
Grid Connection	4%	5.0
Battery Energy Storage System	25%	32.9
Total	**100%**	**130.0**

Source: BiGGAR Economics. Note: Totals may not sum due to rounding.

In assessing the economic impacts arising from the development and construction of the proposed development, it was necessary to make assumptions about the ability of businesses within each study area to carry out contracts.

Based on the evidence from similar developments within South Lanarkshire and the UK, and the Applicant's established work with contractors, it was estimated that approximately 27% of the proposed development's contracts will be carried out by Scottish businesses, with a value of £35.6 million, and 34% by UK firms (about £44.6 million). It was estimated that spending on businesses based in South Lanarkshire would be approximately £14.6 million equivalent to 11% of total development and construction expenditure.

The greatest opportunity for Scottish businesses would be in contracts associated with the balance of plant, which could be worth £20.5 million. Balance of plant contracts would also be the largest opportunity for businesses in South Lanarkshire, worth up to £7.9 million.

Table 8-2 Development and Construction Expenditure by Study Area

	South Lanarkshire		Scotland		UK	
	%	£m	%	£m	%	£m
Development and Planning	20%	0.3	75%	1.2	75%	1.2
Turbines	3%	1.7	10%	6.5	13%	8.7
Balance of Plant	34%	7.9	89%	20.5	100%	23.1
Grid Connection	37%	1.8	73%	3.6	79%	3.9
Battery Energy Storage System	9%	2.8	12%	3.8	23%	7.7
Total	**11%**	**14.6**	**27%**	**35.6**	**34%**	**44.6**

Source: BiGGAR Economics Analysis. Note: Totals may not sum due to rounding.

8.2.2 Economic Impact

Having estimated the size of the contracts that could benefit each of the study areas, it was possible to consider the GVA and short-term employment that these could support. Each contract category was split into its component contracts and assigned to an industrial sector. Direct GVA was then estimated by applying the relevant turnover to GVA ratio from the UK Annual Business Survey (ABS)[11].

It was estimated that the development and construction of the Proposed Development could generate £6.3 million direct GVA in South Lanarkshire, £15.8 million direct GVA in Scotland and £20.1 million in the UK as a whole.

[11] Office for National Statistics (2020), Annual Business Survey 2018 - Revised.

Table 8-3 Development and Construction, Direct GVA by Study Area (£m)

	South Lanarkshire	Scotland	UK
Development and Planning	0.2	0.8	0.8
Turbines	0.9	3.2	4.3
Balance of Plant	3.0	8.3	9.4
Grid Connection	0.8	1.5	1.7
Battery Energy Storage System	1.5	2.0	4.0
Total	**6.3**	**15.8**	**20.1**

Source: BiGGAR Economics Analysis. Note: Totals may not sum due to rounding.

Similarly, it was feasible to estimate the number of direct jobs supported by spending on construction and development contracts. This was achieved by dividing the expenditure in each contract by the turnover per job ratio for the relevant sector. It was estimated that the development and construction of the proposed development will generate 93 direct years of employment in South Lanarkshire, 225 direct years of employment in Scotland and 286 in the UK.

Table 8-4 Development and Construction, Direct Employment by Study Area and Contract Type (Years of Employment)

	South Lanarkshire	Scotland	UK
Development and Planning	2	11	11
Turbines	20	57	77
Balance of Plant	37	103	116
Grid Connection	15	29	32
Battery Energy Storage System	19	25	50
Total	**93**	**225**	**286**

Source: BiGGAR Economics Analysis. Note: Totals may not sum due to rounding.

Expenditure in development and construction contracts is also expected to generate 'knock-on' effects across the economy. In particular, it will be associated with further rounds of expenditure along the supply chain and with the spending of the wages and salaries of those involved in the development and construction of the Proposed Development. These are referred to as 'indirect' and 'induced' impacts.

To estimate indirect and induced impacts, it was necessary to apply the relevant Type 1 and Type 2 GVA and employment multipliers from the Scottish Government

Input-Output Tables.[12] to direct GVA and direct employment. Since the multipliers refer to sectoral interactions occurring at the level of the Scottish economy, it was necessary to adjust them when considering impacts taking place in South Lanarkshire.

Adding up direct, indirect and induced impacts, it was estimated that the development and construction of the Proposed Development could generate £7.7 million GVA and 108 years of employment in South Lanarkshire, £24.8 million GVA and 333 years of employment in Scotland and £42.0 million GVA and 555 years of employment in the UK.

Table 8-5 Economic Impact of Development and Construction Spending (£m)

	South Lanarkshire	Scotland	UK
Direct GVA	6.3	15.8	20.1
Indirect GVA	0.4	5.0	12.3
Induced GVA	0.9	4.0	9.6
Total GVA	**7.7**	**24.8**	**42.0**

Source: BiGGAR Economics Analysis. Note numbers may not sum due to rounding

Table 8-6 Economic Impact of Development and Construction Spending (Years of Employment)

	South Lanarkshire	Scotland	UK
Direct Employment	93	225	286
Indirect Employment	6	69	172
Induced Employment	9	40	97
Total Employment	**108**	**333**	**555**

Source: BiGGAR Economics Analysis. Note numbers may not sum due to rounding

The employment and GVA impacts are expected to peak during the construction phase, in particular during the work associated with the balance of plant works. In the first half of the construction period, the direct and indirect employment supported by the Proposed Development will be **296 jobs across Scotland**.

8.2.3 Opportunities in South Lanarkshire

There are a number of local opportunities associated with the construction of onshore wind projects such as Proposed Development. In particular, there will be opportunities related to the balance of plant contracts, including:

- Provision of stone and aggregate;
- Plant hire;

[12] Scottish Government (2020), Supply, Use and Input-Output Tables.

- Civil engineering;
- Road/bridge surfacing works;
- Fencing;
- Tree surgery and forestry;
- Drainage;
- Cleaning; and
- Other trades activities (plumbing, metal fabrication, electricals, joinery, painting and scaffolding).

In addition, local accommodation providers will benefit from increased occupancy, including during the off-season.

8.3 Operations and Maintenance

8.3.1 Expenditure

The initial stage in determining the economic impact stemming from the operations and maintenance of the proposed development involved assessing the annual total expenditure necessary for its operation. Based on the number of turbines and the proposed development's capacity, it was estimated that the annual cost of operations and maintenance (OPEX) is likely to amount to approximately £8.0 million.

It was further assumed that businesses in South Lanarkshire could benefit from £3.9 million in operations and maintenance contracts (46% of OPEX) each year, annual expenditure on Scottish contractors could be up to £6.8 million (80% of OPEX), and annual expenditure on UK contractors could be up to £7.0 million (80% of OPEX).

Table 8-7 Operations and Maintenance Expenditure by Study Area (£m)

	South Lanarkshire	Scotland	UK
Annual Turnover	3.9	6.8	7.0
Lifetime	**154.4**	**272.0**	**280.5**
Turnover (%)	46%	80%	80%

Source: BiGGAR Economics Analysis.

8.3.2 Economic Impact

The total turnover generated in each study area was then divided by the turnover to GVA and turnover per job ratios of the sectors expected to carry out operations and maintenance contracts. In this way, it was estimated that the Proposed Development could generate £2.2 million direct GVA and 14 direct jobs in South Lanarkshire, £3.5 million direct GVA and 30 direct jobs in Scotland, and £3.6 million direct GVA and 30 direct jobs across the UK.

Table 8-8 Direct Economic Impact of Operational Spending (£m)

	South Lanarkshire	Scotland	UK
GVA	2.2	3.5	3.6
Direct O&M Jobs	14	30	30

Source: BiGGAR Economics Analysis.

As with the development and construction of the Proposed Development, it was necessary to estimate the indirect and induced impacts associated with operations and maintenance contracts by applying the relevant GVA and employment multipliers.

Adding up direct, indirect and induced impacts, it was estimated that during its annual operations and maintenance, the Proposed Development could generate £2.9 million GVA and 18 jobs in South Lanarkshire, £5.9 million GVA and 47 jobs in Scotland and £8.4 million GVA and 66 jobs in the UK.

Table 8-9 Annual Economic Impact of Operational Spending

	South Lanarkshire	Scotland	UK
GVA (£m)	2.9	5.9	8.4
Lifetime GVA (£m)	**117.2**	**235.9**	**336.1**
Total O&M Jobs	18	47	66

Source: BiGGAR Economics Analysis.

8.3.3 Opportunities in South Lanarkshire

The main economic opportunities for South Lanarkshire during the operational phase of the wind farm are likely to be related to rents paid to the local landowner, enabling them to diversify and expand their business, as well as land and civil maintenance, for example maintaining roads. Habitat management is another opportunity, involving developing the land and increasing its conservation quality. There may also be opportunities to provide turbine maintenance services.

Jobs supported in the operation and maintenance of onshore wind tend to be in sectors that have relatively high levels of productivity and staff costs, such as the repair and installation of machinery, electric power generation, transmission and distribution and the rental sector[13]. This suggests that these are well-paid, high-quality jobs.

[13] Office for National Statistics (2024), UK Annual Business Survey 2023

Economic Capital

Economic Capital includes cash in the bank, property and other tangible assets that are used by an organisation to support its activities. The economic activity that will be supported by the Proposed Development will enable the local business community to build up economic capital.

The direct income, and profits generated, will enable those businesses to invest in tangible assets. This will be further stimulated by the cluster development support outlined in Section 4. This capital investment will help these companies to compete in the future and generate additional economic activity.

The income received by the workforce can also contribute to increasing economic capital at a household level. South Lanarkshire has a greater proportion of the population without any savings, which makes households less resilient to shocks. Elongated periods of employment, particularly through cluster development, can enable households to build up economic capital.

In addition, Proposed Development will form part of the energy infrastructure that supports the Scottish and UK economies. This infrastructure will therefore constitute an addition to the economic capital stock of the UK. The value of this contribution to economic capital will be greater than the other ways the project has contributed to economic capital because all the financial value is generated from the electricity it produces. However, because this contribution to capital stock is across the UK economy, this impact will be felt less acutely within the local community.

8.4 Community Benefits

Community benefits, an annual payment that is made by the developer to those communities in the proximity of the wind farms, have become a common practice to support local ambitions and needs. While they do not constitute a material consideration at the planning stage, commitment to a comprehensive package of community benefits has a role in fostering a good relationship between the developer and the community hosting the developments.

To provide a framework on how to deliver community benefits, in 2019 the Scottish Government published its 'Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments'[14], which updated previous guidance issued in 2015. The Scottish Government recommends onshore wind developers to

[14] Scottish Government (2019), Scottish Government Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments.

deliver community benefit funding worth £5,000 per MW of installed capacity. The document also encourages developers to engage in holistic ways to maximise benefits locally, going beyond a purely monetary approach.

Following this recommendation, the Applicant is proposing a tailored package of benefits for the community from the Proposed Development and according to the current layout design and installed capacity and a community benefit contribution of £5,000 per MW of installed capacity, this could equate to community benefit funding for the local area worth £455,000 annually, which is equivalent to £18.2 million over its operational lifetime.

This could support local aspirations and projects and generate economic impacts. The local needs and priorities can be identified from the community consultations taking place. The presence of the Proposed Development would provide local communities with additional funding, which could be used to deliver short-term and long-term strategic, large-scale projects/initiatives which create tangible and lasting benefits for local communities.

8.5 Non-Domestic Rates

The Proposed Development is expected to generate a stream of revenue for local authorities like South Lanarkshire through the annual payment of non-domestic rates. It would be liable for non-domestic rates, the payment of which would contribute directly to public sector finances and infrastructure investments supporting the requirements of the NPF4 Policy 11(c).

In 2023, the Scottish Assessors Association (SAA) published guidance on the valuation of onshore wind[15] and solar PV developments[16]. The rateable value of the onshore wind elements was calculated using the expected income per MW, the expected annual net yield, the cost of equipment per MW and the decapitalisation rate. A similar approach was followed for the battery elements. The annual liability of the Proposed Development was then calculated by multiplying the estimated rateable value by the Scottish Higher Property Rate of 55.9 pence[17].

Using this approach, it was projected that over its operational period, the Proposed Development could make a total annual contribution of approximately £1.8 million to public finances. Across a 40-year operational lifespan, this contribution towards non-domestic rates is anticipated to accumulate to around £70.8 million.

Demand for public services has been increasing whereas the funding has been reduced in recent years, and South Lanarkshire Council expects the budget gap over the next three years to be over £77.0 million[18]. The Proposed Development would

[15] Scottish Assessors Association (2023), Practice Note 2: Valuation of On-shore Wind Turbines.
[16] Scottish Assessors Association (2023), Practice Note 3: Valuation of Photovoltaic Electricity Generators.
[17] Scottish Government (2025), Non-domestic rates guidance.
[18] South Lanarkshire (2024), 2025/2026 Revenue Budget Gap and Savings.

strengthen the financial position of the Council, supporting additional spending on public services, though in practice not all the income would necessarily go to the Council since the distribution of non-domestic rate revenues is determined nationally.

8.6 Total Economic Impact

The total expenditure associated with Proposed Development, including during the construction and operational phases, is expected to be £450.6 million. Of this:

- £169 million (38%) is expected to be secured in South Lanarkshire;
- £308 million (68%) is expected to be secured in Scotland; and
- £325 million (72%) is expected to be secured in the UK.

As can be seen in Table 8-10, the main opportunity for the local authority is in operations and maintenance.

If the BESS is excluded from the analysis, the total share of expenditure in South Lanarkshire decreases to 36% and 64% of the total expenditure is retained within Scotland.

Table 8-10 Total Expenditure: Turnover by Study Area (£m)

	South Lanarkshire	Scotland	UK
CAPEX	15	36	45
OPEX	154	272	281
TOTEX	**169**	**308**	**325**
Total (%)	38%	68%	72%
Total Excluding BESS			
TOTEX (Exc. BESS)	160	287	292
Total (%)	36%	64%	65%

Source: BiGGAR Economics Calculations. Note, totals may not sum due to rounding.

Over the lifetime of the wind farm, total expenditure associated with these contracts is expected to support:

- £125 million GVA in South Lanarkshire;
- £261 million GVA in Scotland; and
- £378 million GVA in the UK.

Table 8-11 Total Expenditure: Economic Impact, GVA (£m)

	South Lanarkshire	Scotland	UK
CAPEX	8	25	42
OPEX	117	236	336
TOTEX	**125**	**261**	**378**

Source: BiGGAR Economics Calculations. Note, totals may not sum due to rounding.

9. Tourism Baseline and Assessment

This section sets out the tourism context, including the size of the tourism economy and a baseline of attractions in the area, and considers the impact of the Proposed Development on tourism and recreation.

9.1 Tourism Baseline

9.1.1 Sustainable Tourism GVA and Employment

In its 2015 economic strategy.[19] the Scottish Government identified six sectors as growth sectors, that is, economic sectors where Scotland had a comparative advantage. Sustainable tourism was one of the sectors identified.

In 2023, around 10,000 people were employed in sustainable tourism in South Lanarkshire, equivalent to approximately 4% of the total employment in the sector across Scotland (245,000). It was estimated that the sector generated £118.6 million GVA in South Lanarkshire and over £4.8 billion GVA across Scotland.

Table 3-1: Sustainable Tourism: GVA, 2022 and Sustainable Tourism: Employment, 2023

	South Lanarkshire	Scotland
GVA (£m)	118.6	4,803.3
Employment	10,000	245,000

Source: Scottish Government (2025), Industry Statistics Database.

9.1.2 Visitors

In 2019, it was estimated that 3.8 million day-visitors spent time in South Lanarkshire, spending on average almost £22 per visit, which is lower than the average spend per day visit of visitors to Scotland (£36 per visit). In the wider area, there were around 136,000 visits from international visitors, contributing £121 million

[19] Scottish Government (2015), Scotland's Economic Strategy.

in spending. Domestic overnight visitors spent on average £146 per visit, equivalent to a total of £20.3 million in 2019.

Table 3-2: Visits and Visitor Spending, 2019

	South Lanarkshire	Scotland
		Visitor Numbers (million)
Day Visitors	3.8	144.9
Domestic Overnight Visitors	0.1	12.4
International Overnight Visitors	<0.1*	3.5
		Spend (£ million)
Day Visitors	82.1	5,186.6
Domestic Overnight Visitors	20.3	2,989.3
International Overnight Visitors	121*	2,538

Source: Kantar (2020), Great Britain Day Visitor Survey; Kantar (2020), Great Britain Tourist Survey; Visit Scotland (2021), Insight Department: Greater Glasgow and Clyde Valley Factsheet 2019. *These refer to the Greater Glasgow and Clyde Valley as no figures were available for South Lanarkshire.

9.1.3 Regional Attractions

The most visited attractions in Greater Glasgow and Clyde Valley are shown in Table 3-3: . The majority of these are in Glasgow City and are not within 15 km from the Proposed Development. The closest attraction, Chatelherault Country Park, is located approximately 31 km away from the site of the Proposed Development.

Table 3-3: Top 10 Attractions in Greater Glasgow and Clyde Valley

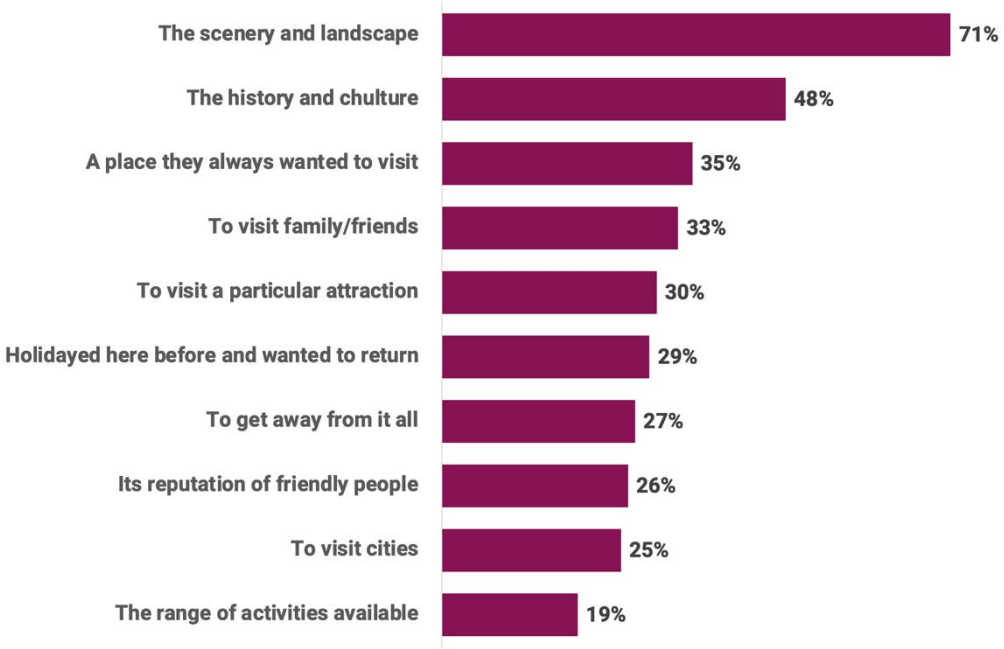
Attraction	Annual Visitors
Kelvingrove Art Gallery & Museum	1,832,097
Riverside Museum	1,364,739
Rouken Glen Park	1,024,347
Chatelherault Country Park	677,254
Mugdock Country Park	639,620
Hunterian Art Gallery	60,320
Pollok House	57,099
The Clydeside Distillery	34,997
RSPB Lochwinnoch Nature Reserve	26,217
Tenement House	23,456

Source: Visit Scotland (2021), Insight Department: Greater Glasgow and Clyde Valley Factsheet 2019.

9.1.4 Motivations to Visit

In 2017, Visit Scotland[20] published the results from a visitor survey considering why people spent time in Glasgow and Clyde Valley during 2015 and 2016. The survey found that 71% of visitors were attracted to the area because of its scenery and landscape. Over one in three visitors mentioned history and culture as the motivation for their visit, whereas 35% visited Glasgow and Clyde Valley as this was a place they always wanted to visit.

Figure 3-1: Motivations to Visit Glasgow and Clyde Valley



Source: Visit Scotland (2017), Scotland Visitor Survey 2015 &2016.

9.1.5 Local Visitor Attractions

Using Google Maps, local visitor attractions are set out in Appendix A - List of Tourism and Recreation Assets, alongside a short description of them and their distance from the Proposed Development.

9.1.6 Local Accommodation Providers

Through online research on the VisitScotland portal and Google Maps, 50 accommodation providers were identified in the area surrounding the Proposed Development. A breakdown by category is shown in the table below.

[20] Visit Scotland (2017), Scotland Visitor Survey 2015 &2016.

Table 3-4: Local Accommodation Providers

	0-5 km	5-10 km	10-15 km	Total
Self-Catering Providers	0	4	20	24
B&Bs	0	0	6	6
Campsites or Caravan Parks	0	0	5	5
Hotels	0	1	14	15
Total	0	5	45	**50**

Source: Visit Scotland (2024), Accommodation South Lanarkshire. Google Maps.

9.1.7 Recreational Trails and Core Paths

There were 338 core paths[21] [22] identified within 15 km of the site of the Proposed Development, within the local authority areas of South Lanarkshire, Dumfries and Galloway and the Scottish borders.

The following list provides the core path names and codes of the paths with the closest proximity to the site of the Proposed Development:

- Watermeetings - Coom Rig;
- Southern Upland Way, Hitteril Hill, CL/3560/1;
- Woodland walk Watermeetings Forest,
- Sweetshaw Brae, 444;
- Southern Upland Way, 6000; and
- Southern Upland Way, Portrail Water-Coom Rig, CL/3559/1.

There is some recreational activity in the area with 21 recreational trails identified within 15 km from the wind farm through the portal Walkhighlands. The list of recreational trails can be found in Appendix A in Section 10.

9.2 Evidence on Wind Farms and Tourism

Over time, a series of works have considered the relationship between wind farm developments and tourism activity.

A study of the potential effects of wind farms on tourism was undertaken in 2008 by the Moffat Centre at Glasgow Caledonian University[23]. The study was based on what could happen and found that, although there may be minor effects on tourism providers and a small number of visitors may not visit Scotland in the future, the overall effect on tourism expenditure and employment would be very limited.

[21] South Lanarkshire Council (2025), Core paths. Available at: https://www.southlanarkshire.gov.uk/info/200166/getting_outdoors/1002/outdoor_access/3

[22] Scottish Government SpatialData (2025), Core Paths – Scotland.

[23] Moffat Centre (2008), The Economic Impact of Wind Farms on Scottish Tourism.

Since this study, wind farms have become a more common feature in Scotland and any negative effects on the tourism economy as a result of their existence would now be apparent.

In 2021, BiGGAR Economics produced a report analysing the relationship between the construction of onshore wind farms and tourism employment at the national, regional and local levels[24]. Nationally, the report found that, while Scotland had experienced a significant increase in onshore wind energy (with the number of turbines increasing from 1,082 in 2009 to 3,772 in 2019) whilst employment in tourism-related sectors had increased by 20%. At the local authority level, those which had seen the largest increase in onshore wind energy also experienced increases in tourism employment equal to, or greater than other areas across Scotland.

The report included case studies of 44 onshore wind farms constructed between 2009 and 2019. This included an updated analysis of 28 wind farms included in a previous report[25] constructed prior to 2015, and 16 additional wind farms constructed between 2015 and 2019. The study reported on changes in tourism-related employment in the small areas within 15km of each wind farm. Of the 28 wind farms previously analysed, the surrounding local areas of 18 experienced an increase in tourism employment above the Scottish average in the years following the construction. Of the 16 local areas surrounding the additional 16 onshore wind farms, 11 experienced increases in tourism employment which outperformed the Scottish average. These results suggested that tourism employment in local areas across Scotland changed independently of wind farms located in the area.

The report concluded that there was no pattern or evidence suggesting that the development of onshore wind farms in Scotland had any negative effects on the tourism economies of the country as a whole, local authority areas or the immediate areas surrounding wind farms.

These conclusions are not a surprising finding given that:

- There are high levels of public support for renewable energy[26];
- As wind farms are well-established in Scotland, tourists might already expect to see wind farms when visiting Scotland, especially rural Scotland;
- The factors that determine the success of the tourism sector do not include the presence or otherwise of an onshore wind farm; and
- Issues that influence tourism include the ability and willingness to travel, economic performance (and so whether tourists have disposable income available for leisure trips), exchange rates, the quality of the overall tourism

[24] BiGGAR Economics (2021), Wind Farms &Tourism Trends in Scotland: Evidence from 44 Wind Farms

[25] BiGGAR Economics (2017), Wind Farms and Tourism Trends in Scotland

[26] BEIS (2022). Public Attitudes Tracker: Energy Infrastructure and Energy Sources. Winter 2021, UK.

product, the effectiveness of destination marketing and the quality and value for money of the services offered by tourism businesses.

9.3 Impact on Recreation and Tourism

The research considered in the previous section points to the lack of a relationship between the tourism economy and wind farm developments. Given the importance of the tourism economy in South Lanarkshire, it seems appropriate to consider whether the proposed development will have any impact on it. The focus of this report is on a high-level account of the key motivations leading visitors to spend time at the attractions identified earlier.

Consideration of the tourism economy in this context is based on the spending of visitors and the employment supported by the sector. For a change in spending to take place it is necessary that, as a result of a wind farm development, visitors change their behaviour. This may result, for instance, in deciding not to visit the area, not recommending the area or not visiting again. The changed behaviour has, in turn, affected visitors' spending.

As recorded in visitors' surveys, visitors tend to spend time in an area for a range of reasons. These may include scenery and landscape; history and culture; and the place's reputation. Views are just one of these factors and are more likely to be an important reason when it comes to the choice of recreational walks and outdoor nature-based attractions. Even in those cases, however, they may be one among a host of factors influencing visitors' choices.

The extent to which a given attraction is susceptible to change in its surroundings varies based on:

- Its relative importance for the local tourism economy;
- Its users; and
- The reasons behind the attraction's appeal (its views, its heritage value, its historical value, its value in relation to local folklore, etc.).

The extent to which a wind farm development may impact a tourism asset is expected to depend on factors, including:

- Distance from the wind farm, as a proxy for how visible the wind farm is; and
- The interaction between the wind farm and the assets' features.

Overall, existing evidence suggests that at wind farm sites across Scotland, there have not been any negative impacts on tourism activity. Wind farms are well established within Scotland and there are no significant impacts on the tourism economy apparent.

9.3.1 Local Tourist Attractions

In assessing the potential impact of the Proposed Development on the drivers of tourism, the key features of individual attractions in Section 9.1.5 have been considered and examples of relevant attractions are provided below.

For nature enthusiasts seeking outdoor adventures, **Arbory Hill** involves a hike up a historical landmark that features stunning views and the ruins of old Roman forts at the summit. **Hope Johnstone Park** provides well-maintained walking and running paths surrounded by forestry, where visitors can engage in a variety of physical activities. These specific characteristics and therefore motivations to visit the attractions are unlikely to be affected by the Proposed Development.

Those seeking fitness and leisure activities visit golf clubs that provide challenging courses such as the **Leadhills Golf Club**, which offers views amidst Scotland's highest golf course. They also visit **Beattock Summit**, which is the highest point of the West Coast Main Line railway and of the A74 motorway. Or go for a swim at **Sanquhar Swimming Pool**. These motivations would also not be altered in the presence of the Proposed Development.

Tourists with an interest in arts and culture can attend **Eden Festival**, showcasing local acts, comedians, workshops and talks. This motivation to visit the attraction is unlikely to change in the presence of the Proposed Development.

History enthusiasts can visit **Drumlanrig Roman fort**, **Crawford Castle** or **Drumlanrig Castle & Gardens**, featuring stunning Victorian Gardens. Tourists also take on the unique journey on the **Leadhills and Wanlockhead Railway**, exploring industrial-era locomotives and mining history. The historic features are unlikely to be affected by the Proposed Development.

9.3.2 Local Accommodation Providers

The baseline identified 50 accommodation providers located within 15 km of the Proposed Development. There are zero providers located within 5 km of the Proposed Development, five located between 5-10 km away and 45 providers located between 10-15 km from the Proposed Development.

The majority of providers are **self-catering accommodation** (24), of which none are located within 5 km, four are between 5-10 km away, and twenty are located between 10-15 km away from the Proposed Development. Self-catering providers in the area marketed the amenities they provide, such as private gardens, patios, private parking spaces and contemporary and high-standard facilities. Many accommodation providers also emphasised their location in quiet areas in the countryside and proximity to areas suitable for outdoor activities such as hiking and golf courses and tourist attractions such as the Scottish Southern Uplands, as well as local villages including Leadhills, and city centres with leisure facilities for all ages such as Glasgow, Lanark and Biggar. They also highlighted their views of the Clyde Valley and Moffat Water Valley.

A further six providers within 15 km of the Proposed Development are **B&Bs**. All six B&Bs are located between 10-15 km away. These providers highlight access to additional amenities such as gardens, board games, and surrounding views as well as access to golf courses and catering to special dietary requirements. They also highlight the remote rural experience they provide and their food services. As with self-catering providers, B&Bs in the area market their proximity to the M74 motorway which provides access to Glasgow and Edinburgh. Providers also emphasised their location near Clyde Valley. As the benefits of staying with these providers would not be impacted by the presence of a wind farm, it is not expected that the Proposed Development would have an impact on activity.

There are five holiday parks &other accommodation providers within 15 km of the Proposed Development. The **Mount View Caravan Park** offers easy access to Glasgow, Edinburgh, and Carlisle. This is marketed due to its proximity to Dumfries, the Solway Firth, Peebles, Moffat, and Lanark and provides an ideal location for cycling, walking, birdwatching, and fishing, with golf courses available at nearby Leadhills. The park features spacious hardstanding pitches with electric and aerial hook-up, grassy tent areas, and facilities including a heated toilet block, kitchen, laundry, free showers and hair dryers. Similarly, **Moffat Manor holiday resort** is a picturesque site near M74 offering acres of land to explore with rural views and convenient facilities. The motivations to stay there are unlikely to be affected by the Proposed Development.

The remaining 15 accommodation providers are **hotels**, of which none are located within 5 km of the Proposed Development, one is located between 5-10 km from the Proposed Development, and 14 are located between 10-15 km away. These providers also highlighted their location by the Upper Clyde Valley of Southern Uplands and the easy reach to Glasgow and Edinburgh. Hotels in the area marketed the restaurants and bars available for guests, their spacious rooms, and spaces for events as well as access to leisure activities such as fishing, cycling and galleries and museums. As these major motivations would not be impacted by the presence of a wind farm, it is not expected that the Proposed Development would result in any change in activity.

As none of these major motivations to stay at these providers would be impacted by the Proposed Development, it is not expected that they will experience any change in activity.

9.3.3 Recreational Trails and Core Paths

There are a large number of core paths located within 15 km from the Proposed Development. Of these, about six are less than 1 km from the Site however, the wind farm does not restrict their access, the paths cover a small distance within the Site and tend to be used by local residents who, from the perspective of the tourism economy, are less sensitive to change their activities. The area is also characterised by a wide road network including the motorway **M74/ A74(M) and A702**. Given the limited traffic created by the Proposed Development relative to the capacity of these

roads it is unlikely that the activity along these routes would be impacted by the Proposed Development.

The are 21 recreational trails located within 15 km of the Proposed Development. For hiking enthusiasts who want to walk along the riverside, South Lanarkshire offers trails like the **Forest of Ae walks** that pass through the forest, riverside and includes some viewpoints along the way, and **Moffat riverside** that passes through woodland and the River Annan. History enthusiasts take the **Drumlanrig Castle & Burnmouth Bridge circuit** route with historical sites, or the **Southern Upland Way** from Sanquhar to Wanlockhead featuring mining history. Nature and wildlife lovers take the **Hart Fell ridges horseshoe, near Moffat** with escarpments and ridges and the skyline of Blackhope Burn, the **Archbank and Frenchland, Moffat** showcasing rolling fields, paths and pastures. According to the Outdoor Access Management Plan, there will be some temporary diversions, and the Proposed Development would result in a permanent diversion of the **Southern Upland Way** along the Western Access Route however, this would be a relatively short section (up to approximately 880 metres). It is therefore unlikely that the Proposed Development will have any significant effect on the activity along these trails.

Appendix A - List of Tourism and Recreation Assets

Table 0-1: Recreational Trails

Name	Distance to Site (km)
Southern Upland Way 6: Wanlockhead to Beattock	<1 km
Well Path circuit, Durisdeer	2 km
Queensberry, from Mitchellslacks	4 km
Green Lowther and Lowther Hill, Wanlockhead	4 km
Southern Upland Way 5: Sanquhar to Wanlockhead	7 km
Drumlanrig Castle & Burnmouth Bridge circuit	7 km
Earshaig Lochans, near Beattock	8 km
Crichope Linn, near Thornhill	9 km
Devil's Beef Tub circuit from Moffat	9 km
River Nith circuit, Carronbridge	9 km
Moffat to St Ann's	10 km
Forest of Ae walks	10 km
Hartfell Spa, near Moffat	10 km
Moffat riverside	11 km
Southern Upland Way 7: Beattock to St Mary's Loch	11 km
Gallow Hill, Moffat	11 km
Archbank and Frenchland, Moffat	12 km
St Ann's to Lochmaben	13 km
St Ann's to Lockerbie	13 km
Hart Fell ridges horseshoe, near Moffat	15 km
Craigieburn Forest, neat Moffat	15 km

Table 0-2: Local Visitor Attractions

	Description	Distance to Site (km)
Lavern Burn Waterfall	A scenic waterfall that is easily accessible with a layby nearby. A popular spot for travellers passing through the area.	3 km
Durisdeer Village Hall	The village hall in Durisdeer, Scotland. Hosts various events such as fundraisers and socials.	6 km
Enterkin Pass	Is a historical green way through a deep hollow of hills used by Bonnie Price Charlie on his way north to Culloden.	6 km
Highest village in Scotland	Wanlockhead in Dumfries and Galloway is the highest village in Scotland.	8 km
Leadhills and Wanlockhead Railway	A rail museum which hosts Scotland's premier narrow gauge railway and Britain's highest adhesion railway.	8 km
Leadhills Golf Course	Scotland's highest golf course set in the Southern Uplands.	8 km
Beattock Summit	The highest point of the West Coast Main Line Railway.	8 km
Morton Castle	One of Scotland's most enigmatic castles: a rare hall-house built around the late 1200s or early 1300s.	9 km
Drumlanrig Castle & Gardens	A historic castle from 17th Century Renaissance Scotland.	10 km
Drumlanrig Roman fort	A historic site from the Antonine period.	10 km
Thornhill Golf Club	A golf course next to the picturesque village of Mid Nithsdale. Offers magnificent panoramic views and is often described as a "hidden gem".	10 km
Mennock Water	A scenic point along Mennock Pass.	10 km
Auchen Castle	A ruined 13-century castle situated near Moffat.	10 km

	Description	Distance to Site (km)
The Moffat Golf Club (SCIO)	A golf course with beautiful views of the surrounding area.	11 km
Beattock Village Hall	A venue which hosts a variety of events including training sessions, socials, parties, functions or weddings.	12 km
Hope Johnstone Park	An easily accessible park which hosts a wide variety of events for the local community and travellers.	12 km
The Green Frog Campsite, Café & Fishery	A campsite which offers a scenic pitstop for travellers and features fishing activities and a garden centre.	12 km
Station Park	A popular recreational area which hosts flower beds, boating lake and a children's playground.	12 km
Moffat Camping and Caravanning Club Site	A recreational area which is an ideal stopping point for journeys through Scotland located in the stunning Scottish Lowlands.	12 km
Moffat Rugby Football Club	A sports and recreation club which hosts local competitions for residents in the area.	13 km
Moffat Distillery	A distillery which offers tours and drinking experiences.	13 km
Closeburn Castle	This historic castle was the ancestral home of the Kirkpatricks in 1232.	13 km
Crawford Castle	A castle substantially in ruins built around the 12th century.	13 km
Moffat Well	A top destination for prehistoric and ancient sites. A Holy well or sacred spring in Dumfries and Galloway.	13 km
Site of the former historic Arbory Brae Golf Course	The area where the historic Arbory Brae Golf Course was located from 1892 to the 1930s.	15 km

	Description	Distance to Site (km)
Sanquhar Swimming Pool	A leisure centre which offers a range of swimming-related activities to visitors.	15 km
Arbory Hill	A summit of South Lanarkshire which consists of several earthen ramparts.	15 km
Sanquhar castle	A castle built in the 13th century is now a ruin overlooking the River Nith.	15 km
Wallace's House	A historical landmark on the edge of the Forest of Ae.	15 km
Ae Forest	One of the UK's largest forests. A great location for a variety of recreational activities.	15 km
Eden Festival	A music festival which hosts various events such as talks, comedy shows, cabaret and workshops.	15 km
Lochwood Castle	A castle from the 12th to early 18th century. It was the residence of the Johnstone family of Annandale.	15 km

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