

Statement of Community Consultation

Highland Council

Kirkan Wind Farm



March 2019

Coriolis
Energy



CONTENTS

STATEMENT OF COMMUNITY CONSULTATION.....	1
1.1 Introduction.....	1
1.2 Consultation Context.....	1
1.4 Consultation Approach	3
1.5 Consultation Response	5
1.6 Impact from Community Consultation on the Proposals.....	6
1.7 Conclusion.....	8

Appendices

- 1) Newsletter Leaflet
- 2) Newspaper Adverts
- 3) Posters
- 4) Exhibition Panels
- 5) Exhibition Questionnaire
- 6) Pre-app Meeting Presentation
- 7) Garve Community Council Meeting Minutes
- 8) Garve Community Development Plan 2019-2024

STATEMENT OF COMMUNITY CONSULTATION

1.1 Introduction

- 1.1.1 This Statement of Community Consultation (SoCC) summarises the pre-application public consultation activity undertaken by Kirkan Alt Wind Farm Limited ('the Applicant'), for the proposed Kirkan Alt Wind Farm.
- 1.1.2 Kirkan Wind Farm is a proposed 17-turbine wind farm located the Strathvaich estate, 5.8km north-west of Garve, south of the A835 trunk road and adjacent to the existing Corriemoillie and Lochluichart wind farms. A full description of the proposed development is presented in Chapter 2 of the submitted Environmental Impact Assessment Report ('EIA-R').
- 1.1.3 The SoCC is part of a suite of documents submitted as part of the planning application, and includes a summary of actions taken to consult with local communities, as well as responses taken to this consultation.

1.2 Consultation Context

Legislative Context

- 1.2.1 Proposals for wind farms with a potential electrical capacity larger than 50 megawatts (MW) are subject to the consenting procedures set out in Section 36 of the Electricity Act and applications are made directly to the Scottish Ministers. As this development proposal is for a wind farm over 50MW an application is being made under Section 36 of the Electricity Act.
- 1.2.2 There is no obligation to consult the public under the terms of the Electricity Act application process. Nevertheless, the Applicant has applied the principles of the consultation process recommended for 'major' planning applications as set out in The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 ('DMPO') and circular 3:2013- Development Management Procedures. This enables the local community and all those with an interest in the proposals a clear opportunity to provide comment and feedback.
- 1.2.3 Article 7 of DMPO states that applicants are to:
- Hold at least one public event where members of the public may make comments to the prospective applicant as regards the proposed development; and
 - Publish in a local newspaper circulating in the locality in which the proposed development is situated a notice containing certain prescribed information
- 1.2.4 Furthermore, Article 9 states that applications for planning permission must be accompanied by a pre-application consultation report.

Best Practice

- 1.2.5 Planning Advice Note (PAN) 3/2010 Community Engagement is an update of PAN 81 which advises that in order for the community engagement to be successful, it is important that everyone interested in the future development of the community, village, town or city they live in, should understand the planning process. It is important for developers to involve residents at the earliest opportunity so that they can feel confident that engagement in the process has been meaningful:

“Effective engagement with the public can lead to better plans, better decisions and more satisfactory outcomes and can help to avoid delays in the planning process. It also improves confidence in the fairness of the planning system. The Scottish Government expects engagement with the public to be meaningful and to occur from the earliest stages in the planning process to enable community views to be reflected in development plans and development proposals (page 3, paragraph 2).”

1.2.6 PAN 3/2010 highlights the:

“Dynamic process of dialogue between individuals or groups based on a genuine exchange of and, normally, with the objective of influencing decisions, policies or programmes of action. The terms ‘engagement’ and ‘involvement’ are generally interchangeable and are taken to mean the establishment of effective relationships with individuals or groups. Participation is everything that enables people to influence the decisions and get involved in the actions that affect their lives. In the context of this document engagement is, in effect, giving people a genuine opportunity to have a say on a development plan or proposal which affects them; listening to what they say and reaching a decision in an open and transparent way to ensure they are taking account of all views express (page 3, paragraph 1).”

1.2.7 The Applicant is dedicated to undertaking effective and early consultation methods in this way including tailoring its strategies to suit individual communities. Residents’ values and issues of importance vary and the consultation programmes on each individual development proposal is designed to reflect that.

Highland Council

Delivering Major Developments: A Pre-Application Guide

1.2.8 The Highland Council’s (‘THC’) guidance for major developments prescribes for applicants to attend a pre-application meeting, wherefrom they will subsequently receive a pre-application pack outlining key outcomes and guidance across a range of topics, including on the scope of public consultations.

Community Benefit Policy

1.2.9 Whilst providing no specific guidance in respect of consultation process in relation to agreeing means and modes for delivering community benefit and shared ownership, there is a clear steer towards establishing approaches that necessitate a close degree of engagement with relevant community bodies in developing proposals.

1.4 Consultation Approach

1.4.1 Consultation is an essential requirement for major development projects and the Applicant is committed to putting community consultation at the heart of all their activities for the site.

1.4.2 The aims of the consultation and engagement process were:

- To be inclusive and accessible
- To raise awareness of the proposed development
- To clearly communicate feedback from the local community to the project team
- To address lawful planning concerns raised by consultees

Public Exhibitions

1.4.3 Formal public exhibitions were held on 12th and 13th of June 2018, in Garve and Achnasheen village halls respectively.

1.4.4 In advance, an information leaflet (as shown at **Appendix 1**) was circulated to all households within 5km of the site, as well as all additional households out to 10km from the site with predicted visibility of turbines.

1.4.5 Adverts were placed in two locally circulating newspapers (as shown at **Appendix 2**), the Ross-Shire Journal and Press & Journal, for two weeks prior, in addition to which posters (as shown at **Appendix 3**) were distributed to a number of local businesses and places with high footfall, with display being at proprietor's discretion.

1.4.6 The aim of the public exhibitions was to provide an opportunity for the community and stakeholders to view the proposals for Kirkan Wind Farm and importantly gain valuable feedback on the project. The timings and venues of the public exhibitions were also intended to provide members of the public with the best opportunity at which to attend.

1.4.7 On display were a number of information boards (as shown at **Appendix 4**), covering:

- An introduction to the developers
- An overview of the proposed development, including its elements and construction
- An overview of the environmental impact assessment process
- Visual impacts – including a number of visualisations based on the EIA Scoping layout
- Noise
- Ecology and ornithology – including details and results of surveys underway
- Opportunities for local employment and investment from construction and operation, Community benefit funds and Community shareholdings

1.4.8 A total of 15 people attended over the two days. Verbally provided feedback focused primarily around arrangements for community benefits, with reduction of visual impacts from Loch Glascarnoch (per the photo-visualisation included with the information leaflet, and amongst those displayed at the exhibitions) being the primary environmental issue raised.

1.4.9 Questionnaires were issued at the exhibitions in order to record feedback from the public (as shown at **Appendix 5**). Five questionnaires were completed and returned. No other letters of feedback have been received.

Additional Engagement

Project Website

- 1.4.10 A dedicated project website (www.kirkanwindfarm.co.uk) and email address (info@kirkanwindfarm.co.uk) went live in May 2018, and were advertised in all project literature. As well as project information, the website provides the opportunity for local people to submit comments and questions. To date, only 2 comments have been received through the website, neither from within the local community (both national onshore wind opponents from outside the local area).

Local Suppliers Database

- 1.4.11 In view of seeking to ensure that maximum economic benefit from the construction and operation of the project can remain within the Highlands region, local businesses and organisations have been able to register an interest to be kept informed of and considered for the various opportunities arising from the development, including:
- Engineering, procurement and construction contractors
 - Construction materials suppliers – including concrete, aggregates and building materials
 - Electrical contractors – including supply and installation of plant, cabling and earthing
 - Plant and equipment hire contractors – including of excavation earthworks, craneage and welfare units
 - Labour hire companies – including for engineers, plant operatives and general labourers
 - Transport providers – including taxis/minibuses for local labourers
 - Hospitality – including local accommodation and catering supply
- 1.4.12 Registrations have been limited to date, however greater take up is anticipated post-submission following direct engagement with a number of local and regional business bodies based on the final submitted plans.

Local authority

- 1.4.13 The applicant and key members of the project team attended a pre-application meeting at the Highland Council's offices in Inverness in April 2018. Also in attendance were Energy Consents Unit case officers, SNH and SEPA representatives, as well as a number of the Council's own key staff. The applicant gave a short presentation (as shown at **Appendix 6**) and took part in a two-way question and answer session. The Council's pre-application pack report followed.

Community Councils

- 1.4.14 The host community council, Garve & District, were first contacted at the time of the application for a temporary meteorological mast in March 2017, and have been kept informed of progress ever since. The Project Manager for Coriolis Energy attended a council meeting in October 2018 (copy of Minutes attached at **Appendix 7**), being able to provide an update on project progress and sight of 'design freeze' turbine layout along with draft revised visualisations (including in particular of the view from the A835 Loch Glascarnoch).
- 1.4.15 Correspondence and meetings have also been had with neighbouring community Lochbroom, in particular in relation to community benefit and shared ownership proposals.

Community Organisations

- 1.4.16 The applicant is aware of, and has had ongoing correspondence with, a couple of key identified local community organisations serving the Garve & District community council area.
- 1.4.17 Lochluichart Community Trust ('LCT') is a non-profit community company established in 2014 in accordance with the 'Lochluichart Fund Agreement' (entered into in April 2011, amended January 2014, made between LZN Limited, Highland Council, and Lochluichart LLP) to administer the community benefit fund for Lochluichart wind farm. The Fund Agreement prescribes certain governance rules for the LCT, and currently works effectively alongside the organisation's Articles of Association (revised July 2016). Subsequent to establishment, LCT has entered a simple letter agreement (July 2017) to receive funds from the Ledgowan hydroelectric plant.
- 1.4.18 It is understood that EdF (majority owners of Corriemoillie wind farm) have agreed in principle to make their community fund payments for the Garve and District area into the LCT, employing Community Foundation Scotland in early 2016 to undertake a review of various aspects of the LCT's operations, making a number of recommendations on governance and administration. It is understood that a good many of these recommendations have been implemented. However, to date EdF have yet to complete a full funding agreement with the LCT.
- 1.4.19 It is the applicants clear understanding from members of the community that the expectation would be for new funds from the Kirkan wind farm to be paid to the LCT. This has therefore been the focus of the applicant's energies to date, which will continue towards securing more concrete "Memorandum of Understanding"-type agreement following submission.
- 1.4.20 The Garve & District Development Company ('GDDC') is a separate "community development trust" established in February 2017, with Articles of Association based on Development Trust Scotland templates. GDDC has Objects and Powers wider than a normal "reactive" grant-making community benefit fund vehicle (such as the LCT), giving it remit to autonomously identify and seek to address key issues in the community. As such, for instance, it has powers to acquire and hold shares, to invest funds, to accept grants and donations, and "to enter into any arrangement with any organisation which may be advantageous to the purposes of the activities of the company". It is currently funded solely by the LCT, on a project-by-project basis.
- 1.4.21 GDDC have recently published (March 2019) their Community Development Plan 2019-2024 (copy attached at **Appendix 8**), identifying their priorities for the period. An effective "shopping-list" of community needs identified under a number of Strategic Themes presents an ambitious vision.
- 1.4.22 The applicant's discussions with representatives of GDDC and LCT have given them good reason to believe that funds to be made available by the Kirkan wind farm will be able to make a uniquely valuable contribution to Garve and surrounding communities.

1.5 Consultation Response

- 1.5.1 A total of 15 people attended the public exhibitions. Feedback focused primarily around arrangements for community benefits, with reduction of visual impacts from Loch Glascarnoch (per the photo-visualisation included with the information leaflet, and amongst those displayed at the exhibitions) being the primary environmental issue raised.
- 1.5.2 Five questionnaires responses were received, with individual multiple-choice question results as shown in **Table 1**.

Table 1: Questionnaire Responses

(1) Support renewable policy?	(2) Agree more wind development necessary?	(3) Broadly support Kirkan proposal?	(4) Specific issues?	(5) Main Benefits of the proposal?
-	-	Strongly Disagree	Visual Impact	-
Agree	Agree	Neutral	Visual Impact	Contribution to national CO ₂ /renewable energy targets Boost to local economy Investment opportunity
Agree	Agree	Neutral	Visual Impact Noise	Contribution to national CO ₂ /renewable energy targets
Strongly Agree	Strongly Agree	Strongly Disagree	Visual Impact	-
Agree	Agree	Neutral	Visual Impact Noise	Contribution to national CO ₂ /renewable energy targets

1.5.3 In addition to multiple-choice responses, the following additional written comments and suggestions were received.

Table 2: Additional Comments and Suggestions

<i>"Make sure the whole community is included in these discussions!" (regarding Community Benefits)</i>
<i>"Concerns about impact on the vista of the glen; destruction of the boulder field; abuse of the drove road. If these are resolved then objection to this scheme minimal but it needs to be a lot less visible!"</i>
<i>"Carn Gorm windmills were turned down on visual impact and this is a lot worse staring in your face at the side of Ben Wyvis."</i>
<i>"The drover's route must be reinstated and improved to the Aultguish Inn as it is an ancient route and used by guests and visitors to the area."</i>

1.6 Impact from Community Consultation on the Proposals

1.6.1 The following section sets out key issues raised during the pre-submission consultation period from both the comments received during the public exhibitions and those raised in the various community meetings that Corioils Energy attended. Where appropriate, comments have been made to address these issues or indeed highlight where changes have been made to the application as a direct result of the feedback received.

Views from the A835 (Loch Glascarnoch)

- 1.6.2 Particular concerns were raised verbally with the degree of visibility of turbines in the photo-visualisation. Notably, that turbines in the view appeared to “straddle” the road from the viewpoint, and to interpose with the majority of the face of Little Wyvis.

Applicant’s response

- 1.6.3 The design evolution presented in Chapter 2 of the Environmental Impact Assessment Report (‘EIA-R’) describes how local community input led to the defining of visual “containment” limits to the north and east of the project, resulting in the turbines which would have been most visible from these views to be deleted. This improvement is demonstrated in the following two **Plates**.

Plate 1: Consultation Layout View from A835 (Loch Glascarnoch)



Plate 2: Submitted Layout View from A835 (Loch Glascarnoch)



- 1.6.4 The landscape and visual impacts assessment (‘LVIA’) prepared for the EIA-R presents a full and thorough analysis of impacts, and indicates that there would be significant residual effects in EIA terms to views of Little Wyvis over a relatively short distance and duration for people travelling east between Loch Droma and Aultguish. The Planning Statement weighs this, and

other, impacts against the positive weight to be afforded to the proposed development in the planning balance.

Community Benefit and Shared Ownership Proposals

- 1.6.5 Given the familiarity with wind energy in the community, which is considered to have contributed to low levels of interest in the Kirkan proposal, the majority of verbal comments and discussions over the whole course of consultation have focused on community benefit and shared ownership.
- 1.6.6 There is a clear preference in Garve for benefit fund payments to be made into the existing community bodies. There has also been interest expressed, from both Garve and Lochbroom communities, in shared ownership.

Applicant's response

- 1.6.7 The applicant has met with relevant community representatives, and is in agreement in principle to make community benefit fund payments into the existing community bodies, to which end it intends to agree one or more Memorandums of Understanding ('MoU') with the relevant bodies shortly following submission.
- 1.6.8 It is the applicant's expectation that the basis for the distribution of community benefit funds would follow the Highland Council's 'Community Benefit Policy' allocation formula (based on proximity to site, visual impact, and number of residences), as has been the case with the neighbouring Corriemoillie wind farm.
- 1.6.9 In respect of shared ownership, the applicant intends to propose a 'Net Revenue Agreement' model, where either a new or existing local body (proven to be competent in terms of the relevant financial regulations) would raise funds through a share offer and effectively purchase the rights to an ongoing revenue stream, based on the performance of the wind farm.

1.7 Conclusion

- 1.7.1 Throughout the consultation process the Applicant has demonstrated, through changes to the proposals and the summary above, a responsiveness to consultation and feedback received.
- 1.7.2 Additionally, the consultation process itself has been designed to ensure that the maximum number of local stakeholders know about the project, can find out all required information promptly, provide comments and receive an adequate response.

Next Steps

- 1.7.3 The Applicant will continue to respond to all questions and queries that are received in regards to the Scheme in timely manner and look to continue to build on the constructive dialogue with all stakeholders.

Appendix 1

ABOUT US

Coriolis Energy is a leading, independent, wind energy development company operating throughout the UK. Its principals have been responsible for successfully developing some 15 onshore wind farms in the UK with a total capacity of more than 500 MW over a period of 17 years.

ESB is Ireland's premier energy company and a leading independent power generator in the UK market. ESB has a track record of over 20 years as a successful investor in the UK since commissioning one of the first independent power generation plants at Corby in Northamptonshire in 1994.

ESB owns and operates wind farms across the UK and Ireland with a total installed capacity of 450 MW.

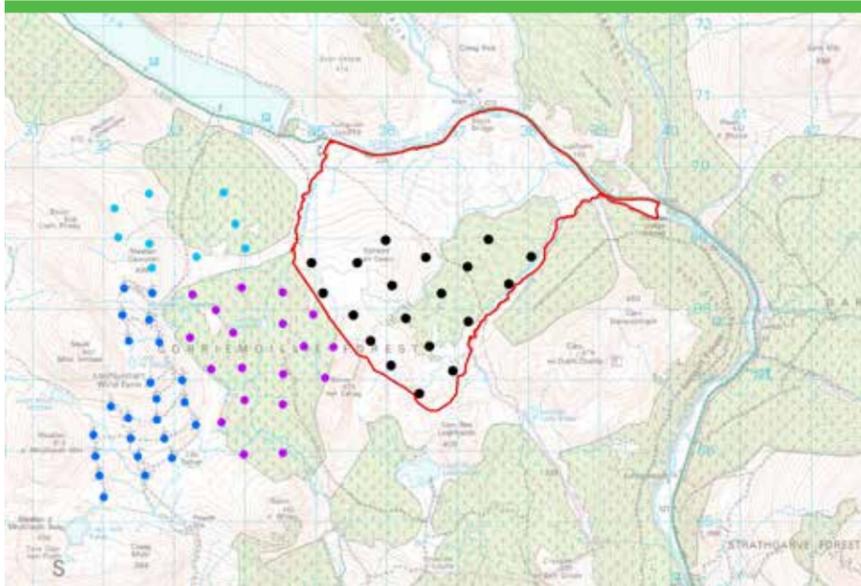
Coriolis Energy has appointed **RSK Environment**, an experienced environmental consultancy, as lead consultant to carry out the environmental impact assessment and related assessments to accompany a Section 36 Application to ministers of the Scottish Government.

Further information about Coriolis Energy and ESB is available from our websites at www.coriolis-energy.com and www.esb.ie.

We believe in building meaningful relationships with all the communities in which we operate to establish real connections that ensure a sustainable and energy-efficient future for us all.

KIRKAN WIND FARM

We are currently carrying out environmental investigations on a site adjacent to the existing Corriemoillie and Lochluichart wind farms, approximately 6 km north of Garve.



WHY PROPOSE A WIND FARM AT KIRKAN?

Although significant progress has been made towards achieving the Scottish Government's 2020 interim target of 100% renewable energy*, alongside the longer-term, legally binding targets set by the UK's Climate Change Act and the Paris Climate Treaty, substantial efforts are still required to decarbonise the UK economy in line with the goal of keeping the global average temperature increase to below 2°C.

The Scottish Government's recent Onshore Wind Policy Statement recognises both the continuing important role of onshore wind and the challenges it now faces in a subsidy-free environment.

The area between the A832 and A835 trunk-road, which includes elements of the Conon hydroelectric power scheme as well as other infrastructure, is proven to have the technical capacity for delivering vital modern renewable energy.

The Kirkan site has not formed a part of any previous considerations and appears to have the capacity to make a valuable contribution to national policy aims. In addition, experience in the local community now indicates that the shared benefits of wind energy development can make a valuable contribution towards local community needs through community benefit funds as well as investment and employment during construction.

Considerations of the technical and environmental constraints, and the outcome of ongoing site-specific surveys will influence the layout of the proposed wind farm, which will generate over 50 MW of electricity. It will comprise

- up to 19 wind turbines, with a tip height of up to 175 m
- one or more anemometer masts to measure wind speed
- access tracks and underground cabling within the site
- access will be taken from the main trunk road system
- an electrical substation, site office and store, and associated communications and other infrastructure
- potential equipment for electrical energy storage, likely in the form of batteries.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

We need to consider a series of environmental and technical constraints in developing a wind farm design and layout. Our initial findings will be displayed at the exhibition and, as part of the project, we will be undertaking an EIA that takes these into account. This helps to ensure that the importance of the predicted effects, and the scope for mitigating any impact, are properly understood by the public and by the planning authority before it makes its decision.

Initial discussions about the proposals have been held with the Highland Council, and the statutory stakeholders will be responding to the scoping report we have submitted.

INVOLVING THE LOCAL COMMUNITY

We now wish to consult with the wider community as part of our pre-application consultation process.

The public exhibitions will provide further information on the studies that have been undertaken and what the next steps will be. Members of the project team will be available to answer any questions that you may have.

Please note that the proposals for Kirkan are at a draft design stage, and a layout will be made available for consultation purposes. Information gathered during the environmental assessment as well as from key stakeholders, including the local community, has been used to guide the current design and layout of a potential wind farm and its associated infrastructure.

We welcome your input to the proposals through discussion, in writing and via questionnaires that will be provided at the exhibition. If you are unable to attend the exhibition on these dates, you can request hard copies by post.

NEXT STEPS

A temporary met mast has been erected on site to enable us to gather wind data and help us to identify whether the site offers sufficient wind speed to make it a suitable location for a wind farm.

We continue to undertake site-specific surveys that will inform the EIA process. Further detailed studies are being carried out, with a view to refining this design in anticipation of submitting a planning application in early 2019.

CONTACT US

Further information is available on our project website: www.kirkanwindfarm.co.uk.

Alternatively, please contact us: Kirkan Wind Farm Ltd, 22-24 King Street, Maidenhead, Berkshire, SL6 1EF

PLEASE NOTE

No application has been submitted to the planning authorities in relation to this proposal. Any comments made to us at this time are not formal representations to the Scottish Ministers. If we subsequently submit a formal application for planning permission, there will be an opportunity to make representation on that application to the Council and Energy Consents Unit.

*200% of Scotland's energy requirement will be generated by 2020 with half from renewables and the remainder from conventional sources, the excess being exported to the wider UK

KIRKAN WIND FARM



We would like to invite you to a public exhibition to discuss proposals for a potential renewable energy project in the local area involving onshore wind. The plans are at the pre-application consultation stage, and we wish to explain the proposals and provide an opportunity for you to feed into the project.

PUBLIC EXHIBITION DAYS

Garve Village Hall, Garve
Tuesday, 12 June 2018, 1.00 pm to 7.00 pm

Achnasheen Village Hall, Achnasheen
Wednesday, 13 June 2018, 11.00 am to 4.00 pm

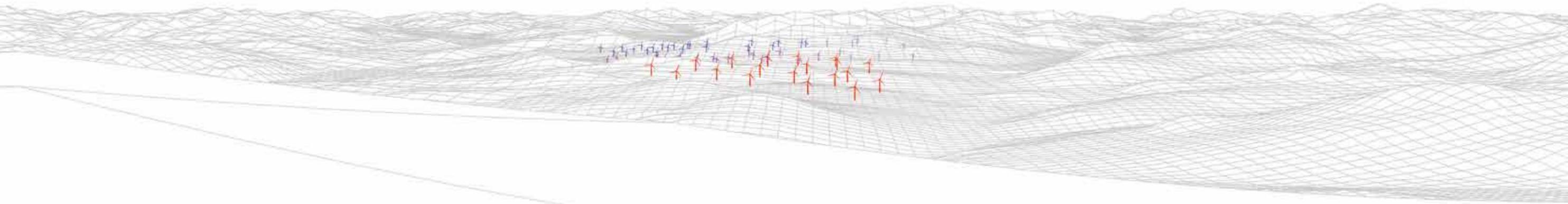
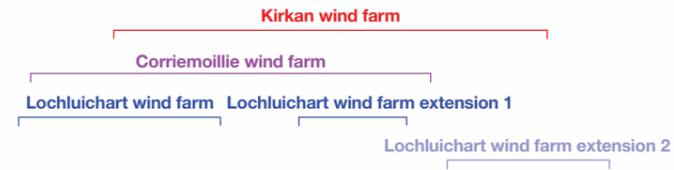


LANDSCAPE AND VISUAL

The key principles for the design of the Kirkan scheme will be to ensure that it is both fitting as a natural extension to the earlier neighbouring schemes during their operation and later as a scheme in isolation, when viewed from key viewpoints in the surrounding area.

The visualisations shown below are indicative, and the final location of individual turbines is subject to change. Access tracks and other supporting infrastructure are not shown here but will form part of our proposals.

Final visualisations will be included in an Environmental Impact Assessment report that would accompany any planning application.



Wireline showing Kirkan and neighbouring developments from the summit of Ben Wyvis



Photomontage showing Kirkan from the A835 layby next to Loch Glascarnoch

Appendix 2

KIRKAN WIND FARM PROPOSAL

PUBLIC EXHIBITIONS

Coriolis Energy and **ESB** will be hosting public exhibitions to discuss a proposal for a wind energy development on land at Kirkan about 6 km northwest of Garve. This will form an extension to the operational Corriemoillie and Lochluichart schemes.

We are at an early stage in the development of this project, so wish to introduce the proposal and consult the local community. Everyone is welcome to attend. This is a great opportunity to meet the project team and to learn more about our proposals.

**TUESDAY,
12 JUNE 2018**

Garve Village Hall
Garve

1.00 pm to 7.00 pm

**WEDNESDAY,
13 JUNE 2018**

Achnasheen Village Hall
Achnasheen

11.00 am to 4.00 pm

More information is available on the project website: **www.kirkanwindfarm.co.uk**.

Anyone wishing to comment on the proposal should do so by writing to Kirkan Wind Farm Ltd either by email to info@kirkanwindfarm.co.uk or post to 22-24 King Street, Maidenhead SL6 1EF.

Appendix 3

KIRKAN WIND FARM PROPOSAL

PUBLIC EXHIBITIONS

Coriolis Energy and **ESB** will be hosting public exhibitions to discuss a proposal for a wind energy development on land at Kirkan about 6 km northwest of Garve. This will form an extension to the operational Corriemoillie and Lochluichart schemes.

We are at an early stage in the development of this project, so wish to introduce the proposal and consult the local community. Everyone is welcome to attend. This is a great opportunity to meet the project team and to learn more about our proposals.

TUESDAY, 12 JUNE 2018

Garve Village Hall
Garve
1.00 pm to 7.00 pm

WEDNESDAY, 13 JUNE 2018

Achnasheen Village Hall
Achnasheen
11.00 am to 4.00 pm

More information is available on the project website: www.kirkanwindfarm.co.uk.

Anyone wishing to comment on the proposal should do so by writing to Kirkan Wind Farm Ltd either by email to info@kirkanwindfarm.co.uk or post to 22–24 King Street, Maidenhead SL6 1EF.



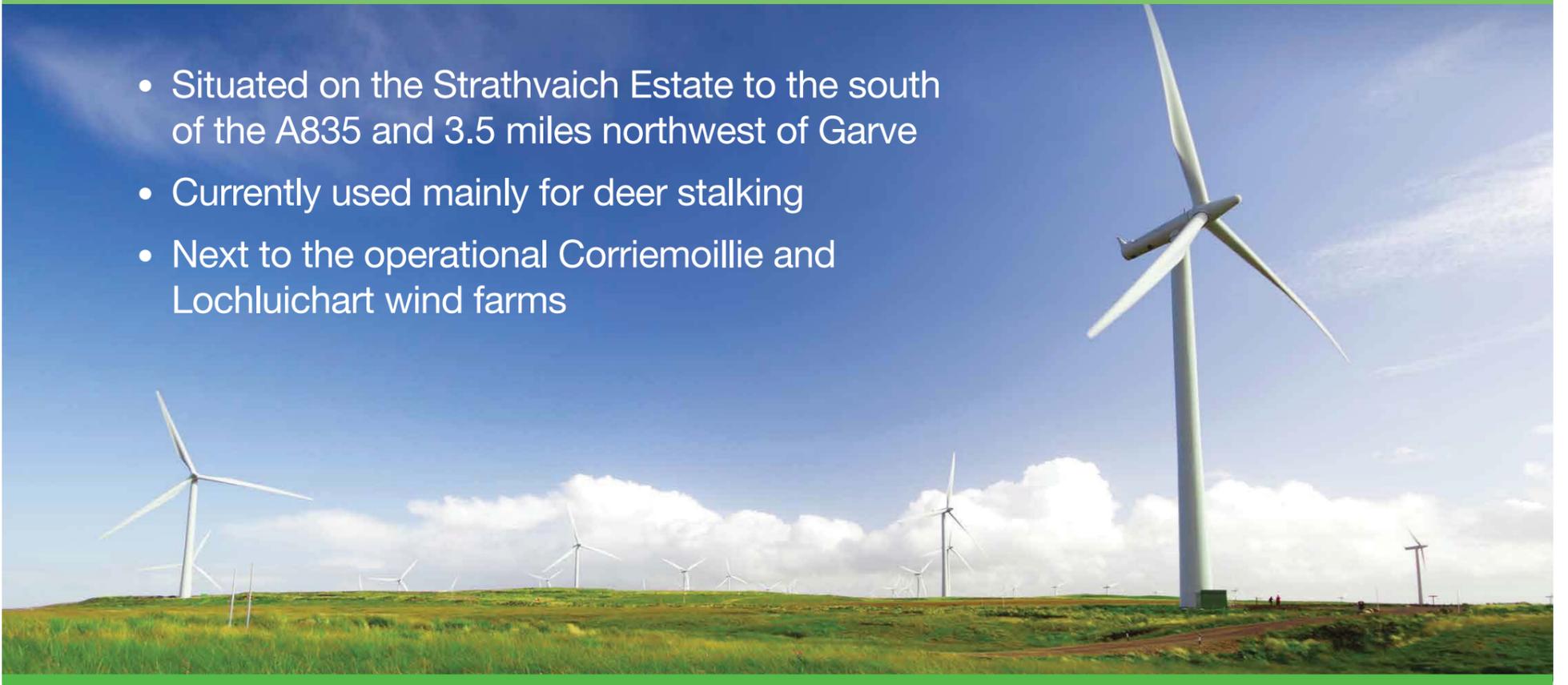
Energy for
generations

Please note: No application has been submitted to the planning authorities in relation to this proposal. Any comments made to us at this time are not formal representations to the Scottish Ministers. If we subsequently submit a formal application for planning permission, there will be an opportunity to make representation on that application to the Highland Council and the Energy Consents Unit.

Appendix 4

KIRKAN WIND FARM

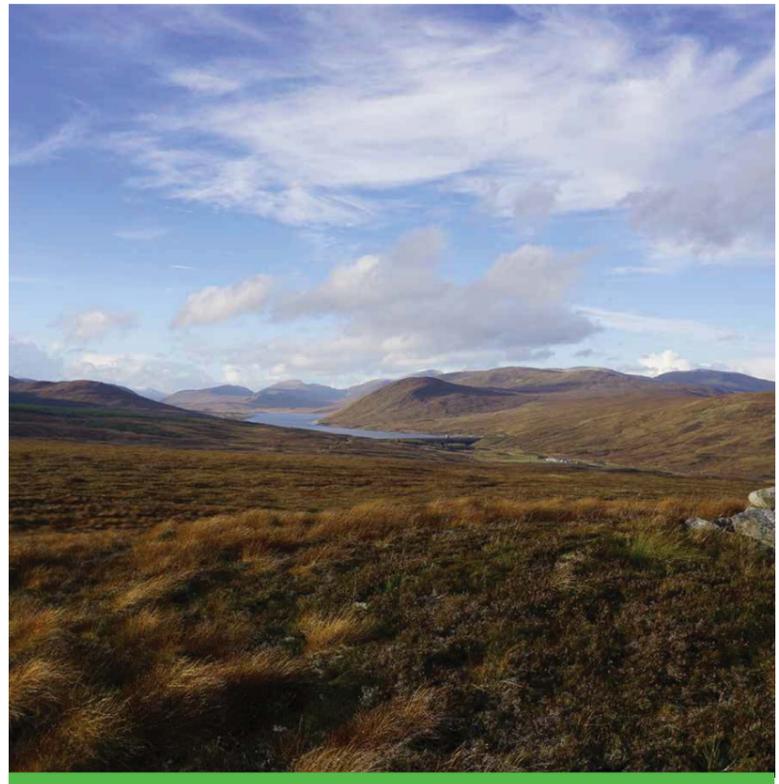
- Situated on the Strathvaich Estate to the south of the A835 and 3.5 miles northwest of Garve
- Currently used mainly for deer stalking
- Next to the operational Corriemoillie and Lochluichart wind farms



Kirkan wind farm is being developed by Coriolis Energy and ESB.

Coriolis Energy is a leading, independent, wind energy development company operating throughout the UK. Its principals have been responsible for successfully developing some 15 onshore wind farms in the UK with a total capacity of more than 500 MW over a period of 17 years.

ESB is Ireland's premier energy company and a leading independent power generator in the UK market. The company has a track record of over 20 years as a successful investor in the UK since commissioning one of the first independent power generation plants at Corby in Northamptonshire in 1994. ESB owns and operates wind farms across the UK and Ireland with a total installed capacity of 450 MW.



THE PROPOSED DEVELOPMENT



Coriolis and ESB want to build a wind farm with up to 19 new turbines to provide up to an additional 91 MW of energy.

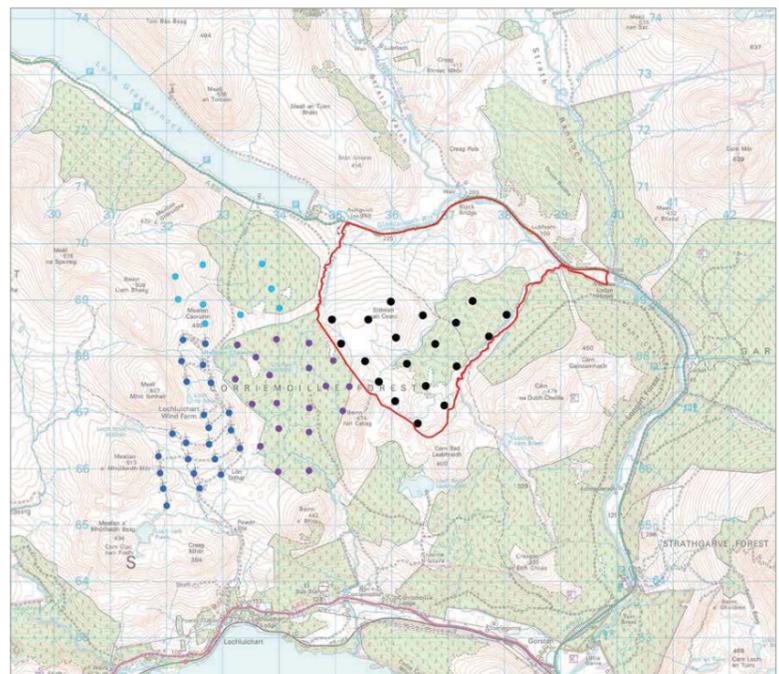
- The scheme will be designed to fit as an extension to the existing adjacent wind farms at Corriemoillie and Lochluichart.
- New and upgraded tracks will link the new turbine sites to the A835.
- New underground cable runs will link to a new substation and control room.
- New energy storage equipment may also provide grid network balancing services.

The turbine layout presented here is provisional and not a fixed final design. The exact number and location of turbines will be determined through the environmental impact assessment required as part of the consenting process.

The turbine design to be used is still to be selected but it is assumed that each turbine will have a maximum height of 175 m to the blade tip and will provide up to 4.8 MW of energy.

Construction and access

- Construction of the new turbines will take 12–18 months.
- A construction compound, a laydown area for materials and access tracks will be necessary while the new turbines are installed.
- Crushed stone will be used to construct the new tracks and create hardstanding areas for cranes and the wind turbine foundations. Suitable stone and aggregate will be extracted from the site or delivered from local quarries.
- Access to the site for vehicles delivering turbine components is likely to be along the A9 and A835 from either Inverness or Invergordon.



ENVIRONMENTAL IMPACT ASSESSMENT



RSK Environment Ltd (RSK) has been appointed to carry out a detailed environmental impact assessment of the project. This study will form part of the formal application for consent to the Scottish Ministers.

The environmental impact assessment process includes

- Consultation with the local authority, stakeholder organisations and the public to identify specific concerns and issues
- Determining the existing conditions at and around the wind farm site by reviewing the available data and undertaking specialist field surveys
- Assessing the potential impacts on the existing environment
- Developing proposals for mitigation measures to alleviate any significant impacts identified.



The following detailed studies will form part of the environmental impact assessment:

- Landscape and visual impact
- Archaeology and cultural heritage impact
- Ecological and ornithological impact
- Geology, hydrogeology, peat and geotechnical conditions
- Hydrology and flood risk
- Noise and vibration impact
- Traffic and transportation impact
- Electromagnetic interference, shadow flicker and aviation risks.

VISUAL IMPACT

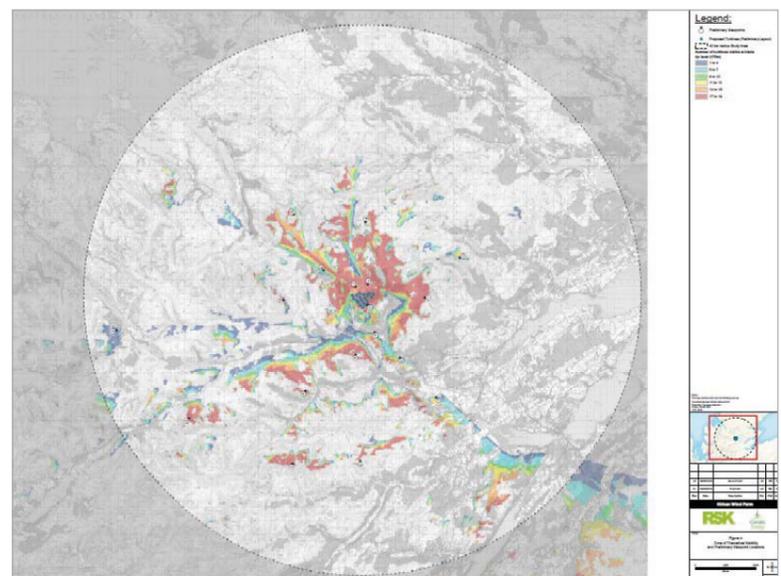


A preliminary layout incorporating 19 turbines measuring 175 m to blade tip has been used to generate a computer-modelled zone of theoretical visibility over a 40-km radius.

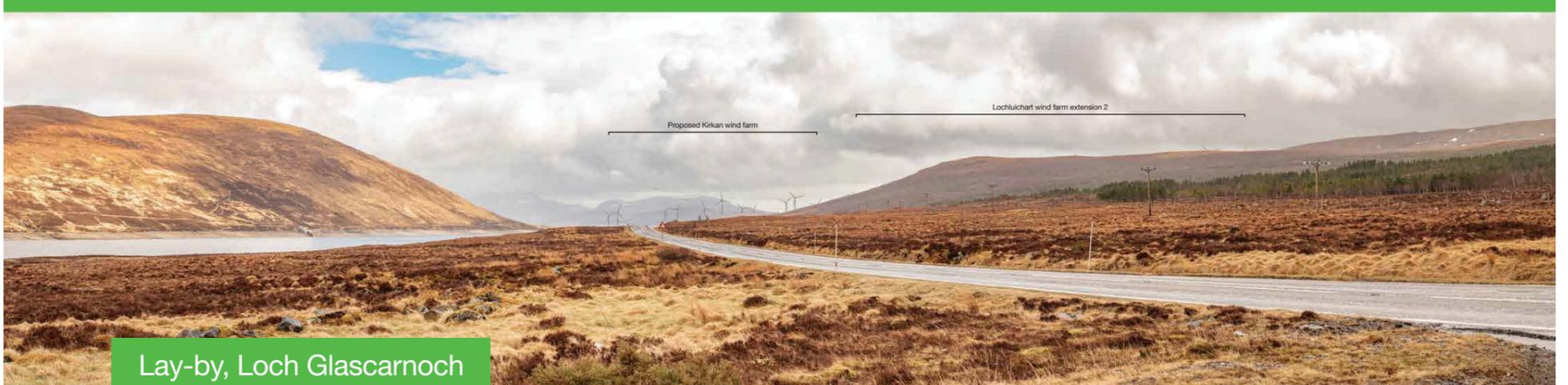
Key landscape and visual receptors (from where the new turbines will be visible) will be identified within this study area.

The zone of theoretical visibility illustrates the maximum theoretical area from which the turbines will be seen, based on the topography of the study area. This is supported by the production and analysis of wirelines and photomontages from various agreed viewpoints to give a clearer picture of what the new turbines could actually look like.

The new turbines could each be up to 175m tall, whereas the neighbouring turbines at Corriemoillie are 126 m high. A detailed assessment of the potential impact of the new turbines will be carried out to help decide on the final layout. Other wind turbines in the area will also be taken into account during this process.



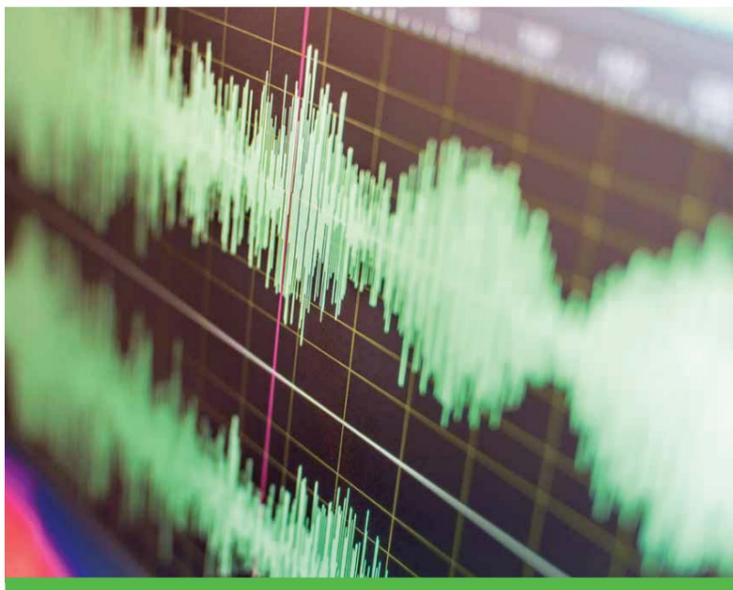
VISUAL IMPACT



NOISE



- Monitoring and modelling of background noise levels are important parts of the site evaluation process.
- A survey of background noise levels at different wind speeds and directions is being compiled over several weeks at several locations around the site.
- These levels will be compared with computer predictions of the noise the new turbines are likely to generate.



- The impact of noise during construction and operation on properties near the site will be carefully assessed.
- Modern turbines are quieter than older ones, as mechanical noise has been minimised through engineering and insulation techniques.
- Aerodynamic noise associated with the movement of the blades has been controlled through redesigning the blade tips and edges.
- Any development consent would impose strict noise limits on the operation of the wind farm.
- No wind turbines are planned within 1.5 km of privately owned residences.

ECOLOGY AND ORNITHOLOGY



A programme of ecological and ornithological surveys is being carried out at the site, the results of which will be used to ensure that any impacts on wildlife are mitigated.

Opportunities for biodiversity enhancements the development could deliver will also be explored in consultation with specialist interest groups.

Ornithology surveys

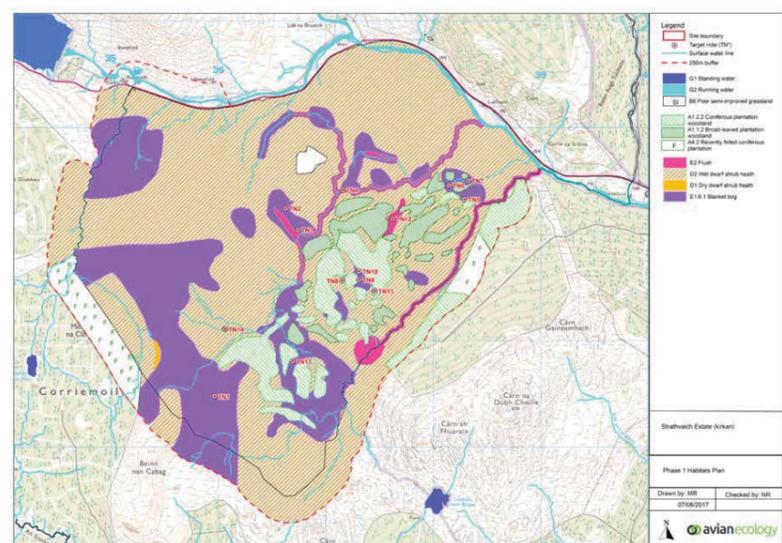
A comprehensive two-year survey programme is under way to identify the use of the site and wider surroundings by sensitive bird populations.

Ecology surveys

The ecology surveys being completed include

- A phase 1 habitat survey
- A National Vegetation Classification survey
- Terrestrial mammal surveys
- Bat surveys
- Fish habitat surveys.

Notable habitats on the site include dry heath and blanket bog. The Glascarnoch River and the Black Water also flow to the north of the site. A sensitive scheme design will be delivered to ensure losses of moorland habitats and watercourse crossings are minimised and the importance of these habitats for protected species is maintained.



THE LOCAL COMMUNITY



Coriolis Energy and ESB will work closely with local communities, businesses and residents in seeking to ensure that they bring real benefits and help to meet national climate change targets through Kirkan wind farm.

Business, employment and investment

Coriolis Energy would like to hear from businesses across Ross, the Highlands and Scotland to ensure that the skills of services of local people and suppliers can be fully considered if the Kirkan wind farm is approved.

The opportunities available include those for

- An engineering, procurement and construction contractor
- Construction materials suppliers: concrete, aggregate and building materials
- Electrical contractors: supply and installation of plant, cabling, earthing, etc.
- Plant and equipment hire contractors: excavation earthworks, craneage, welfare units, etc
- Labour hire companies: engineers, plant operatives and general labourers
- Transport: taxis and minibuses for local labourers.

Construction projects of this nature inevitably require some specialist technicians from outside the area, so local accommodation and catering facilities will be required for them.

To be considered, please register with the local suppliers database on our project website.

Community benefit

Coriolis Energy and ESB are currently exploring options for community benefit. The options available would be either to pay community benefit on a per megawatt basis into the Highland Council Community Benefit Fund or to explore an alternative structure with the community.

We welcome feedback from the local community on community benefit structures.

Community shareholding

We are also consulting on interest from the community in investing in owning a share of Kirkan wind farm.

WHAT NEXT?



This exhibition is one of the early steps in the consultation process. We welcome your feedback on our initial proposals to help us refine the details of this project.

When the application for consent is submitted to the Scottish Ministers, the Scottish Government will undertake its own consultation process when the public will be invited to make formal comment on the proposals.

More detailed information can be viewed on our website: www.kirkanwindfarm.co.uk.

CONTACT POINTS

Telephone: 01628 629344

Email: info@kirkanwindfarm.co.uk

Post: Kirkan Wind Farm Ltd, 22-24 King Street, Maidenhead SL6 1EF



Appendix 5

KIRKAN WIND FARM

Your feedback is important to us

www.esb.ie
www.coriolis-energy.com



Thank you for taking the time to review our proposals. We would be grateful if you could take a further moment to complete this questionnaire and let us know your thoughts.

Your feedback is important and will help us to finalise our proposals.

Please provide your contact details so that if appropriate we can reply to any comments you make.

Name	
Address	
	Postcode
Telephone	E-mail

If you do not wish to provide your full address, please provide your postcode or indicate below where you live:

<input type="checkbox"/> Achnasheen	<input type="checkbox"/> Dingwall	<input type="checkbox"/> Garve	<input type="checkbox"/> Inverness	<input type="checkbox"/> Strathpeffer
<input type="checkbox"/> Tarvie	<input type="checkbox"/> Ullapool	<input type="checkbox"/> Highland Region	<input type="checkbox"/> Scotland	<input type="checkbox"/> Outwith Scotland

1 Do you support the current renewable energy policy of the Scottish Government?

<input type="checkbox"/>	Strongly agree	<input type="checkbox"/>	Agree	<input type="checkbox"/>	Neutral	<input type="checkbox"/>	Disagree	<input type="checkbox"/>	Strongly disagree
--------------------------	----------------	--------------------------	-------	--------------------------	---------	--------------------------	----------	--------------------------	-------------------

2 Do you agree with the use of more wind developments to help meet Scotland's targets for clean energy?

<input type="checkbox"/>	Strongly agree	<input type="checkbox"/>	Agree	<input type="checkbox"/>	Neutral	<input type="checkbox"/>	Disagree	<input type="checkbox"/>	Strongly disagree
--------------------------	----------------	--------------------------	-------	--------------------------	---------	--------------------------	----------	--------------------------	-------------------

3 Do you broadly support the proposal for the Kirkan wind farm?

<input type="checkbox"/>	Strongly agree	<input type="checkbox"/>	Agree	<input type="checkbox"/>	Neutral	<input type="checkbox"/>	Disagree	<input type="checkbox"/>	Strongly disagree
--------------------------	----------------	--------------------------	-------	--------------------------	---------	--------------------------	----------	--------------------------	-------------------

4 Are there any specific issues about our proposals that concern you?

<input type="checkbox"/>	Ecology	<input type="checkbox"/>	Visual impact	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Other	<input type="checkbox"/>	
--------------------------	---------	--------------------------	---------------	--------------------------	-------	--------------------------	-------	--------------------------	--

5 What do you consider to be the main benefits offered by the Kirkan wind farm?

<input type="checkbox"/>	Contribution to national CO ₂ /renewable energy targets	<input type="checkbox"/>	Local job creation	<input type="checkbox"/>	Boost to local economy	<input type="checkbox"/>	Investment opportunity	<input type="checkbox"/>	Rural diversification	<input type="checkbox"/>	None
--------------------------	--	--------------------------	--------------------	--------------------------	------------------------	--------------------------	------------------------	--------------------------	-----------------------	--------------------------	------

If you have other thoughts, please provide details

.....

.....

6 Coriolis and ESB are currently exploring options for community benefit. We would welcome ideas/suggestions from the local community on how a community fund could best be administered and suggestions of activities that promote educational, environmental, energy efficiency and social enterprise.

.....

7 How did you hear about the exhibition?

.....

8 How effective was the exhibition in helping you gain an understanding of our proposals?

<input type="checkbox"/>	Very effective	<input type="checkbox"/>	Effective	<input type="checkbox"/>	Somewhat effective	<input type="checkbox"/>	Not effective
--------------------------	----------------	--------------------------	-----------	--------------------------	--------------------	--------------------------	---------------

9 Is there any other information that you would find helpful?

.....

.....

.....

10 Please provide any further feedback here

.....

.....

.....

Appendix 6

Kirkan Wind Farm








Copyright of RSK 1

Agenda

- Introductions – Kirkan Team
- The Project Programme
- Key aspects
- Scoped out aspects
- Questions




Copyright of RSK 2

Introductions – Kirkan Team

Coriolis Energy & ESB
EIA Team




Copyright of RSK 3

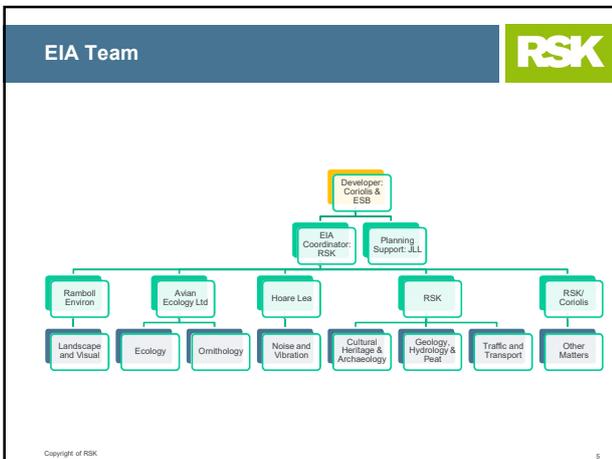
Coriolis Energy & ESB

- Coriolis
 - Experience of 17 consented wind farms, over 500MW capacity
 - Highland experience
 - ECU experience
- ESB
 - Ireland's premier energy company
 - 450MW of operating wind farms throughout UK
- Partnership
 - Established 2015
 - Progressing >400MW of schemes






Copyright of RSK 4



The Project

- Location
- Policy Context
- Work to date & Components
- Layout
- Route to Market
- Communities

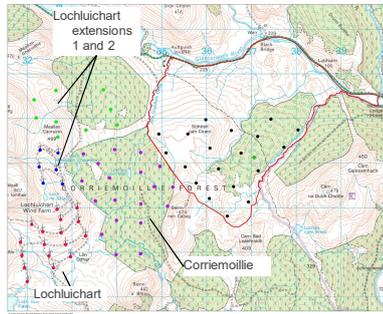



Copyright of RSK 6

The Project – Location and Surroundings



- Strathvaich Estate
- 6km north of Garve
- Trunk road via Glascarnoch Dam
- Extension to Corriemollie/Lochluichart
- Outwith all designated areas



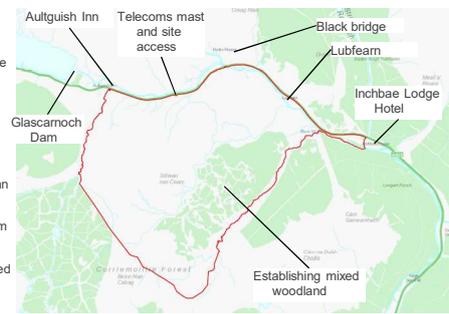
Copyright of RSK

7

The Project – Location and Surroundings



- Local receptors:
 - Black Bridge
 - Lubfearn
- Hotels/Inns:
 - Inchbae Lodge
 - Aultgush Inn
- Glascarnoch Dam
- Establishing mixed woodland



Copyright of RSK

8

The Project – Policy Context



- Development Plan
- Onshore Wind Supplementary Guidance
- National Planning Policy and Guidance
- Scottish Government Energy Strategy and Onshore Wind Policy Statement



Copyright of RSK

9

The Project – work to date & components



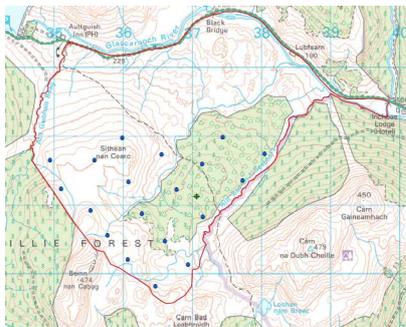
- Ecology surveys
- Ornithology surveys
- Peat probe surveys
- Initial ECU Pre-Scoping Meeting – March 2017
- Components:
 - Up to 19 No. Turbines up to 175m high (4.5MW)
 - Access tracks
 - Substation and control building
 - Energy storage equipment
 - Met mast, etc.
 - Habitat Management Plans



Copyright of RSK

10

The Project – Draft Layout



- Legend:
- Site Boundary
 - Indicative Turbine Location
 - ◆ Temporary Met Mast

Copyright of RSK

11

The Project – Route to Market



- Meeting the challenge of subsidy-free development
 - Maximising energy production ('LCOE')
 - Appropriate scale of schemes for economic viability
- Innovation
 - Energy storage
 - Output firming
 - Revenue maximisation
 - Stacking revenues – frequency/voltage control, reserve, Capacity Market, arbitrage
- Grid connection
 - Relatively short distance to south into newly-upgraded lines



Copyright of RSK

12

The Project – Communities



- Benefits fund
 - In line with RenewableUK's 'Community Benefit Protocol' - £5,000 per MW
 - Existing trusts/management bodies
 - Garve District CC 'Community Needs Survey' 2016
- Shared ownership
 - In line with SG 'Good Practice Guidance'
 - Energy4All
 - Min/max % of capex
 - Min/max individual investment
 - Guaranteed minimum % return





Copyright of RSK 13

Programme




Copyright of RSK 14

Programme



▪ Kick off/pre-app Meetings	Q1/Q2 2018
▪ Scoping	April 2018
▪ Surveys	Ongoing
▪ Design	May to August 2018
▪ Public consultation	early June 2018
▪ ECU gate check	December 2018
▪ Assessment & mitigation	Q4 2018/ Q1 2019
▪ Submission	Q1/ early Q2 2019

Copyright of RSK 15

Key aspects




- Landscape
- Ecology
- Ornithology
- Peat

Copyright of RSK 16

Key Landscape and Visual Considerations



- Key considerations in the LVIA will include:
 - Effects on incised landscape around Loch Glascarnoch.
 - Proximity and effect on Special Landscape Areas.
 - Proximity and effects on Wild Land Areas.
 - Effects on amenity of tourists, residents, road users and hill walkers.
 - Consistency with Corriemollie and Lochluichart WFs.
 - Forestry losses and potential for replacement planting.



Copyright of RSK 17

Key Aspects – Landscape Character



The proposed development is located at the confluence of three character types:

- Undulating Moorland (LCT RCY2);
- Rocky Moorland (LCT RCY4); and
- Rounded Hills (LCT RCY7).

The LVIA will provide careful examination of this border position between LCTs, as well as the indirect effects on wider character of the study area.



Copyright of RSK 18

Key Aspects – Landscape Designations



The site is not subject to landscape designation

The LVIA will address effects on the:

- Ben Wyvis Special Landscape Area (SLA) - 5 km to the east;
- Fannichs, Beinn Dearg and Glencalvie SLA - 6 km to the north;
- Strathconon, Monar and Mullardoch SLA - 13 km to the south west

The LVIA would assess effects on the special qualities of each designation



Copyright of RSK

19

Key Aspects – Landscape Classifications



The LVIA will address effects on neighbouring Wild Land Areas (WLA), including:

- The Rhiddorochs, Beinn Dearg and Ben Wyvis Wild Land Area (WLA) - around 3 km to the north east of the proposed development;
- The Central Highlands WLA - around 11 km to the south of the proposed development; and
- The Fisherfield, Letterewe, Fannichs WLA - approximately 3 km to the west of the proposed development.

If detailed Wild Land Impact Assessments are required, these would be undertaken in accordance with SNH's consultation draft guidance: Assessing impacts on Wild Land Areas - technical guidance (2017).



Copyright of RSK

20

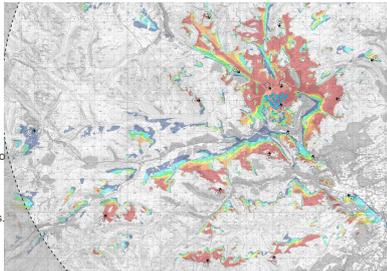
Key Aspects – Visual Receptors



Visual receptor locations would include locations:

- In LCTs, landscape designations and classifications.
- Adjacent to a small number of scattered properties and farmsteads.
- On Key roads, including the A835 and A832.
- On the Kyle of Lochalsh to Dingwall railway.
- On Recreational routes, including strategic trails, cycleways and core paths.
- Key summits and hill walking routes.

Single property (Lubfearn) located within 2km. Not proposing to undertake residential visual amenity assessment.



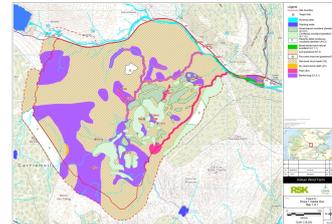
Copyright of RSK

21

Key Aspects – Ecology



- Desk Study and Consultation with SNH (2016)
 - SNH Sitelink & Highland Biological Recording Group (HBRG)
- Designated sites for Nature Conservation (5km)
 - Ben Wyvis NNR, SSSI, SAC (2.5km west)
- Phase 1 habitat survey (2017)
- NVC Survey (2017)
- Key habitat types
 - Blanket bog, wet heath (Annex 1)
 - Mire
 - Mixed (birch-coniferous) woodland
- Protected species (incidental observations)
 - Water vole (Schedule 5)
 - Pine marten (Schedule 5)



Copyright of RSK

22

Key Aspects – Ecology



- Terrestrial Mammal Surveys (2018)
 - Badger, otter, water vole, pine marten, red squirrel and wildcat
- Bat Activity Surveys (2018)
 - Manual and automated surveys (seasonal surveys)
- Fisheries Habitat Survey
 - Cromarty Firth Fisheries Board and Trust
- Key Considerations for Design
 - Habitats Directive Annex 1 Habitat Types
 - Scheme design
 - Good Practice Construction Methods
 - Protected Species
 - Scheme design
 - Construction Phase Legislative Compliance
 - Deer Assessment

Copyright of RSK

23

Key Aspects – Ornithology



- Desk Study and Consultation with SNH and RSPB (2016)
 - SNH Sitelink, HBRG, Scottish Raptor Study Group, RSPB
- Glen Affric to Stathconon Special Protection Area (SPA)
 - Golden eagle [Breeding] (5km)
- Ben Dearg, Ben Wyvis, Achanalt Marshes SPAs
 - Dotterel and Wood Sandpiper [Breeding] (>6km)
- Ornithology Surveys (September 2016 – August 2018)
 - Flight Activity Vantage Point (VP) Surveys
 - Breeding Bird Surveys
 - Moorland Breeding Birds
 - Breeding Black Grouse
 - Breeding Raptors and Owls
 - Wintering Walkover Surveys

Copyright of RSK

24

Key Aspects - Ornithology

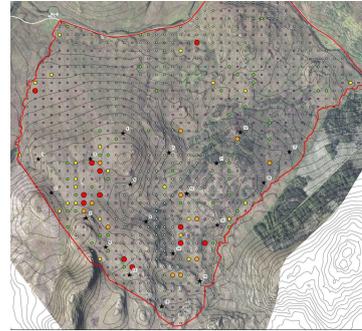


- Preliminary Species Activity
 - Very low levels target species activity to date
 - No breeding raptors on site, very low flight activity of EA, HH, KT, GI and OP.
 - Greenshank, golden plover & black grouse on site in low densities
 - Migratory waterfowl – very low flight activity
 - Red-throated diver discounted
- Key Considerations for Design
 - Black grouse primary consideration.
- Regional Natural Heritage Zone (NHZ) 7 'Northern Highlands' Scale
 - Priority Species (SNH, 2018)
- Mitigation Options
 - Black Grouse Lek Site Buffers
 - Construction Phase Legislative Compliance
- Habitats Regulations Assessment (HRA)

Copyright of RSK

25

Key Aspects – Peat



Legend
■ Site Boundary
--- Habitat layout
Peat Depths
Surveyed and interpreted
● 0-50cm
● 50-100cm
● 100-150cm
● 150-200cm
● 200-250cm
● 250-300cm
● 300-350cm
● 350-400cm
○ 0-50cm (No/limited data)

- Aim to avoid areas of deepest peat
- Significant scope for peat restoration across both site and wider estate (SNH funded works in 2016) as part of HMP

Copyright of RSK

26

Scoped-out aspects



Air Quality
Population and Human Health
Major accidents and disasters
Shadow Flicker
Socio-economics



Copyright of RSK

27

Q & A



Copyright of RSK

28

Appendix 7

**Minutes of the Garve & District Community Council ordinary meeting
held on Tuesday 2 October 2018 in Garve Village Hall**

Community Council members present: Kenny Maclean (Chairman), Jennifer Haslam (Secretary), Caroline Gamble and co-opted members Joe Stewart and Sadie-Michaela Harris.

Also present: Trevor Hunter (Coriolis Energy) and two members of the public.

Apologies: Eliza Leslie Melville (Treasurer), Community Council member Bob Moir, Fiona Milligan & Nick Sage (Infinergy), Val MacIver (Platform PR) and PC Craig Rose.

The Chairman opened the meeting at 7.00pm and welcomed everyone. He reminded members of the public that they were very welcome to attend Community Council meetings and take part in the discussions under his guidance. A sudden death occurred at the weekend in Garve and our thoughts are with the family involved. We note a by-election for The Highland Council ward five (Wester Ross, Strathpeffer and Lochalsh) is to be held on Thursday 6 December 2018, following the resignation of Cllr Kate Stephen who formally stood down yesterday after 16 months in post. Kate is standing down because her academic research activity is due to increase and will involve being based in Inverness. We wish her well.

Declarations of Interest – none. Community Council members confirmed that they had read all documents due to be discussed tonight before the start of this meeting.

Approval of minutes of the last ordinary meeting held on Tuesday 4 September 2018 in Achnasheen Village Hall were proposed by Caroline Gamble and seconded by Kenny Maclean. Minutes are available at Garve Post Office, Achnasheen Village notice board, on our website or via email.

Matters arising – Proposed Kirkan windfarm – www.kirkanwindfarm.co.uk – Trevor Hunter informed the meeting that since their public exhibitions held in June 2018, which overall were not well attended (15 people in total), they have been considering what little feedback they have received. The main areas of concern were community benefit, shared ownership and the potential view of the proposed windfarm from Loch Glascarnoch looking east towards Ben Wyvis. In relation to the view from the loch, Trevor confirmed that the layout of turbines had been revised from 19 turbines to 17 turbines after labelling the original turbines “red”, “yellow” and “green”. “Red” being not acceptable, “green” acceptable to those who did attend the public exhibitions. The new layout has “green” turbines closer together and further away from the loch. Most turbines are now hidden from view except for some tips and the odd blade, similar to the Corriemoillie windfarm. No bases will be seen due to the topography of the area and the view of Ben Wyvis from the loch should no longer look obscured by the turbines. Turbine motor technology is getting better all the time so which motors and their generating capacity is a decision that will be made nearer the time. Trevor showed Community Council members new visuals from Loch Glascarnoch as well as from Gorstan looking west and Aultguish looking east. Trevor will send these via email to The Secretary so all Community Council members can view them. It was suggested that a visual from west of the Strathvaich road end looking west would also be helpful. Trevor hopes to have scoping done by the end of the year and hopes to submit a planning application in February/March 2019. He also took the opportunity today while in the area to speak to other interested bodies. Co-opted member Sadie-Michaela Harris asked how many visitors to their website? Trevor will check and let us know. Trevor Hunter was thanked for attending and for his updates.

Eneco - With regard to the **information cabin** at Aultguish, Eneco have had a number of parties' express interest in the cabin and Eneco are continuing to consider those options.

EDF – We understand the Corriemoillie windfarm is running well. We thank Val for her updates.

Infinergy - www.lxxwindfarm.co.uk Fiona Milligan (via email) gave us an update that work on the planning application for up to nine turbines is continuing and they hope to have the planning application lodged before the end of the year. We thank Fiona for the update.

Highland Council updates – www.highland.gov.uk – Some **potholes** that were raised at the last meeting still need to be filled in. Iain Moncrieff has informed our Chairman that the potholes on the Lochluichart "S" bends will be patched before winter and resurfaced next year. Potholes can be reported directly via The Highland Council website - https://www.highland.gov.uk/info/20005/roads_and_pavements/96/road_faults

Iain Moncrieff thanks G&DCC for the **quality award nomination**. He feels he is only a small part of a big team so credit to all. Investigations regarding **flash flooding above Gorstan** that took place in June 2018 are still being investigated by The Highland Council's flood team and SSE.

What appeared to be **builder's materials were dumped** in the laybys beside Loch Chullin recently. The matter was reported to Katrina Taylor at The Highland Council who ensured the mess was cleared the very next day. We thank Katrina and her team for their help in this matter.

Work to take **down the classroom** of the closed Achnasheen Primary School started on Monday 10 September 2018 and is now near completion. There are still signs advising motorists that there is a school even though the school formally closed in 2010.

Appendix 8



What's the Plan?

Community Development 2019 - 2024

Lucy Beattie & Tina Hartley

Community Engagement and Development Officers - March 2019

The Garve & District Development Company (SC565505)



Garve & District
Community
Council

Contents

	Page Number
WHO ARE WE?	1 - 3
FUNDING OPPORTUNITIES	4 - 9
WHAT'S THE PLAN ALL ABOUT?	10 - 12
HOW WAS THE PLAN CREATED?	13 - 21
WHAT DID WE FIND OUT?	22 - 28
WHAT NEXT?	29 - 40





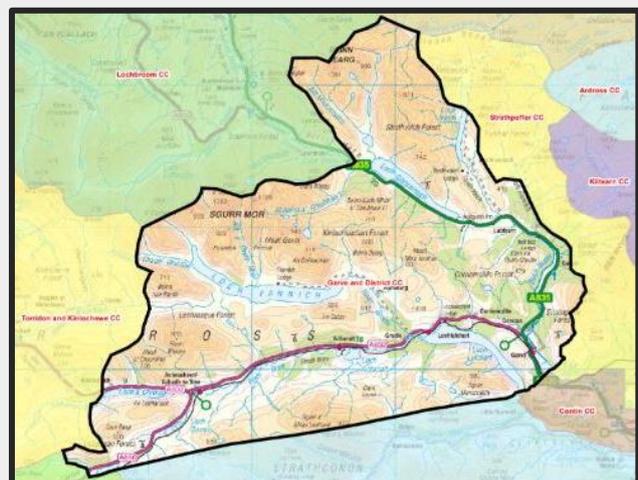
Who are we?

We are The Garve & District Development Company (TGDDC)

During 2016, The Garve and District Community Council (GDCC) commissioned Aigas Associates to undertake a community survey. 294 surveys were distributed and 124 returned i.e. 42.2% return rate. 73 (59%) answered yes to the question *"I think Garve and District should develop its own community trust"*. The Garve & District Development Company was therefore set up and incorporated on 9 May 2017 as a company limited by guarantee without share capital.

We are pleased to say that 8 volunteer Board Directors are currently appointed within the Company and the roles of part-time Company Secretary and Community Engagement and Development Officer now support the Company's Board.

Our community is represented by the Garve and District Community Council boundary and covers a large rural area of 611 sq km. We have a small population that we believe to be in the region of 298 residents.



At the end of February 2019, TGDDC had successfully applied for £65,491. £55,493 has been received from Lochluichart Community Trust (LCT) and £9,998 from SCVO Digital Participation Fund. These funds have supported the following areas:-

- Staff and company operational costs - LCT
- Development of a Community Plan - LCT
- Phase 1 and 2 of the on-line community hub – garve.org - LCT
- Garve & District DigiHub Digital Participation Fund Project - SCVO
- Garve & District DigiHub: Meet and Eat - LCT
- Children’s activities - LCT
- Children’s Christmas Party - LCT

The company also successfully applied, in August 2018, to Resource Efficient Scotland to enable a Resource Efficient Assessment to be carried out for Garve Village Hall.

Throughout 2018/19, Directors and Staff have developed workstreams to support community growth and development which underpin the observations and findings of this Community Development Plan.

Company Vision, Mission and Objectives

Vision: Our vision is of a sustainable community where individuals lead the fulfilled lives they seek.

Mission: Our mission is to improve the social, cultural, economic and environmental well-being of individuals and businesses by identifying and meeting community needs in these areas.

Objectives: We will create enterprise and projects, care for the environment, and promote the use of local resources, working with and for the local community, involving individuals, groups and businesses.

Garve & District is a vibrant and exciting place to live and work

We join together as a community to achieve results and benefit everyone

Celebrating our local area, activities and successes

Funding Opportunities

Garve and District is in receipt of a considerable amount of community energy funds provided by renewable energy developments in the area. Community benefit funds are managed by Lochluichart Community Trust (LCT).



LCT was established in 2014 as a not for profit community company with Scottish Registered Charity status. Its remit is to administer the community benefit funds provided by Eneco, which is associated with the Lochluichart Wind Farm and also Green Highland Renewables (Ledgowan) Ltd for the Ledgowan Hydro Scheme now managed by Albion Capital Group LLP. The

funds from both providers are distributed to projects and initiatives within the Garve and District Community Council area, with particular emphasis on local regeneration and community development. It is recognised that a clear Community Development Plan is required by funders especially in relation to OSCR and the need to provide evidence for potential spend within the community.

The first grant funding was received by LCT on 5th September 2014. The total received to end of February 2019 was £946,034 (being funds from Green Highland Renewables - now Albion Capital - for the Hydro Scheme and funds from Eneco for the Lochluichart Windfarm). The total paid out in grants for the same period was £742,643.

05 Sep 2014	LZN Ltd Year one Funding 2014/2015	£34,822.50
05 Sep 2014	LZN Ltd Year one Funding 2014/2015	£90,000.00
17 Dec 2014	LZN Ltd - Add. Turbines 2014/2015	£46,750.00
15 Jan 2015	LZN Ltd - Add. Turbines 2014/2015	£500.00
30 Sep 2015	LZN Ltd Year 2 Funds 51MW Scheme	£128,567.17
15 Dec 2015	LZN Yr 2 - 18 MW (less Leo reb. 11 hses)	£48,235.00

23 Dec 2015	LZN Ltd 15/16; (correction)	£750.00
02 Sep 2016	Eneco 3rd Year Funding (Original 51MW + 18MW Extension)	£184,938.74
29 Sep 2017	Green Highland Renewables	£4,995.00
03 Oct 2017	Eneco 4th Year Funding	£190,486.90
08 Nov 2017	Eneco (LNZ) - Accidental Payment. Reduce future payment by this amount	£14,635.12
15 Sep 2018	Payment from Eneco	£196,201.51
28 Sep 2018	Green Highland Renewables	£5,152.41

LCT has received further confirmation from EDF Renewables that the development funds from the Corriemoillie Windfarm will be managed by the trust. A revised agreement has been received and it is hoped to complete negotiations in April 2019, enabling the two year payment of approximately £310,000 to be paid to LCT. Each year in December for the duration of the contract, an annual sum of approximately £155,000 will be paid to LCT.

TGDDC continually strive to attract other funds as new projects arise and were successful in their application to the SCVO Digital Participation Fund during 2018 and were awarded £9,998.

LCT Funds paid out as of end of February 2019

19 Nov 2014	Garve and District CC Grant (dinner for over 60's)	£1,000
19 Nov 2014	Puffin Hydrotherapy Pool Grant	£5,000
19 Nov 2014	Strathgarve Primary Parents Grant	£436
01 Dec 2014	Achnasheen & Strathviach G/Club Grant	£9,100
10 Dec 2014	Achnasheen & Strathviach G/Club Grant	£4,569
18 Dec 2014	Strathgarve Primary Parents Grant	£10,510
26 Jan 2015	Achnasheen & Strathviach G/Club Grant	£1,331
26 Feb 2015	Strathpeffer Golf Club Grant	£8,000
26 Feb 2015	Strathgarve Primary Parents Grant	£161
10 Aug 2015	APSE 2014 / 2015 Advance	£5,000
10 Jun 2015	Lochluichart SWI Grant	£990
22 Oct 2015	G&DCC Grant for Over 60's Party	£1,200
22 Oct 2015	Community Energy Scotland - pay 1/3	£8,658
30 Oct 2015	Dundonnell Mountain Rescue Donation	£5,000
30 Oct 2015	Strathgarve Parent Council: Donation	£1,500
30 Oct 2015	Stathpeffer Pavilion Donation	£5,000
23 Nov 2015	Friends of Lochluichart Advance	£40,000
16 Dec 2015	CES Payment 2 of 3	£8,658
18 Jan 2016	Wyvis Play Park - HC Planning & Advert	£501
18 Mar 2016	Friends of Lochluichart - Advance	£32,000

18 Mar 2016	Wyvis Playpark - Advance	£25,000
29 Mar 2016	CES Payment 3 of 3	£8,660
06 May 2016	Ullapool School - China Trip	£1,720
06 May 2016	Ullapool School - WWI Field Trip	£1,380
06 May 2016	GDCC - Community Needs Survey	£5,855
29 Nov 2016	Strathgarve Primary Parents Council	£1,812
29 Nov 2016	Dingwall Academy Rock Challenge Grant	£1,000
19 Jan 2017	GDCC for 5 defibrillators (Mtg 13 Jan 2017)	£13,020
08 May 2017	G and D Broadband (Satellite)	£22,500
19 May 2017	G and D CC - Development Co	£250
19 May 2017	Garve and District CC - August Ceilidh	£775
10 Jun 2017	Wyvis Play Park 25% on Equip. Order	£34,902
15 Aug 2017	Torridon Mountain Rescue Team	£5,000
31 Aug 2017	Strathgarve School Playpark	£25,535
17 Oct 2017	GDCE. Total of Home Energy Scheme (£7,400) + Local Energy Assessment (£8,436) + Rebate Scheme (£44,650)	£60,486
09 Nov 2017	Scotnet - Wireless Broadband Survey	£3,600
09 Nov 2017	G&D Development Company	£30,685
15 Nov 2017	Russell Leisure Ltd (Wyvis Play Park Equipment Delivery)	£32,438
17 Nov 2017	Achanalt Householders Association	£160
01 Dec 2017	Wireless B/B Survey (Cromarty)	£3,600

16 Jan 2018	Garve & District Broadband	£2,493
18 Jan 2018	Garve & District Broadband	£90,551
05 Feb 2018	Medical Practice Defibrillator Fund Grant	£500
05 Feb 2018	G&D Development Co - website	£5,000
05 Feb 2018	Strathpeffer & District Rowing Club	£500
23 Apr 2018	Wyvis Playpark Group - Final Balance	£66,170
01 May 2018	Garve & District Broadband	£5,000
02 May 2018	Mossford PWS Legal Fees	£5,130
02 May 2018	Garve and District CC - Ceilidh	£775
02 May 2018	Strathpeffer Primary School	£3,000
02 May 2018	Ullapool Highschool - Japan trip help	£500
02 May 2018	Highland Museum of Childhood	£1,000
21 May 2018	Strathpeffer Under Fives	£950
11 Jun 2018	GDBB Group for Self-dig Grant	£36,200
06 Aug 2018	GDBB - Part of original cashflow Self-dig	£10,000
23 Aug 2018	G&D Dev Co - Meet & Eat: G & D DigiHub	£11,383
23 Aug 2018	G&D Dev Co - Children's Holiday Activities	£1,995
09 Sep 2018	TGDDC - DigiHub replacement cheque 335	£11,383
27 Nov 2018	Strathgarve Primary School	£2,000

27 Nov 2018	Garve & District Energy group	£29,803
21 Dec 2018	Community Xmas party	£550
31 Dec 2018	Garve and District Broadband	£11,618
31 Jan 2019	GDB Phase 1	£30,200
31 Jan 2019	TGDDC Online Hub phase 2	£5,630
28 Feb 2019	Garve and District Broadband	£21,170
	TOTAL	£780,492

LCT Fund returned as at end of February 2019

04-Nov-16	From G&DCC - Unused Balance of Grant for Community needs survey	£1,969
22-May-17	Friends of Lochluichart - Unused Balance of Grant returned	£13,203
01-Sep-17	G&D Broadband (Satellite) - Unused Balance of Grant Returned	£18,030
11-Sep-17	G&DCC - Unused Balance of Grant Ceilidh	£20
20-Dec-17	Refund of Balance of Satellite Funds	£690
06-Jun-18	Refund of Contingencies GDCC for 5 defibrillators from Jan 2017	£276
21-Sep-18	GCDD Ceilidh	£6
11-Dec-18	Garve energy group	£2,531
Feb-18	Strathgarve Primary School parent council	£1,145
	TOTAL RETURNED	£37,869

What's the plan all about?

The Community Development Plan sets out the community's vision in the form of strategic themes for development within Garve and District over the next 5 years and fulfils the company's vision, mission statement and objectives. Our overall aim is to improve the social, cultural, economic and environmental well-being of individuals and businesses and our strategic themes and work programme for the future are based on this.

An extensive and continuous process of community consultation and engagement, carried out between 2016 and early 2019, has determined the strategy which guides this plan.

The plan will be used:-

- To prioritise the work of TGDDC.
- By LCT and will assist their Board when reviewing grant applications from TGDDC and community groups.
- To support and assist Garve and District Community Council to plan and prioritise their work. "The Development Plan will be another insight into the community's needs and wishes, a useful follow up to the 2016 Community Needs Survey." (GDCC 2019)
- To attract new Directors/Councillors to all three community organisation in the knowledge there is a clear, community agreed, plan in place.
- To support funding applications to other funders.

What's already happened?

2016 Community Survey

During 2016, Aigas Associates carried out a wide-ranging consultation including face to face sessions and a written community needs survey that was sent out to 283 residents and 11 High School pupils attending Dingwall Academy. The survey yielded a 42.2% response rate, the plan was developed at the community's request and community priorities and vision for the future were identified:-

Question	Agree strongly	Agree	Disagree	Disagree strongly	Prefer Not to Answer	Response Count
The trust should have a five to ten year action plan which the community helps to inform setting out priorities and how they will be delivered.	29	40	2	0	3	74

Priority	Ideas for Community activities/projects	Responses
1	Developing a Community Trust ACHIEVED	73
2	Improved broadband (reliable, fast affordable) ACHIEVED AND DUE TO COMPLETE 2019	70
3	New Community Hub/Hall – TENDER FOR RESEARCH ISSUED. ON-LINE COMMUNITY HUB ACHIEVED.	50
4	Reduced energy costs for households – ACHIEVED AND ON-GOING	42
5	A shop in Garve	40
6	Community care/care at home scheme for the elderly	30
7	Christmas party for the whole community (children and adults) ACHIEVED AND ON-GOING	26
7a	Develop abandoned petrol station in Achnasheen UNDER PRIVATE DEVELOPMENT	26
8	Improved children's play facilities in village ACHIEVED	22
9	Defibrillators at key points. ACHIEVED	21
9a	More community activities/clubs e.g. photography, painting, fishing. ACHIEVED AND ON-GOING	21
10	Improvement to existing village hall e.g. insulation, new windows. RESOURCE EFFICIENT SCOTLAND SURVEY IN PLACE	20
10a	Community transport scheme e.g. minibus	20
	Handy man service for the elderly A SERVICE DOES EXIST VIA THE HIGHLAND COUNCIL, POSSIBLE LOCAL SERVICE WITH LINK TO MENS SHED NEEDED	20
10b	Improve private water supplies LEGAL FEES SUPPORTED ON-GOING	18
11	Footpath network	18
12	Environmental Projects ACHIEVED AND ON-GOING	4

A broader community vision was stated as:

What do you think should be captured in that vision?	Response Count
A community that cares for its elderly residents	82 (86%)
A community which has a country feeling and isn't just a stopping off place for visitors to the West	58 (61%)
A community which celebrates its history	56 (59%)
A community which has a balanced demographic of young, working age and older residents	74 (77.9%)
A community which has invested in its future with legacy projects providing a sustainable future for generations to come	73 (76.9%)
A community which has vibrant social activities	64 (67.4%)
A community that makes the most of its landscape and environment	67 (70.5%)
A community where people have the opportunity to both live and work	78 (82.1%)
Other	22 (23.2%)

Twenty two respondents also offered other views a small number of which have been presented below:-

- *"A community which supports the school and does more with young and old together."*
- *"Garve and Achnasheen have very different needs."*
- *"A healthy community does not need to be utopia, but has to make life more affordable and attractive. More permanent jobs would be a stabiliser."*
- *"A community that explains itself to others."*
- *"If people don't like living here - move! They are not forced to stay"*

Aigas Associates

Whilst the consultation offers a representative picture of needs analysis it did also suggest that this process needed to be continuous to engage more fully with all community members on a regular basis.



How was the plan created?

Quantitative data was assessed using existing statistics from the 2001/2011 census, electoral roll, 2016 Community Needs Survey and 2018 postal Household Survey* plus local knowledge.

Qualitative data was collected through face to face meetings, open meetings, emails, phone calls and opinions posted on the online hub and community padlet.

**Quantitative data for the 2018 household survey was collected by a numbered postal questionnaire which did not identify individuals but did give a locational data point. The primary reasons for this were to provide another viewpoint, or a chance for people to comment at a distance. It should also be noted that the following ethical considerations were taken into account when considering a numbered postal questionnaire versus face to face questionnaires:*

- *Participant responses may be affected by 'interviewer bias'; and*
- *Participants may have concerns about privacy and anonymity when answering questions face to face and be less likely to give honest answers to sensitive questions.*

What does our community look like?

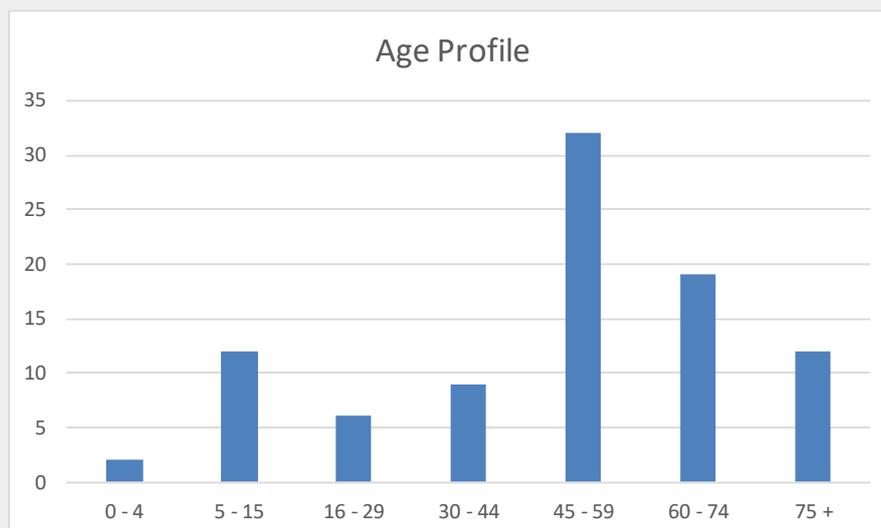
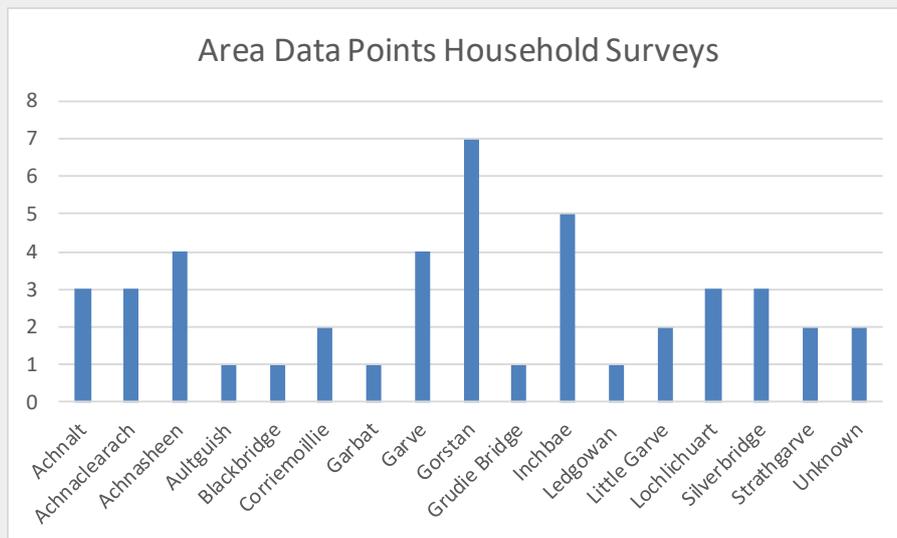
TGDDC community represents an area of some 611.1 square kms. It lays approximately half way between Inverness and the Isle of Skye and is the fourth biggest Community Council area within the Local Authority's (Highland Council). The latest population figures available from the Highland Council, dated April 2011, show a total population of 329. This means a population density of 0.5 persons per square km.

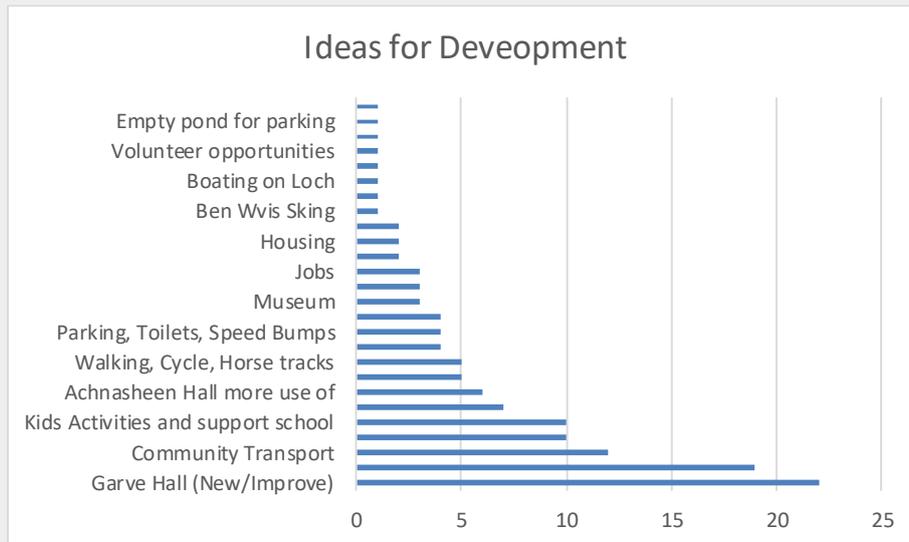
Today, our local knowledge suggests that we have 263 adults of voting age detailed on the last electoral roll as at 2018, 35 children (some are due to leave the area) in approximately 162 properties.



What did our 2018 Household Survey tell us?

During December 2018, TGDDC decided to send out information to 174 properties in the area, we now know that of the 174 properties 162 are currently occupied. The main aims of information sent out were to attract residents over the age of 60 to sign up for a new free digital awareness training project and the decision to send out information at this point was purely based on funding targets. We also sent out membership forms and a small Household Survey which we hoped would provide some demographic information in relation to the age range of our community whilst seeking views on community development. From a total of 162 occupied households, 45 surveys were returned and provided the following information:-



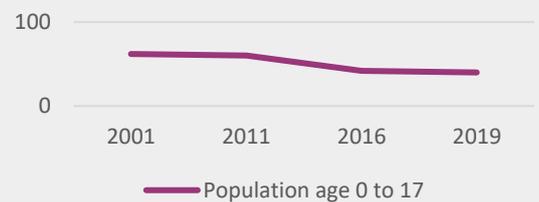


Residents were asked to provide up to 5 priorities for development, some provided more and some less.

Garve and District Adult Population



Garve and District Child Population



General trends within the adult population suggest a decline. This data has been drawn from the Census for Garve and District (2001 and 2011), the current electoral roll and the 2016 Community Survey. Trends for child population suggest less of a decline and current Highland Council predictions for the Strathgarve School roll (November 2018) note the population to maintain and increase slightly over time to 2024.

Engagement

Community Engagement and Development Officers were tasked with developing the plan. Staff and Directors of the company have received feedback regarding the future of Garve and District by engaging the community in different ways:-

On-line Hub

Garve.org has been developed as the community's on-line hub with a top priority being to connect all the disparate communities in the area. The benefits of having the online hub were appeared in a new post back in June 2018:-

"Hello and welcome to your new website, the place to discover news about your area, comment on local activities and contribute to the community.

1. **Communication** – first and foremost, we want to be able to reach out to everyone in the community, seek opinion, offer help and share success.
2. **Promoting local groups and activities** – groups are great for all sorts of social and economic reasons, and we're keen to shine a bright light on them. We know that many already exist in the area, but we would like more. In the next phase of the website development, we will be promoting groups through the website, each with a dedicated mini-website run by the group itself.*
3. **Sharing ideas** – got a bright idea for improving the area? We've got the money and (more importantly) we've got the expertise in getting new projects up and running with our two development officers. Through the online hub, you'll be able to submit your ideas and we will put them to the public vote.
4. **Celebrating our area** – we have got lots to shout about in Garve & District so we're going to hoot and holler, nice and loud... via our website. Do you have a passion for something special in your area? Let us know so we can make some noise on your behalf."

The online hub is gaining momentum as more people sign up to find out about local news and events and to share their views with the community. Phase 2 of the hub will:-

- Set up, arrange and maintain member groups.*
- Access a bespoke business directory for the GDCC area and contact businesses directly from it.
- Access to a bespoke listing of non-business services essential to the community. This will contain information and / or links to information about the following, all in one accessible place on-line.
- Register for membership in an easier and quicker way.

In addition, we will add some other useful features:

- New online subscription options allowing people to get news updates at a frequency to suit them, making the hub more relevant to their own needs.
- An events page showing in one place all the events by all groups in the community, in one place.
- Redesigning the front page to include all the features in Phase 2 .

* Garve and District Community Council and Lochlichurt Community Trust have taken the decision to retain their own websites. Reciprocal links between all three community organisations are in place. Of note, GDCC are also happy to link to any new community group web pages once up and running.

Meetings, Group and One to One Discussions, Emails and Phone Calls

<ul style="list-style-type: none"> • MEET AND GREET GARVE VILLAGE HALL X 2 	<ul style="list-style-type: none"> • GARVE CHRISTMAS LIGHTS SWITCH-ON (INFORMAL NETWORKING)
<ul style="list-style-type: none"> • MEET AND GREET LOCHLUICHART VESTRY 	<ul style="list-style-type: none"> • CORRESPONDENCE WITH GARVE VILLAGE HALL TRUSTEE REPRESENTATIVES
<ul style="list-style-type: none"> • MEET AND GREET ACHNASHEEN VILLAGE HALL 	<ul style="list-style-type: none"> • IDEAS FROM THE COMMUNITY VIA GARVE.ORG
<ul style="list-style-type: none"> • EMAIL TO GARVE.ORG MEMBERS X 2 	<ul style="list-style-type: none"> • CHRISTMAS PARTY MEETINGS
<ul style="list-style-type: none"> • LCT PUBLIC MEETING AND AGM ATTENDANCE 	<ul style="list-style-type: none"> • DIGIHUB CHRISTMAS MAILSHOT
<ul style="list-style-type: none"> • GARVE AND DISTRICT COMMUNITY COUNCIL MEETING ATTENDANCE 	<ul style="list-style-type: none"> • FRIENDS OF WAR MEMORIAL MEETING
<ul style="list-style-type: none"> • MEETING WITH EDF 	<ul style="list-style-type: none"> • DIGIHUB ONE TO ONE SESSIONS
<ul style="list-style-type: none"> • COMMUNITY PADLET 	<ul style="list-style-type: none"> • GARVE DIGIHUB LUNCH
<ul style="list-style-type: none"> • TGDDC AGM 	<ul style="list-style-type: none"> • STAKEHOLDER MEETING
<ul style="list-style-type: none"> • JOINT MEETING OF LCT AND TGDDC 	<ul style="list-style-type: none"> • ONE TO ONE CHAT WITH COMMUNITY MEMBERS
<ul style="list-style-type: none"> • JOINT MEETING – TGDDC, GDCC, LCT 	<ul style="list-style-type: none"> • EMAILS FROM INDIVIDUAL MEMBERS OF THE COMMUNITY REGARDING VARIOUS ISSUES
<ul style="list-style-type: none"> • PHONE CALLS TAKEN FROM COMMUNITY RESIDENTS 	

Community Padlet

Our Community Padlet proved popular and provided a different option for interacting with the company. Based on the concept of “post it notes”, members of the community could leave comments, post pictures, upload video clips and leave voice messages. Messages the community posted are detailed on the following 4 pages.

Community Padlet: What will Garve & District look like in the next 5 – 10 years – you decide!

I WOULD REALLY APPRECIATE TRANSPORT TO AND FROM EDEN COURT THEATRE . STRATHPEFFER I CAN COPE WITH AT PRESENT BUT WHO KNOWS WHEN THE CATARACTS ETC. WILL PREVENT SAFE DRIVING...?

*

Wild Beauty and Good People

I think what you, and others are doing in the area is marvellous! To take time, to make the area , with it's scattered houses etc more sort of "connected" is great. It is great to know that some people , who may find life rather lonely, may get to know others through your efforts, well done! Regarding the area in the future I do hope it retains it's wild beauty and the good people that you all are.

Achnasheen community like accordion, fiddle and Gaelic song....why not invite the Feis Ceilidh trail for an informal performance?



Ceilidh Trail - Fàis Rois
Taking place from 15th July to 17th Aug...
fàis rois

Flower Displays Like Beauy



Socials Sparkle

I have a vision of a programme of social events happening in Achnashseen / Garve / Inchbae, with a number of events per year, for locals and tourists. To put some sparkle back into our communities and give us a great way to get together and have fun. Surely this is what life is about.

GARVE Hall

The hall needs upgraded. Then use the new Hall as a centre point for all activities. Should have been done when LCT money first came through but as usual certain people won't allow it .

Achnasheen buzzing

Achnasheen has lost it's jewellery workshop and café, and its post-office. There is nowhere now for the community to meet informally to chat, and we have lost tourists stopping for refreshments in this prime NC500 location. My vision is for a re-enlivened Achnasheen village with a refurbished café / hub for locals and tourists alike.

I would like to hear what the under 18's want.

They are the future.

Support in own homes

We have an aging population living in the community and the community needs to support people living in their own homes for as long as possible. We need packages of services for older people that allow them to do this.

My Future Vision

I would like to see a new Hall, more community groups available for all age groups. Help towards energy costs and lastly more support towards the primary school to help reach it's full potential.

Toddler Group in a refurbished village hall



Garve having a new village hall with a cafe and farm shop within. Promotion of the train line & better bus services encouraging the tourists and bettering the community spirit.

Something for Kids

Personally I'd love to see some activities for children school age and preschool, maybe something on a Saturday morning once a month or more frequently if it attracted enough attention and there was a need for it.

Refurbished or New Village Hall



Electric Bikes



Shop

A little shop would be nice nothing big and fancy just somewhere to buy milk and any essentials.

Community Garden



Members of Fraserburgh Development Trust Ltd in their community garden on the North East coast of Aberdeenshire

Outdoors

The walk to silver bridge is a bonus to Garve, maybe on the walk, nature wooden plaques for kids to try and find say blueberry bush, a squirrel or red kite, just interesting things to get more kids into nature and off their iPads.

A cycle track get bikes off the road. Promote the Kyle of Lochalsh train more from Garve.

Garve is so lucky to have the river and waterfalls promote them more

5 - 10 Year vision:

We'll all be paying less for fuel (energy) than we are today 📉

We'll have scored up more 'first community to have ...' (to join our achievement on FTTP) 👍

We'll be looking forward to adding autonomous (self driving) taxis to the communities fleet of electric pool vehicles 🚗

I'll be looking forward to winning at least one frame of pool, following a great bar meal with Blair in the new community hub! 🍷🍷

Extend Village Hall

Since we are on route NC500 there could be more the village could offer, Out of the Blue catering does really well and it would be good if it was made into more of a coffee stop but somewhere you could sit inside and enjoy soup/bacon roll etc, maybe to extend the village hall from the kitchen end and have a coffee shop and gift shop, selling the local paper, milk etc for the community.

Activities for pre school children

Extend Village Hall

Since we are on route NC500 there could be more the village could offer, Out of the Blue catering does really well and it would be good if it was made into more of a coffee stop but somewhere you could sit inside and enjoy soup/bacon roll etc, maybe to extend the village hall from the kitchen end and have a coffee shop and gift shop, selling the local paper, milk etc for the community.

Activities for pre school children

Hall and Toilets

I feel the Hall needs renovating, the toilets could be updated to make it more like the House of Bruar toilets and a donation could be left to keep these facilities looking good and welcoming as it's the only toilets apart from Tarvie and silver bridge until you get to Ullapool.

Hall and Toilets

I feel the Hall needs renovating, the toilets could be updated to make it more like the House of Bruar toilets and a donation could be left to keep these facilities looking good and welcoming as it's the only toilets apart from Tarvie and silver bridge until you get to Ullapool.

Community Venue

A multi purpose venue which could encompass a cafe/bar/restaurant, shop, film screenings and daily activities, sports, youth club etc. Maybe it could be run as a social enterprise.

Hall and Community Garden

My top priority would be to have a modern and comfortable village hall with Wi-fi and ideally an outdoor space for a community garden. This would be multifunctional:

- Able to accommodate community events such as live music nights and cinema nights.
- Availability of smaller rooms for special interest groups (book club, games society, craft classes etc).
- Cater for tourists. Examples - Inclusion of a cafe serving sandwiches, cakes, coffee. The cafe would be a bonus for locals too! Selling of tourist souvenirs, information service showing local walks and detailing history of Garve. Income from the cafe would hopefully allow the hall to be self sufficient in terms of running costs.
- Wifi access would be a great facility for those residents who cannot get online at home and for tourists passing through.
- A community garden that provides growing space / glass house for a gardening club and pleasant outdoor seating. Could also include a barbecue hut which would be great to hire out for parties. A pizza oven would be a great way to use the produce from the community garden!

Community Bus Service

A community bus service to make it easier for community get together. These could be events at the village hall, or indeed could be used to transport residents to events at other locations, say Eden Court or Strathpeffer Pavilion. The online digihub could be used to propose and vote for social outings and costs for transport / tickets sought from LCT.

Community Bus Service

A community bus service to make it easier for community get together. These could be events at the village hall, or indeed could be used to transport residents to events at other locations, say Eden Court or Strathpeffer Pavilion. The online digihub could be used to propose and vote for social outings and costs for transport / tickets sought from LCT.

Footpaths and Healthy Lifestyle

Improve the network of footpaths around the area. There are existing paths that have become overgrown with gorse and bracken and so need some maintenance. It would be great if our area could champion healthy living through a decent network of footpaths to suit all abilities. Having access to LCT funds may allow organisations such as John Muir Trust, Rambles Association to get involved and be a way of advertising the beauty of our area.

Water Supplies

My future vision for this area is for Scottish Water to enable the approx. 72 odd properties with a private water supply to connect to a public water supply.

Music Festival in the Hall



ELPHIN MUSIC FESTIVAL

SAT 17TH JUNE 2017
ELPHIN COMMUNITY HALL
DOORS 6PM TILL 11PM
Bar and Complimentary Food
music from
DAVY COWAN AND SAM
+ SPECIAL GUEST CEILIDH BAND



In the future I foresee Garve with a thriving Community Hub, where we can meet for coffee and wander around our community garden. On Friday nights we have the pool competition in the local bar, after we've had a delicious bar meal!

In 5 years time...

We'll have a fabulous community hub we can be proud of, somewhere we can have a good meal and some real ale, attracting local producers to sell their wares. We will have the odd quiz night (whatever happened to those?!). We can use the space to benefit all - over 50's keep fit, yoga and stretching classes, a small gym (like Strathpeffer have), maybe a cinema night. The space would have great potential - craft classes, gaelic classes etc etc. In 10 years time we'll look back and think why we didn't have the hub sooner! We'll have a community where people want to live and where they feel part of something, oh and we'll have a mature community garden which has enthused our young people to look after the environment. I'll know my neighbours better than I do now.

Community Transport



It is really difficult to try and visualize what the community might look like in 5 years time!

Obviously investing community benefit funds back into the community is the main focus of the Development Company, but as Blair's comment shows it doesn't have to be all about spending money! Winning a frame of pool could be quite ambitious if you are as talented as I am at pool.

Not sure about meeting an autonomous taxi on the Hazelbrae bend either, but it is only 12 years until new petrol/ diesel cars will be disappearing so that should be something we start thinking about soon.

And views on how best to consult with the community would be welcome too.



Museum for Garve and District

Working with Friends of the War Memorial make a museum that begins a journey and ends with a nice walk to a redeveloped war memorial site.

Virtual Tour



Cafe in Village hall



The cafe in the Upper Eskdale Development Group hub at Eskdalemuir, in the Southern Uplands

Tennis Court



Swimming Pool





What did we find out?

From talking to our community, we have found out that overall priorities remain similar to those of the 2016.



New Strategic Themes

1. Community Ownership

There are three buildings currently used by the community - Achnasheen Village Hall, Lochluichart Vestry and Garve Village Hall. Our community have put forward the following ideas:-

- Renovated/Repurposed/New Community Halls for Garve and Achnasheen – Community Hubs
*Ideas for use – local shop, café, craft outlets, museum, office space, activity/research centre, gateways to Northern Highlands.**

* It should be noted that the idea of a community café could also be a standalone project in terms of income generation for Garve and Achnasheen and as such has been added to the potential list for community owned assets.

We currently have 3 community assets – Garve Village Hall, Garve and District War Memorial and Wyvis Natural Play Park.

Community consultation has identified areas where there is potential for community owned assets:-

- Purchase a local woodland/forest.
- Small renewable energy schemes to provide long term community income.
- Purchase of land near war memorial site from the Forestry Commission.
- Develop and enhance the footpath network.
- Community garden.
- Development of a small light industrial area for business units.
- Housing with workspace.
- Develop a Campervan Site – Achnasheen
- Develop former hotel land – Achnasheen
- Garve Hotel and surrounding land
- Community Cafe

2. Community Energy

Consulting with the community:

Community Energy Scotland was commissioned to identify opportunities and provide support to the Energy Group to continue research and consultation on renewable energy and home energy efficiency in our community. As a result of their initial work, some significant points relating to our community emerged:

- On average, homes in Garve and District use 24% more energy than the UK average
- Most people heat their home using oil and electricity, which can be more expensive and polluting than renewables
- 80% of homes have a log burning stove
- We estimate that the whole community spends around £263,000 per year on energy and emits over 1000 tonnes of carbon.
- At the moment nearly all of this money flows out of the community, but this could change if we develop and invest in our own energy saving and generation projects.

Based on this information, the Energy Group was set up - to look at ways of reducing energy costs to householders in our area, to help householders improve home energy efficiency, to develop a plan for long term community income from local renewable energy projects, and to identify and develop initiatives that contribute to carbon reduction and improve sustainability in the community.

Continuing Consultation – the energy group has gathered more information from the community, through simple survey questions distributed to every house by post along with the energy grant application. The responses received have been good (90 households in 2017 and 109 households in 2018).

Outputs

28 households signed up for the first round of “Home Energy Visits” where free, expert advice is provided by Home Energy Scotland. This advice is tailored to individual households and results in a comprehensive report for the householder and also access to help on obtaining further grants or financial assistance from

non-LCT funds. A further 13 home visits have been arranged for 2019, and we have continued to offer this referral service for anyone interested in a Home Energy Visit. Some houses have been successful in getting funding for improvements.

Setting up an Energy Grant Scheme – with support and advice from other Communities and the LCT, the Energy Group has re-incarnated the initial rebate scheme offered by the Lochluichart Windfarm Extension. Applications are invited from residential households in our area for an annual grant of £250 paid in Dec. Uptake has risen from 123 households in 2017, to 138 in 2018. Value of savings on energy costs has been a total of £65,500 over the two years, (£31,000 and £34,500) which has been funded from locally wind-generated electricity via LCT.

LED Light Bulbs – a simple way of helping households to benefit from improved energy efficiency but popular! 124 households applied and over 940 free light bulbs were distributed. LED bulbs were chosen as offering bright light, low energy consumption, and longer bulb life.

Oil Buying Club – thanks to the information gathered from our “optional questions” survey, interested members of the community are now looking at getting an Oil Buying Club established

Long Term Large Scale Projects – Community Renewable Generation; Community Woodland/ Woodfuel

Both of these ideas have had significant support from the community, with 95 households supporting continued exploration of viable opportunities for community owned generation projects in our Dec 2018 questionnaire, and 53 households supporting a Community Woodfuel Scheme in 2017. Feasibility work on community renewable generation identified potential, as well as constraints, for both hydro and woodfuel schemes. By building on the feasibility work already undertaken, taking into consideration the changing picture around renewables and the continued interest shown from the community, the Energy Group aims to engage with the community to further look at the options, while recognising that this will involve much careful planning work.

3. Utilities

Broadband Group

The Broadband Project is due to complete during 2019. During Phase 1 all 123 non-remote properties outside of Garve, Strathgarve and Garve to Gorstan were completed and can now order an FTTP service.

Phase 2 work has begun for 9 remote properties. FTTP network contracts for Luib and Strathvaich (5 properties in all) have started and should be complete by the third quarter of 2019. A funding application has been made to LCT for a subsidised satellite solution for Fannich and Badavanich (3 properties) and if approved can be in place during the second quarter of 2019.

No broadband solution was required for Aultdearg (1 property).

Phase 3 will support Strathgarve and Gorstan to Garve. A funding application has been made to LCT to install FTTP to 16 properties. If approved work will be complete by end 2019.

Phase 4 will support Garve village. BT are now connecting all remaining properties in the village to the fibre cabinet. Due for completion during second quarter of 2019.

This will mean that by end 2019, all 200 properties and everyone in the GDCC community, except the 3 satellite users, will have access to a broadband service of over 50Mbps with unlimited data.

Private Water Supplies

Some residents with private water supplies have requested support with accessing mains water. We accept that this project would have to be fully researched in terms of need, demand, cost and sustainability but wanted to ensure their views are represented as part of the plan.

4. Community Care

The community have put forward the following ideas:-

- Community Transport
- Handyman Service (possible link to Men's Shed)
- Support at Home, possible Personal Assistant Service

Our community say care of the elderly and most vulnerable is important and ideas reflect this.

There are many good examples of community transport, if a feasible option for Garve and District all opportunities should be considered including those with provision for electric vehicles.

There is currently a Handyman Service provided by the Highland Council, but this may be a business opportunity for someone locally to develop or link to a Men’s Shed. Although some transport is available throughout Garve and District, community transport remains high on the list of priorities.

5. Community Groups & Events

There are some established groups within the area. For example, Coffee and Books, Achnasheen and Strathvaich Gun Club and NOSAS Archaeology Group. There is scope for further provision and the following ideas were put forward:-

DigiHub Project	Health and Wellbeing
DigiHub Meet and Eat Project	Horse Riding
Photography	Pre-School Play Group
Painting	After School Club
Fishing	Youth Club
Walking	Men’s/Women’s Shed
Running	Tree Planting
Cycling	Teaching Craft Skills
Historical Society, An Comunn Eachdraidh Gairbh	Children’s Activities Yoga

6. Business and Tourism

Garve and District has potential for year-round business and seasonal services offering tourist accommodation and activity. As the gateway to the NC500 Garve and District is a popular stop off for cyclists on the first leg of the route as well as day trippers heading to the North and West. The following ideas have been put forward:-

- Dedicated portal page for tourist accommodation and service providers.
- Business and accommodation directory.
- Small business units to let.
- Food tourism in line with Government initiative – Food Tourism Scotland.

- A handyman service for the elderly.
- A shop in Garve.
- A village hall or hub that provides hot food as well as basic grocery items for sale.
- Development of a Campervan site – Achnasheen.
- Develop old studio/café – Achnasheen.
- Possible redevelopment of former hotel land at Achnasheen.
- Provision of a home support service for those that need it (Personal Assistant).
- Community Cafe

The district is served well by its railway line and there is potential to promote the area to visitors in terms of the munros: Fannichs, Ben Dearg, Ben Wyvis and Fionn Bheinn as well as more gentle forest paths and hill walks. There are a number of established B&B providers as well as four hotels and various self-catering properties.

There are a number of self-employed tradespeople in the area and a stated demand for business units for rent indicates that there should be thought given for a small dedicated light industrial area within the district that could be rented by sole traders/smaller businesses.

What don't we know?

We are struggling to talk to our young people, school aged pupils within our community and this is an area we are going to concentrate on as part of the new Company work programme. Their views will be adequately reflected in all we do moving forward.

What next?

New Strategic Themes

TGDDC aim to develop the following strategic themes which are a clear fit with company vision, mission and objectives. Themes are numbered in priority order as per the 2016 Community Vision taking into consideration all community consultation to date. However, it must be noted that projects from different strategic themes may run at the same time.

Community Ownership



Community Energy



Utilities



Community Care



Community Groups & Events



Business & Tourism



2016 and 2019 Vision

Community Ownership	
<p>Aim: Strengthen our community and build capacity by:-</p> <p>1. Renovate or repurpose community buildings; and</p> <p>2. Utilising rights under the Community Empowerment Act and Community Right to Buy legislation.</p>	
<p>Objective: Commission necessary research to investigate options/define solutions for the creation of a new community asset portfolio.</p>	
<p>Potential Outcomes:</p> <ul style="list-style-type: none"> • 2019 Community Priorities 	

Fit with 2016 Community Survey	Fit with 2016 Community Vision	2019 Community Priorities
<p>New Community Hub/Hall</p> <p>Improvement to existing village hall e.g. insulation, new windows, heating and services</p> <p>Footpath network</p> <p>Environmental Projects</p>	<p>A community that cares for its elderly residents.</p> <p>A community which has a country feeling and isn't just a stopping off place for visitors to the West.</p> <p>A community which celebrates its history</p> <p>A community which has a balanced demographic of young, working age and older residents.</p> <p>A community which has invested in its future with legacy projects providing a</p>	<p>Renovated/Repurposed/New Community Halls for Garve and Achnasheen – Community Hubs considering inclusion of some of the ideas below if appropriate:-</p> <p>Ideas for new community assets:-</p> <p>Purchase a local woodland/forest.</p> <p>Small renewable energy schemes to provide long term community income.</p> <p>Purchase of land near war memorial site from the Forestry Commission.</p> <p>Develop and enhance the footpath network.</p> <p>Community garden.</p> <p>Development of a small light industrial area for business units.</p> <p>Housing with workspace.</p> <p>Develop a Campervan Site – Achnasheen</p>

	<p>sustainable future for generations to come.</p> <p>A community which has vibrant social activities.</p> <p>A community that makes the most of its landscape and environment.</p> <p>A community where people have the opportunity to both live and work.</p>	<p>Develop former hotel land – Achnasheen Garve Hotel and surrounding land Museum Men’s Shed Shop Office space Community owned cafe</p> <p>Link to other 2019 themes: 2. Community Energy 4. Community Care 5. Community Groups & Events 6. Business and Tourism</p>
--	---	--

Community Energy



Aim: Sustainable energy for the community.

Objective: Work with the community and commission required resources to investigate options/define solutions to achieve outcomes.

Potential Outcomes:

- **Reduced energy costs to households.**
- **Improve home energy efficiency.**
- **Local renewable energy projects.**
- **Reduce carbon for a sustainable community.**

Fit with 2016 Community Survey	Fit with 2016 Community Vision	2019 Community Priorities
<p>Reduced energy costs for households</p> <p>Environmental Projects</p>	<p>A community that cares for its elderly residents</p> <p>A community which has a balanced demographic of young, working age and older residents</p> <p>A community which has invested in its future with legacy projects providing a sustainable future for generations to come</p> <p>A community where people have the opportunity to both live and work</p>	<p>Energy Grant Scheme</p> <p>LED Lightbulbs</p> <p>Oil Buying Club</p> <p>Community Renewable Regeneration – Community Woodland/Woodfuel</p> <p>Link to other 2019 themes:</p> <p>1. Community Ownership</p> <p>4. Community Care</p> <p>5. Community Groups & Events</p> <p>6. Business and Tourism</p>

Utilities	
Aim: To ensure Garve and District has adequate infrastructure to support its residents.	
Objectives:	
<ol style="list-style-type: none"> 1. Improve broadband throughout Garve and District. 2. Improve water supply to residents with private supply if feasible. 	
Outcome:	
<ul style="list-style-type: none"> • Broadband Group completes all phases of work. 	
Potential Outcome:	
<ul style="list-style-type: none"> • Residents with private water supply will be consulted with regard to available options in terms of mains water provision. 	

Fit with 2016 Community Survey	Fit with 2016 Community Vision	2019 Community Priorities
<p>Improved broadband (reliable, fast affordable)</p> <p>Improve private water supplies</p>	<p>A community that cares for its elderly residents</p> <p>A community which has a balanced demographic of young, working age and older residents</p> <p>A community which has invested in its future with legacy projects providing a sustainable future for generations to come</p> <p>A community where people have the opportunity to both live and work</p>	<p>Broadband Group to complete current project.</p> <p>Assess needs and costs associated with private water supplies.</p> <p>Link to other 2019 themes:</p> <p>1. Community Ownership</p> <p>4. Community Care</p> <p>6. Business and Tourism</p>

Community Care



Aim: A community that cares for all residents especially its elderly and most vulnerable.

Objective: Given adequate need and demand in line with cost analysis/sustainability – develop new services in line with 2019 Community Priorities.

Potential Outcomes:

- **Community Transport**
- **Handyman Service**
- **Support at home – Personal Assistants**

Fit with 2016 Community Survey	Fit with 2016 Community Vision	2019 Community Priorities
<p>Community care/care at home scheme for the elderly</p> <p>Community transport scheme e.g. minibus</p> <p>Handy man service for the elderly</p>	<p>A community that cares for its elderly residents</p> <p>A community where people have the opportunity to both live and work</p>	<p>Community Transport</p> <p>Handyman Service, possible link to Men’s Shed</p> <p>Support at Home, possible Personal Assistant Service</p> <p>Link to other 2019 themes: 1. Community Ownership 6. Business and Tourism</p>

Community Groups & Events

5.

Aim: A community with active and sustainable community groups providing volunteer opportunities and a range of social events for all.

Objective: New community groups and events, run by the community.

Potential Outcomes:

- Develop a database of existing groups and offer support if required to promote up-skilling and continued self-management.
- Encourage new groups to form and develop processes to support them to the point of self-management.
- Encourage groups to develop volunteer opportunities and provide support in terms of associated policies and procedures.

Fit with 2016 Community Survey	Fit with 2016 Community Vision	2019 Community Priorities	
<p>Christmas party for the whole community (children and adults)</p> <p>More community activities/clubs e.g. photography, painting, fishing.</p>	<p>A community that cares for its elderly residents</p> <p>A community which has a country feeling and isn't just a stopping off place for visitors to the West</p> <p>A community which celebrates its history</p> <p>A community which has vibrant social activities</p> <p>A community that makes the most of its landscape and environment</p>	<p>Photography</p> <p>Painting</p> <p>Fishing</p> <p>Walking</p> <p>Running</p> <p>Cycling</p> <p>Health and well-being</p> <p>Horse Riding</p> <p>Pre-School Play Group</p> <p>After School Club</p> <p>Youth Club</p> <p>Men's Shed</p>	<p>Tree Planting</p> <p>Historical Society, An Comunn Eachdraidh Gairbh</p> <p>Young and Old coming together</p> <p>All Ages Coffee Morning</p> <p>Teaching Craft Skills</p> <p>Community Garden</p> <p>DigiHub Meet and Eat Projects</p> <p>Children's Activities</p> <p>Yoga</p>
		<p>Link to other 2019 themes:</p> <p>1. Community Ownership</p> <p>4. Community Care</p> <p>6. Business and Tourism</p>	

Business & Tourism



Aim: Business - people have new business opportunities and flexible options to work.

Objective: Develop new business opportunities, taking account of need for flexible working environments.

Aim: Tourism - we aim to make the most of our stunning landscape and natural heritage.

Objective: Promote Garve and District as a tourist destination.

Potential Outcomes:-

- **See 2019 Community Priorities Below**

Fit with 2016 Community Survey	Fit with 2016 Community Vision	2019 Community Priorities
<p>New Community Hub/Hall</p> <p>Improvement to existing village hall e.g. insulation, new windows</p> <p>A shop in Garve</p> <p>Community care/care at home scheme for the elderly</p> <p>Community transport scheme e.g. minibus</p> <p>Handy man service for the elderly</p>	<p>A community which has invested in its future with legacy projects providing a sustainable future for generations to come</p> <p>A community that makes the most of its landscape and environment</p> <p>A community where people have the opportunity to both live and work</p> <p>A community which has a balanced demographic of young, working age and older residents</p> <p>A community that cares for its elderly residents</p>	<p>Dedicated portal page for tourist accommodation and service providers.</p> <p>Business and accommodation directory.</p> <p>Small business units to let.</p> <p>Food tourism in line with Government initiative – Food Tourism Scotland</p> <p>A handyman service for the elderly.</p> <p>A shop in Garve.</p> <p>A village hall or hub that provides hot food as well as basic grocery items for sale.</p> <p>Development of a Campervan site – Achnasheen.</p> <p>Develop old studio/café – Achnasheen.</p> <p>Possible redevelopment of former hotel land at Achnasheen.</p> <p>Provision of a home support service for those that need it (Personal Assistant).</p> <p>Community transport</p> <p>Office space</p> <p>Garve Hotel and associated land</p> <p>Housing with workspace</p> <p>Link to other 2019 themes:</p> <p>1. Community Ownership</p> <p>2. Sustainable Energy</p> <p>3. Utilities</p> <p>4. Community Care</p> <p>5. Community Groups & Events</p>

Project Management and Project Working Groups

This section of the plan details the process for managing projects and tracking progress within each theme. Projects will be reviewed on a continuous basis and status will be recorded and reported to the community.

A full five year project schedule will be developed and used as a base-line for project monitoring and review.

■ Short Term = 1-2 years ■ Mid Term = 2-3 Years ■ Long Term = 5 Years

Project Key: The Following RAG status will be used to measure progress on projects and communicate the status of current and new projects:

Red	Project not yet started
Amber	Project started, a work in progress
Green	Project complete

The projects will be developed under the six strategic themes of this plan and a project register will be used to measure the progress of specific tasks, using the RAG status above.

Working Groups

TGDDC operates working groups under each strategic theme highlighted by the community. As a whole, these six themes combined, make TGDDC's programme of activities. Each theme may be groups of projects that fall under its umbrella. The Community Engagement and Development Officer will help to support and coordinate the groups and may also lead groups as required. Working groups at the TGDDC are also open to the community and we encourage people with specialist skills from out-with the Company to offer support, expertise or volunteer help on specific projects which they may be interested in.

Projects Update March 2019

Theme	Project	RAG Status
Community Ownership	Renovated Garve Village Hall	Resource Efficiency Scotland Report Complete
	Renovated Garve Village Hall/New Community Hub/Community Garden A shop in Garve. A village hall or hub that provides hot food as well as basic grocery items for sale. Office space. Garve Hotel and associated land.	Research Tender Issued
	War Memorial Development	Discussions with Forestry Commission
Community Energy	Energy Grants LED Lightbulbs Oil Buying Club	All On-going
Utilities	Broadband Group	Phase 1 Complete
		Phase 2
		Phase 3
Community Groups/Events	Develop a database of existing groups and offer support if required to promote up-skilling and continued self-management.	On-going
	Encourage new groups to form and develop processes to support them to the point of self-management.	On-going
	*Wholly arranged by G&D Christmas Party Group – support for LCT funding application provided by TGDDC **Wholly arranged by Achnasheen Amenities Group	G&D Christmas Party* Achnasheen Christmas Party**
		Children's Activities – Drama Workshop SEAR Reptile Visit
		3 rd Children's Activity Easter 2019
		DigiHub Meet & Eat Projects up and running
Business & Tourism	Dedicated portal page for tourist accommodation and service providers.	Phase 2 of online hub

Conclusion

The information contained within our Community Development Plan represents a summary of community input to date. New strategic themes, aims, objectives and priorities are based on a community engagement process which is continuous and as such this plan will be reviewed annually by the Directors of the Company.



Strategic planning for project work is important to ensure that funds are assigned to projects that have their own distinct priorities. Six key themes have been identified and these will continue to form the basis for project work within the remit of the TGDDC.

Community Benefit Funds from local renewable energy projects will be a resource that can be used to promote growth and development within Garve and District. This cannot be a standalone support and local Community Engagement and Development Officers will continue to be employed to engage with community members, stakeholders and other funding sources within the area to develop and create work streams that will improve well-being, build resilience and improve the economic prosperity of the area.