

Lambs Hill & Moor House

Wind Farm Projects

Community Update



Image for illustrative purposes only

Keeping you updated

We really value our relationship with the local communities near our sites. Nowhere is this more the case than in the Tees Plain where we have planning approval to build the Moor House and Lambs Hill wind farms.

The two wind farms will provide over half a million pounds of investment to your community for the next 25 years as well as supporting local supply chain businesses during their construction. By investing in renewable energy, we are helping to reduce carbon emissions whilst supporting the UK's urgent need to generate our own clean, green energy.

There is plenty to update you on for both our sites and we hope you will find this newsletter helpful and interesting. You can contact us at any time and you can find our contact details on the back page.



100m to tip turbines at West Durham Wind Farm



125m to tip turbines at Marr Wind Farm

Where we are now

Moor House KEY FACTS

Number of turbines: 6

Dimensions of turbines:
Maximum height of 125m to blade tip

Rated output of turbines: 2.5 MW

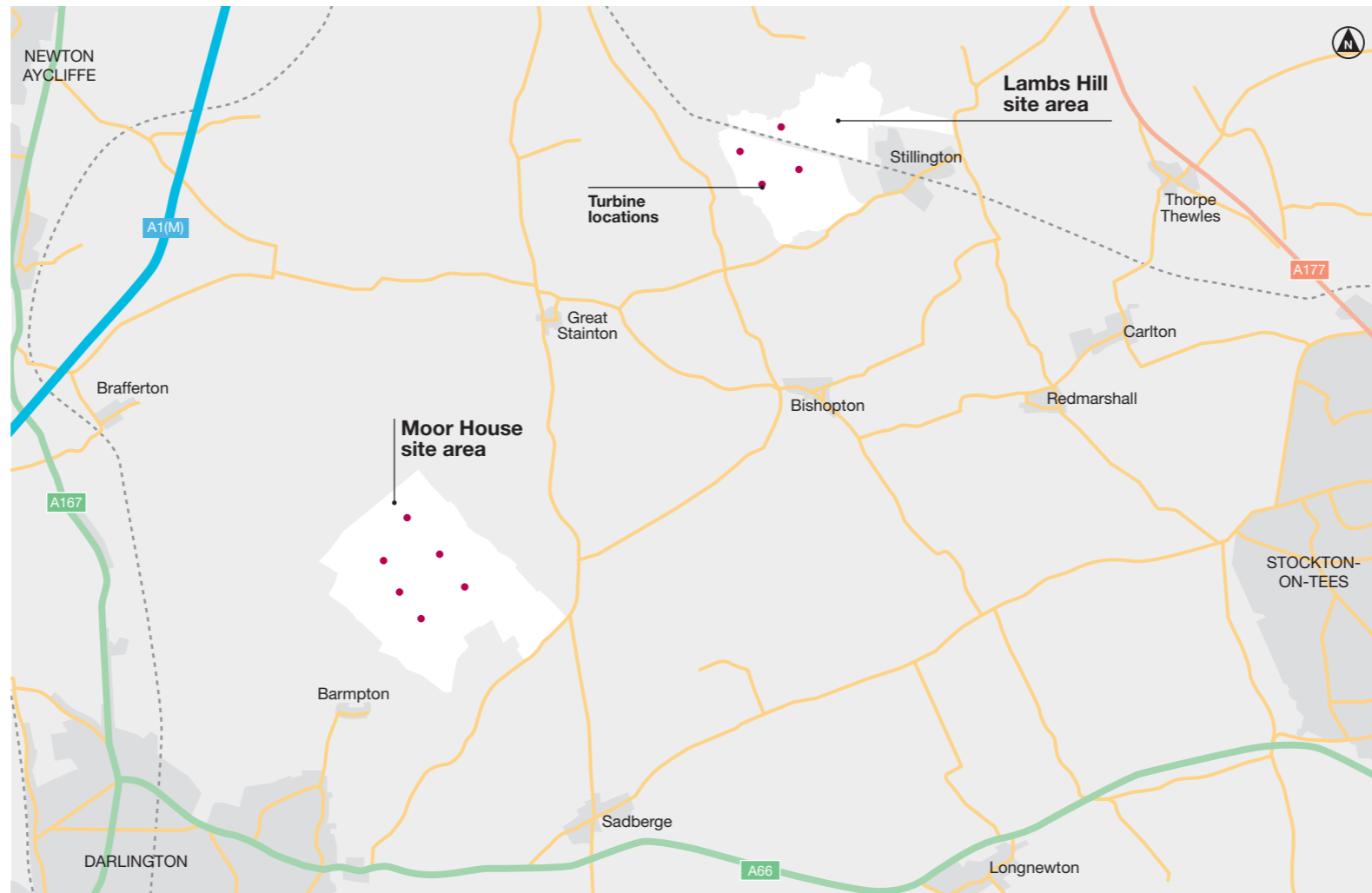
Potential amount of energy generated:
Installed capacity of up to 15MW, which would provide electricity for approx. 11,900 homes*

* Figures are approximate and number of homes supplied is calculated with a capacity factor of 30% (for the wind farm) and an average household consumption of electricity of 3,300kWh a year.

Potential amount of CO₂ saved every year compared to producing electricity by non-renewable means:
16,900 tonnes

Lifespan: 25 years in operation

Planning history:
Approved by Darlington Borough Council on 19 October 2011



Lambs Hill KEY FACTS

Number of turbines: 4

Dimensions of turbines:
Maximum height of 125m to blade tip

Rated output of turbines: 2.5 MW

Potential amount of energy generated:
Installed capacity of up to 10MW, which would provide electricity for approx. 7,900 homes*

* Figures are approximate and number of homes supplied is calculated with a capacity factor of 30% (for the wind farm) and an average household consumption of electricity of 3,300kWh a year.

Potential amount of CO₂ saved every year compared to producing electricity by non-renewable means:
11,300 tonnes

Lifespan: 25 years in operation

Planning history:
Approved by Stockton Borough Council on 7 December 2011



Reaping the benefits

Here is a reminder of the benefits that our two wind farms will bring to your community over the next 25 years.

Wind Farm Community Funds

Both wind farms will have an associated community benefits fund that can be used by local communities to fund improvements to their local facilities. The fund is calculated on the basis of £1,000 per MW and is paid out every year for the lifetime of the wind farm.

Moor House - £12,500p.a. - £375,000 in total

Lambs Hill - £10,000p.a. - £250,000 in total

What would you like to see the money spent on?

Banks Community Fund

The Banks Community Fund is our national charity that supports community projects across the country with grants towards capital projects.

The following local groups have already benefitted from grants:

Redmarshall Parish Church
£5,000 towards fixing the roof

Tees Wheelyboats
£5,500 towards a wheelchair accessible boat

Sadberge Village Hall
£5,000 towards new windows

St Andrew's Church, Houghton Road
£7,000 for a memorial garden

North Park, Darlington
£10,000 towards the refurbishment of the band stand

Brafferton Village Hall £3,000 for new insulation

Bishopston Village Hall
£2,000 for new audio visual equipment

Stillington Jubilee Festival and Stillington Road Show
Sponsorship for events



Tees Wheelyboats



Bishopston Village Hall audio visual equipment

Darlington Apprenticeship Fund

The Moor House wind farm will also create funding for a new apprenticeship scheme in Darlington to help young people into work.

We are currently talking to Darlington College who will help us to deliver the project.

We have also been helping out the Darlington Foundation for Jobs initiative by running workshops with local secondary schools to help them make GCSE choices that will help them secure a job in the green economy in later years.



Image used courtesy of REpower

MEET THE BUYER EVENT

Friday 9 November 2012
Hardwick Hall Hotel

When we start constructing the Moor House and Lambs Hill wind farms there will be hundreds of thousands of pounds of contracts available to local suppliers.

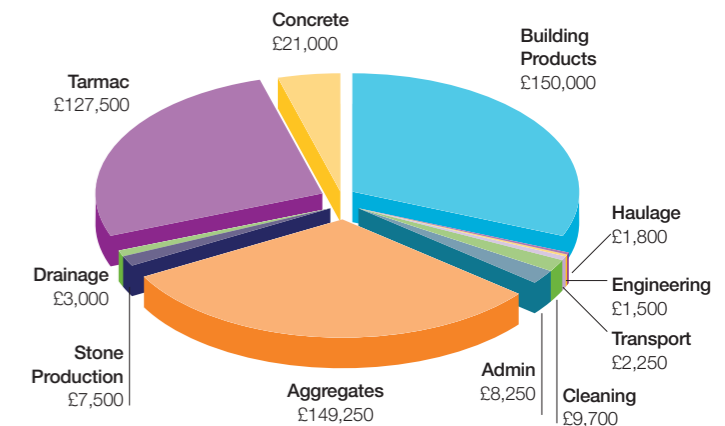
This could include construction firms, concrete suppliers, builders' merchants, security services and even local B&Bs.

If you are a local business interested in tendering for work then come along to our Meet the Buyer event at the Hardwick Hall Hotel on Friday 9 November. To register your place, either contact 0844 209 1515 or e-mail barry.grimes@banksgroup.co.uk

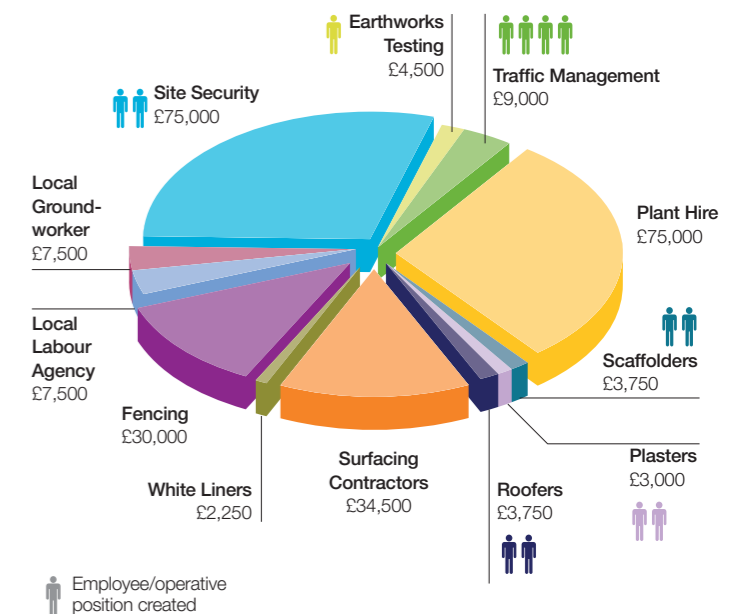
Economic benefits

In our experience a six turbine wind farm project can create local economic benefits worth at least **£700,000**. Below are examples of how this can be spent.

Spend on local material suppliers Total: £481,750*



Local subcontractor spending Total: £255,750*



Total local spend opportunity:

£737,500*

*These figures are based on the construction of our four turbine wind farm at Marr, Doncaster in 2011, amended to reflect a six turbine scheme.

Improvements to Stillington Forest Park

As part of our planning permission for the Lambs Hill wind farm we are currently drawing up a habitat management plan for the local area.

This will mean additional funding will be available for improvements to Stillington Forest Park. This could include:

- Hedgerow replacement & enhancement
- Reintroduction of areas of grassland, scrub and woodland
- Planting of appropriate species in suitable locations
- Potential for benches, interpretation boards and other

We will work closely with the Friends of the Forest Park Group and Stockton Borough Council to bring about these improvements and implement ideas from local people.

If you have a suggestion then we'd love to hear from you.



Construction of 100m to tip turbine at West Durham Wind Farm

A Warm Zone for Darlington

Banks Renewables is also providing a one-off investment of £50,000 to set up a Warm Zone for the entire Darlington borough. The warm zone will carry out assessments of households across the borough to determine if they are in fuel poverty and to help them with making energy efficiency improvements. This approach has already been a great success in Stockton when it was first implemented between 2001 and 2004.

Protecting your peace of mind

How will we ensure that noise from the wind farm won't be an issue for you?



If you live near the Lambs Hill wind farm, you may have received a letter from Stockton Borough Council making you aware of our application to remove condition No.45 (Amplitude Modulation) from our planning approval.

If you live near Moor House wind farm, you will shortly be receiving a similar letter from Darlington Borough Council.

We understand that wind farm noise can be a big concern for you and we don't want you to be needlessly worried.

We hope the following questions and answers reassure you that we will always do everything we can to ensure your residential amenity is protected. If you are still concerned, please talk to us.

We are always happy to help.

1. Will the application remove all of the noise conditions?

No. Our planning approvals include five other noise conditions that will remain in place to ensure that nearby residents are always protected. These conditions include a detailed complaints investigation procedure which we will follow in the event of any noise complaint. The conditions are designed to protect the amenity of local residents during quiet periods of the day whilst also protecting people against sleep disturbance at night. Our applications are being made to remove a single condition which relates to Amplitude Modulation which is explained next.

2. What is Amplitude Modulation?

Amplitude Modulation (AM) describes a variation in noise level over time; it is the 'whoosh whoosh' sound which can be heard close to a wind turbine as the blades sweep past. A small amount of AM occurs at all wind farms and current Government guidance took this into account when setting the noise limits for Lambs Hill and Moor House.

Other Amplitude Modulation (OAM) is a term used to describe an unusual feature of noise from wind turbines where a fluctuation in sound level occurs that is greater than normal. Complaints related to OAM are very rare, its causes are not well understood and it cannot be predicted.

3. Why is Banks Renewables removing the condition relating to OAM?

The OAM condition does not meet the legal requirements of a condition. This means it cannot be successfully enforced and so it offers no practical protection to the public.

The mathematical test contained within the condition can be triggered by everyday sounds such as birds singing and the methods of measuring OAM are not endorsed by any Government department or professional body.

Since 2009, no planning inspector has approved a wind farm with an OAM condition

4. Why can't the wording of the condition be changed?

It is impossible to draft a legally enforceable planning condition to stop OAM happening because no-one is sure what causes it.

5. Will OAM occur at Lambs Hill or Moor House?

The causes of OAM are still being investigated. There may be a number of factors such as specific wind conditions and certain wind farm layout designs which may make OAM more likely but based on the information currently available we think that OAM problems at Moor House and Lambs Hill are very unlikely.

6. Has OAM occurred at any other wind farm and how was it stopped?

As OAM problems are very rare there is very little data on the phenomenon. A Government funded research project found four wind farms where OAM may have occurred but complaints later subsided at three out of the four sites.

7. If OAM occurs at Moor House or Lambs Hill, what would be done about it?

As explained in Question 1, our planning conditions include a detailed complaints investigation procedure. If any kind of noise issue is raised in relation to the wind farm then we will work quickly to resolve any issues in line with this procedure. Every noise complaint must be assessed and if it is found that noise produced by the wind farm exceeds agreed limits then a procedure must be put in place to reduce the noise to an acceptable level.

8. Why did Banks Renewables accept the condition originally only to request its removal now?

When a planning application is approved, the local planning authority decides the final planning conditions and must ensure that they satisfy the necessary tests that conditions must meet.

Before construction can begin on either wind farm, Banks Renewables must ensure that all planning conditions have been satisfied. Moor House has 36 conditions to satisfy and Lambs Hill has 47 conditions.

Having taken both technical and legal advice, we believe that the OAM condition cannot be satisfied and that is why we are applying to have the conditions removed.



100m to tip turbines at West Durham Wind Farm

Generated in Britain, benefiting Britain

- By fielding a robust mix of energy production methods including wind, solar and nuclear power the UK will be far more self-reliant and less dependent on foreign supplies
- This will create more jobs and boost our economy, both locally and nationally. The UK onshore wind industry currently employs around 4,100 people
- A wind farm will pay back the energy used to construct it within approximately 7-8 months. After that, the electricity generated is a carbon-free source of power
- Onshore wind is predicted to be the cheapest source of electricity by 2020*

*Source: Sustainable Development Commission



125m to tip turbines at Marr Wind Farm

Why do we need wind farms?

- Wind farms are the most proven form of renewable energy generation and are essential tools in tackling climate change.
- Within the next 20 years the indigenous fossil fuels we use to provide our energy will become scarcer and we will become ever more reliant on imports from overseas.
- The Department of Energy and Climate Change has confirmed that one of the main reasons our energy bills are rising is the increasing global demand for, and cost of, wholesale gas and coal.
- In the region of 60% of the coal used to generate electricity is imported.
- Electricity suppliers are legally required to purchase a certain amount of renewable energy in order to support its development for the future. In 2011 this cost the average household just £1.42 a month.



100m to tip turbines at West Durham Wind Farm

In case we haven't met yet

Banks Renewables is part of the Banks Group. At Banks Renewables we provide renewable energy solutions that help meet our society's demand for energy in a sustainable and considerate way.

Development with care is at the heart of our way of working, and it's proven in every one of our projects by actions, more so than words. Respect and consideration for your environment, your community and our customers, employees and suppliers are at the centre of everything we do.

Your personal contact



Barry Grimes
Development Relations Coordinator

You may already have met Barry Grimes, your development relations coordinator for our Lambs Hill and Moor House projects. Barry is always keen to hear from you how you'd like your local area to benefit – environmentally, socially and economically – from our projects. If you would like to ask any questions and share your views you can write to or e-mail Barry at the address on the back cover of this newsletter.

We'd love to hear from you.

Get in touch

WRITE: **Banks Renewables**
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moorhouse@banksgroup.co.uk

CALL: **0191 378 6100**
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*Calls to 0844 numbers are charged at local rate from a BT landline,
charges from other providers and mobile networks may vary.

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