Technical Memorandum

To:	Danny McLean	**From:**	Brian Henry
Company:	RES	**SLR Consulting Limited**	
cc:		**Date:**	1 October 2025
		Project No.	413.V01060.00XM2

RE: Torfichen Wind Farm

Torfichen Wind Farm - 15 Turbine Layout Revised BNG Assessment

This technical memo provides a summary of a revised Biodiversity Net Gain (BNG) metric assessment undertaken based on an alternative 15 turbine layout of the proposed Torfichen Wind Farm with the removal of T1 – T3 in the west of the site. As a result of the proposed changes there would no longer be option to undertake habitat management and biodiversity enhancement measures in the west of the site, and this would necessitate the removal of proposed Outline Biodiversity Enhancement Managamant Plan (OBEMP) areas C1 and C2, relating to bracken management.

A revised BNG metric assessment has been undertaken to reflect the layout changes, associated changes in direct, indirect, and temporary habitat loss/modification calculations, and the removal of OBEMP areas C1 and C2. For consistency and true comparison, the BNG assessment here has utilised the same SSER BNG project toolkit and input data as per the BNG assessment undertaken for the Further Environmental Information (FEI) and associated OBEMP. Full details of the BNG approach, methods etc. are provided within the FEI OBEMP – these have been replicated for this revised assessment.

Biodiversity Baseline

The biodiversity baseline for the Proposed Development covers 135.88 ha (previously 162.05 ha) and 2,500m (no change) and is based upon the habitat quality scores (distinctiveness, condition, strategic significance and connectivity), the area of the habitats directly and indirectly affected by the Proposed Development the area/length of OBEMP Search Areas A – E, and the resulting number of Biodiversity Units (BU) each area and type of habitat contributes.

Using the SSER BNG project toolkit, the biodiversity value of the baseline BNG assessment area was calculated to be 777.49 BU (previously 846.78 BU).

Biodiversity Change during Construction

During the construction of the Proposed Development, habitats will be lost, either temporarily or permanently, to provide construction compounds, access roads, and the turbine/hardstandings infrastructure footprints etc. The majority of habitat, and biodiversity, under infrastructure footprint areas is therefore lost during works. There may also be some indirect drainage effects on relevant wetland habitats.

The BU that will be removed to accommodate the Proposed Development are summarised in **Table 1** below. The revised habitat loss calculations for the alternative 15 Turbine layout predict a 11.23 ha (previously 13.71 ha) loss of habitat for permanent infrastructure.

A further 1.56 ha (previously 2.80 ha) loss of habitat for temporary working areas in habitats that are not expected to recover to their previous condition within two years is predicted.

Potential indirect modifications to certain sensitive wetland habitats cover a further 3.34 ha (previously 3.84 ha), with drop in habitat condition and associated BU assumed in the BNG toolkit, where relevant.

Overall, this equates to a loss of 78.63 BU (previously 91.29 BU) during the construction phase.

Post-Development Biodiversity Enhancement

Biodiversity enhancement and an increase in BU would be delivered through the enhancement/restoration and creation of habitat types following the construction of the Proposed Development.

The alternative 15 Turbine layout, if progressed, would require the removal of proposed OBEMP areas C1 and C2, with only area C3 being taken forward for bracken control (see revised Figure 1 attached). All other areas and proposals relating to OBEMP areas A, B, D and E remain as per the FEI OBEMP.

The value of these habitats in terms of BU, and the increased BU produced due to the enhancement and creation of habitats is summarised in **Table 1** below.

Summary of Overall Biodiversity Change

Table 1 summarises the change in BU from the baseline, during works (lost and retained habitats and site reinstatement), and enhancement and creation of habitats following completion of construction and as set out within the OBEMP.

Overall, following construction and site reinstatement the Proposed Development would result in the loss of 78.63 BU. Following implementation of the BEMP, the Proposed Development would result in the creation of an additional 312.49 (previously 366.87) area-based BU. These BU created through the OBEMP would fully compensate for the 78.63 BU lost during construction and then provide significant net biodiversity enhancement over and above the pre-development baseline values in the order of an additional **+233.86 BU** (previously 275.58 BU); **an area net gain of +30%** (previously 33%).

Table 1: Biodiversity Unit Change at each Stage of Development

Stage	Biodiversity Units	Biodiversity Units Gained/Lost from Baseline
Baseline	777.49	N/A
Construction phase and following Site reinstatement of temporary working areas	698.96	-78.63 (-10%)
Post-development: OBEMP – habitat enhancement/creation	1011.35	+233.86 (+30%)

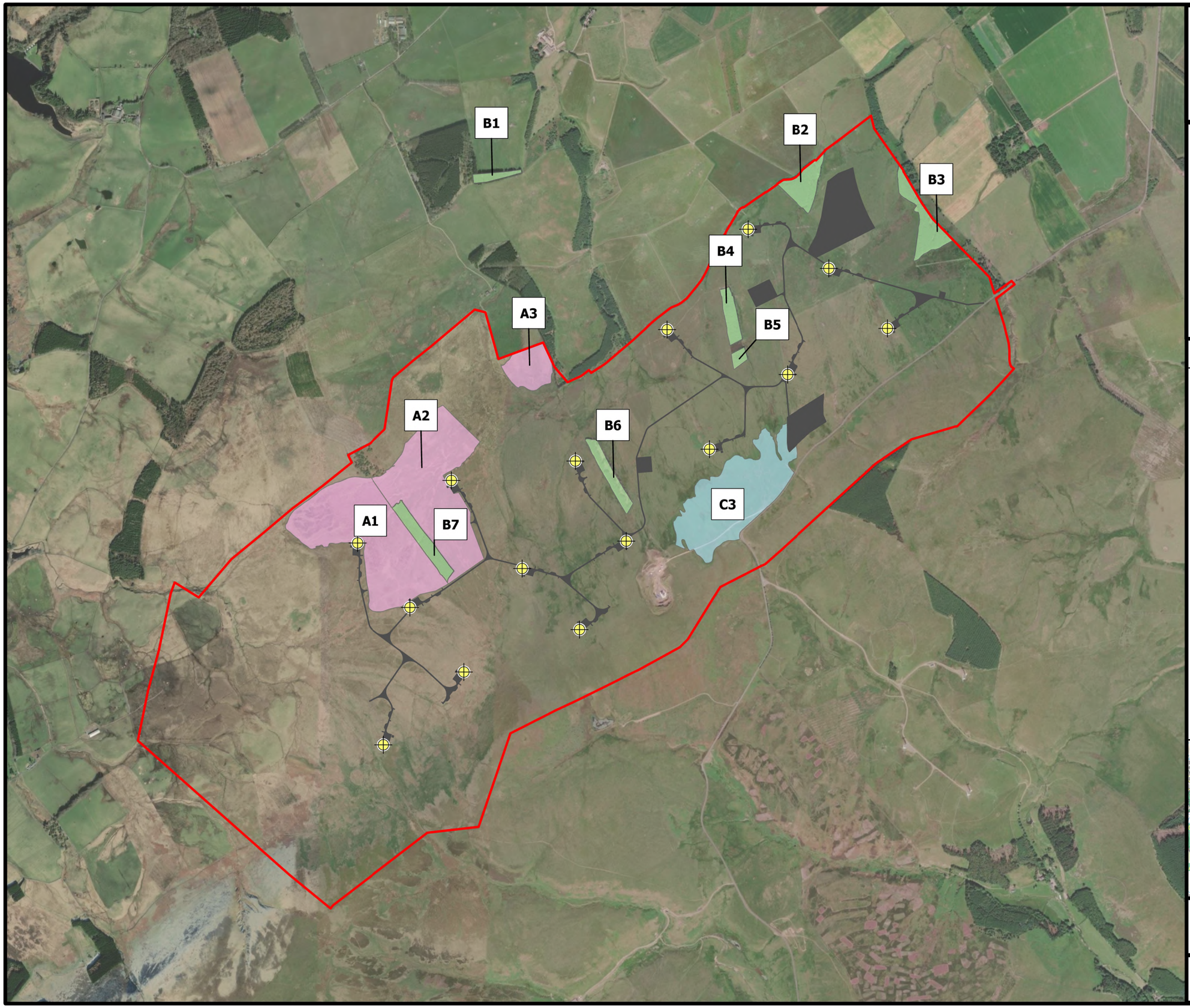
In addition, the creation of 2,500 m of hedgerows will result in the generation of 15.40 BU (**a linear net gain of +1540%**).

Overall, the alternative 15 Turbine layout and revising the OBEMP to remove areas C1 and C2 would still result in significant biodiversity net gain for the Proposed Development.

Yours sincerely,

Brian Henry
Technical Director – Ecology & Biodiversity

Attachments Revised Figure 1 Outline Biodiversity Enhancement Managamant Plan Area



power for good

TORFICHEN WIND FARM

FIGURE 1

OUTLINE BIODIVERSITY ENHANCEMENT MANAGEMENT PLAN AREA

KEY

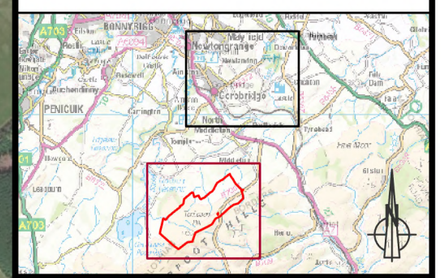
- TURBINE
- SITE BOUNDARY
- INFRASTRUCTURE

OBEMP AREAS

- AREA A: PEATLAND RESTORATION/ ENHANCEMENT
- AREA B: BROADLEAVED WOODLAND CREATION
- AREA C: ACID GRASSLAND RESTORATION

BEMP Unit	Area (Ha)	Length (m)
A	61.5	
B	17.27	
C	23.07	
D	5.69	
E*		2500

* linear feature not shown on figure



SCALE - 1:20,000 @ A3

power for good

TORFICHEN WIND FARM

FIGURE 1

OUTLINE BIODIVERSITY ENHANCEMENT MANAGEMENT PLAN AREA

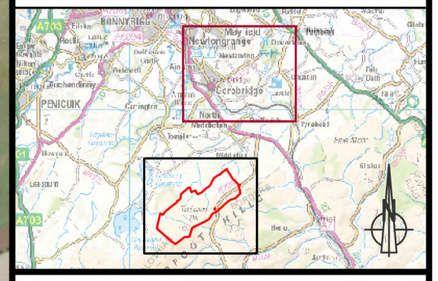
KEY

OBEMP AREAS

AREA D: SPECIES-RICH MEADOW/GRASSLAND CREATION

BEMP Unit	Area (Ha)	Length (m)
A	61.5	
B	17.27	
C	23.07	
D	5.69	
E*		2500

* linear feature not shown on figure



SCALE - 1:20,000 @ A3