

SelkirkRegeneration

To: Selkirk Common Good Fund trustees

From: Selkirk Regeneration trustees

Date: 16/11/22

Proposed solar array on Common Good land near Selkirk

At your meeting on 31st August 2022, we outlined Selkirk Regeneration's proposal to develop a solar array on Selkirk Common Good land to provide benefit to the Selkirk community.

This followed discussion with, and approval from, the Common Good trustees in 2020, which enabled Selkirk Regeneration to commission an Options Appraisal, funded by Local Energy Scotland. This was carried out by GreenCat Renewables, who considered potential solar array sites around Selkirk. The consultants then identified 4 sites which they considered to have potential to generate significant amounts of renewable electricity.

Option 1: land above and below the A707 road, between Linglie Farm and Nettley Wood

Option 2: land between Linglie Farm and the Etrick

Option 3: land adjacent to the Gala Rig

Option 4: land south of South Common Farm

Following research, the Options Appraisal then ruled out Options 3 and 4 as being not economically viable due to their distance from potential end-users of the generated electricity.

However, Options 1 and 2 (see plans below) were both identified as being economically viable, with the potential to generate significant income for Selkirk Common Good Fund while also benefitting the community by supplying low-cost renewable electricity to businesses on the industrial estate, thereby supporting and securing local employment.

Note: the current energy price increases strengthen the economical viability of these two Options, and Selkirk Regeneration is therefore encouraged to take this project forward.

Representatives of Selkirk Regeneration subsequently met with SBC planners on 30th September 2022 to discuss the planning implications of Options 1 and 2. The SBC officials raised a number of planning issues which would need to be considered, including road access, archaeological and ecological aspects, and visibility. None of these was considered a "red flag" to the project, and the pros and cons of each of the sites were discussed.

Selkirk Regeneration therefore propose that a full feasibility study should now be carried out into Options 1 and 2. The feasibility study would address all planning aspects and implications, and would include community consultation, provide a robust business plan for the development and ongoing maintenance of the array, possible phasing of the development, and propose a structure for the management of the facility.

Based on the findings of the feasibility study, Selkirk Regeneration would, in due course, bring forward to the Common Good trustees, for approval, a specific, detailed and costed plan to develop solar arrays on part or all of the land considered.

To commission this feasibility study will require significant funding, probably in the region of £50K to £100K, which Selkirk Regeneration would request as a CARES loan from the Scottish Government.

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In order to apply for the necessary funding, Selkirk Regeneration requires approval in principle from the landowner, namely from the Selkirk Common Good trustees.

We are therefore now requesting from yourselves a **formal letter of approval** for Selkirk Regeneration, on behalf of the residents of Selkirk and surrounding area, to commission a full Feasibility Study into solar arrays on any or all of the sites designated as Options 1 and 2 on the plans below.

Please feel free to contact if clarification or further information is required. We will, of course, keep you updated as the project evolves, and during the community consultation process.

Yours Sincerely



David Bethune
(on behalf of the Board of Trustees of Selkirk Regeneration SCIO)



Maps of the 2 viable locations

Option 1:

(between Linglie Farm and Nettley Wood, above and below the A707)

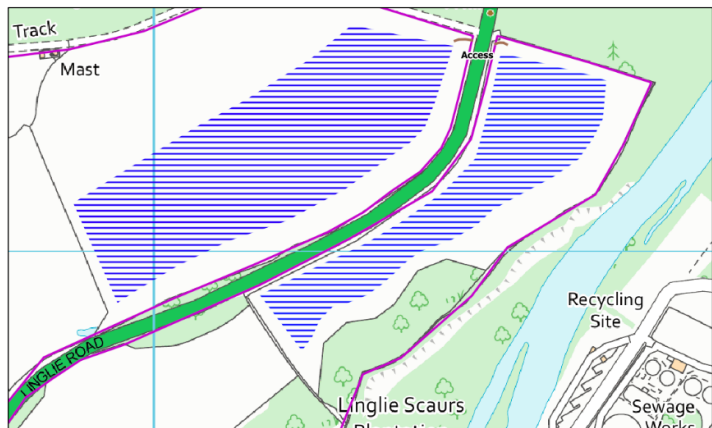


Figure 4.1 Option 1 Layout

Option 2:

(below Linglie Farm, between the A707 and the Ettrick Water)

