



**Wind Turbines  
on your land**

Wind Ventures is a specialist developer of onshore wind farms in the UK. We focus on projects with a capacity of between 6MW and 40MW (typically 3 to 20 turbines). Our mission is to develop sustainable wind energy projects that benefit landowners and local communities while contributing towards the UK's achievement of local and national renewable energy targets. We are a small, dynamic company which is able to work with landowners with differing requirements. As a landowner you will never be faced with dealing with a large faceless organisation. We see the entire wind farm development process as a long term partnership.

Wind Ventures is developing projects in England and Scotland that once built will have a generation capacity in excess of 100MW. Wind Ventures has additional development prospects in live discussion which have a potential for a further 200MW of generation capacity.

Our team has a track record in the wind energy business dating back to the early 1990s and has collectively developed and gained consent for six wind farms in the UK and overseas, totalling 77 turbines. As well as this members of the team have been responsible for the construction of over 280MW in the UK and 120MW in the USA.

Wind Ventures is headquartered in Reading, Berkshire and is part of the Brook Henderson Group.

Wind Ventures is actively seeking development opportunities throughout the United Kingdom. We will fund 100% of the project from initial feasibility through to decommissioning, no additional labour or expense on the part of the landowner is required. During the operation of the wind farm we will pay you an annual rental based upon a combination of the number of turbines on your land and the performance of the wind farm.

## The Wind Farm Lifecycle

The wind farm development process involves taking an area of land from initial identification and evaluation through to full planning permission, obtaining all necessary consents and satisfying grid connection conditions. Once planning permission has been secured and grid conditions are met, the procurement of equipment and construction of the wind farm begins. Once commissioned the wind farm will operate for between 25 and 30 years, at the end of which it is removed or refreshed.

### Stage 1 – Site Selection and Option Agreements

The development process begins with the identification, assessment and selection of wind farm sites. Wind Ventures uses geographic information systems (GIS) in combination with site visits to determine the best locations for wind farm development. Our selection criteria include:

- Wind speed
- Proximity to dwellings
- Statutory land designations
- Site access
- Public rights of way
- Aviation and telecommunications
- Archaeology
- Planning policy

Once we have agreed high level contractual terms with the landowner, we will carry out a legal review of the land title. Following this, a land option is negotiated and signed with the landowner. The option gives Wind Ventures the right to carry out all necessary steps to enable the development of a wind farm on the land. The option lasts for an agreed period of time and allows Wind Ventures to enter into an agreed lease.

Once the option agreement is in place, Wind Ventures will carry out a number of preliminary studies including top level ecological investigations, aviation and telecommunications consultations and a planning policy review.

### Stage 2 – Development

A top level project outline is submitted to the Local Planning Authority (LPA). The LPA conducts a review of the wind farm site and within 6 weeks informs Wind Ventures of whether an Environmental Impact Assessment (EIA) is required alongside a planning application for the scheme.

An EIA analyses and predicts what the potential effects the project may have on the environment. The EIA will consider a wide range of issues including, but not limited to ecology, landscape and visual impact and noise. Wind Ventures will subcontract parts of this work out to local specialist companies. The EIA can take between 9 and 12 months to complete. During this time a meteorological mast is installed on the site to gather wind data and the wind farm design is finalised. Once complete, the EIA is submitted in support of the planning application for the scheme.

#### Public Consultation

A key element of the development phase is public consultation. Wind Ventures engages with local residents and community groups and informs elected politicians in the area of its plan for a wind farm. In order to engage effectively we conduct house to house visits and will hold public exhibitions for all developments. This gives the local community the chance to meet the Wind Ventures team and to raise specific queries about the wind farm. During the development phase Wind Ventures will try to identify local projects which could be funded by a community fund that will be generated by the wind farm. Examples of projects are the refurbishment and upkeep of community facilities, alleviating local fuel poverty or simply providing an agreed sum of money for the local community's discretionary use.

### Stage 3 – Consent

Once a planning application has been submitted to the LPA, a decision can take between 6 and 18 months. Wind Ventures maintains contact with the relevant planning officials through this decision making period.

During this period, Wind Ventures will submit a grid connection application to the local electricity network operator.

A final consent is granted for the wind farm along with a set of conditions which Wind Ventures is legally bound to comply with. The consent usually allows the installation of the turbines for a fixed period of time (25 to 30 years).

### Stage 4 – Construction

Once a suitable consent has been received, the construction of the wind farm can begin. This phase typically takes between 9 and 18 months and will cover the following activities:

- Construction of access roads
- Construction of turbine foundations
- Laying of underground transmission cables
- Construction of a substation
- Delivery to site of turbine components
- Turbine assembly and commissioning
- Connection of the wind farm to the existing electricity network

While the construction phase can take up to 18 months to complete, a large portion of this is preparation work. On-site construction usually takes between 3 and 6 months and is a series of discrete events which can be planned to ensure the minimum disruption to farming activities.

### Stage 5 – Operation

Once the construction of the wind farm is complete, the wind farm will begin operating and generating electricity. The operation of the wind farm is done remotely with all monitoring being done using a SCADA (Supervisory Control and Data Acquisition) system. The operation and maintenance of the wind farm will be covered under an operations and maintenance contract, generally with the turbine supplier. Typically the wind turbines will require maintenance once or twice a year for a day or two. Maintenance is carried out by 2 people from the turbine supplier who access the site in a van or pick-up truck. No large components are required for normal maintenance. There are also likely to be irregular visits by the maintenance team for minor troubleshooting etc. During the period of operation, normal farming can go on up to the turbine bases.

### Stage 6 – Decommissioning

Both the lease and the planning consent allow for operation of the wind farm for a fixed period (usually between 25 and 30 years) and would need to be renewed before expiry if the wind farm is to continue operation or new turbines are to be installed. It is very likely that we would apply for a new planning permission, but in the event that we are unsuccessful (or choose not to apply) we will remove the turbines and all above ground installations with the exception of the roads (which we will remove at your request). The LPA are likely to require us to put in place a decommissioning bond. This gives both the LPA and the landowner comfort that the turbines will be removed in all eventualities.

# Overview of Landowner Agreements

## 1. We sign Heads of Terms

Should both parties, you, the landowner, and Wind Ventures, wish to proceed, we will propose headline commercial and other contractual terms to you in the form of a non-binding Heads of Terms (HoTs). The HoTs set out the basis for the terms of the option and lease agreements. Separate lawyers acting for each of us can then translate this document into legally binding option and lease agreements.

## 2. We agree and sign an Option agreement

We will then instruct lawyers to draw up and negotiate the option agreement with your lawyers. The option agreement will include an agreed form lease which will come into force once we start the construction of the wind farm. On signing of the option agreement, you will receive a small, one-off payment, the option fee.

Through both the option and lease agreement, Wind Ventures does not have the right to any interest in your legal title. You may sell or transfer the land during any phase of the wind farm, even while it is in operation.

The option agreement will run for an agreed length of time and provides Wind Ventures with the option to enter into a lease agreement.

### Costs

Wind Ventures will contribute towards your legal fees and will agree a figure dependant on the precise nature of the legal issues likely to be associated with you landholding. In our experience, the Wind Ventures' contribution is sufficient to meet all of your legal costs.

## 3. We exercise the Option and enter into a Lease

Once we have consent or are likely to gain consent we will exercise the option agreement and enter into a lease with you. The lease allows us to construct, operate and decommission the wind farm within a prescribed timeframe (usually 25 to 30 years). Once the wind farm become operational, Wind Ventures will pay you rent throughout the operational life of the wind farm.

Wind Ventures pays you a percentage of the total income from the wind turbines located on your land. If the income increases, so does the rent we pay to you, we do not set an upper limit. You are always guaranteed a minimum rent, regardless of turbine performance.

## 4. What happens if there are multiple landowners

Wind Ventures will agree similar option and lease agreements with each landowner. Rent will then be calculated based upon the number of turbines on each landowner's land.

## Frequently Asked Questions

### What are the benefits of building a wind farm on my land?

A wind farm will provide a steady stream of rental income. A wind farm's footprint is incredibly small, so a substantial amount of income can be generated from a very small area of farmland. Landowners can continue their farming operations right up to the turbine bases. The turbines do not disturb sheep, cattle, horses or any other livestock.

### How much space do wind turbines require?

A wind farm in open, flat land generally requires 30 to 40 acres of land per turbine. As little as 1-2% of this space is actually required for turbines, roads and other ancillary structures, leaving the remaining 98-99% of land available for normal farming activities. The land take for a typical 8 turbine wind farm is illustrated below.

Part of wind farm	Land take (Acre)		Description
	Permanent	Temporary	
Access tracks	5	1	5-6m wide crushed stone track, typically 500-600m/turbine
Wind turbine foundations	0.05	0.65	15m x 15m area is excavated, concrete foundations poured (2-3m deep), then backfilled and restored to leave a 5m diameter turbine base visible
Electrical substation	0.01	0	10m x 10m single storey building
Crane hardstandings	2.25	0	30m x 20m crushed stone area per turbine adjacent to access road.
Meteorological mast	Negligible	0	4m x 4m secure area
Construction compound	0	1	1 acre fenced off area, restored at end of construction period
Total Area	7.31	2.65	

### What about access rights to my land?

Your land remains private property, though Wind Ventures and its appointed contractors must have access to the turbines at all times for operations and maintenance purposes.

### Are wind turbines noisy?

In 2007, as part of research into wind farm noise commissioned by the government, the University of Salford surveyed all local authorities in the UK where wind farms were in operation. Out of all UK wind farms (133 at the time of the report, some operating for up to 16 years), only one wind farm has ever been found guilty of causing a nuisance to the nearest residents – and the issue has since been resolved through management of the turbine control system. In comparison, the report highlights that in one year alone (and for only 69% of local authorities in England and Wales, not the entirety of the UK) there were 39,508 cases of noise nuisance not related to wind farm noise.”

To summarise, advances in wind turbine technology mean noise levels are difficult to detect or inaudible at distances to housing prescribed by planning guidelines. The strict guidelines on wind turbines and noise emissions contained in the 'ETSU Working Group' guidelines are reflected in national planning policy for renewable energy developments. Local authorities also have the power to impose additional limits.

## Contact Us

Wind Ventures Limited  
37-43 Blagrove Street  
Reading  
Berkshire  
RG1 1PZ  
Tel.: 0118 900 8085  
Fax.: 0118 900 8099



[www.windventures.co.uk](http://www.windventures.co.uk)