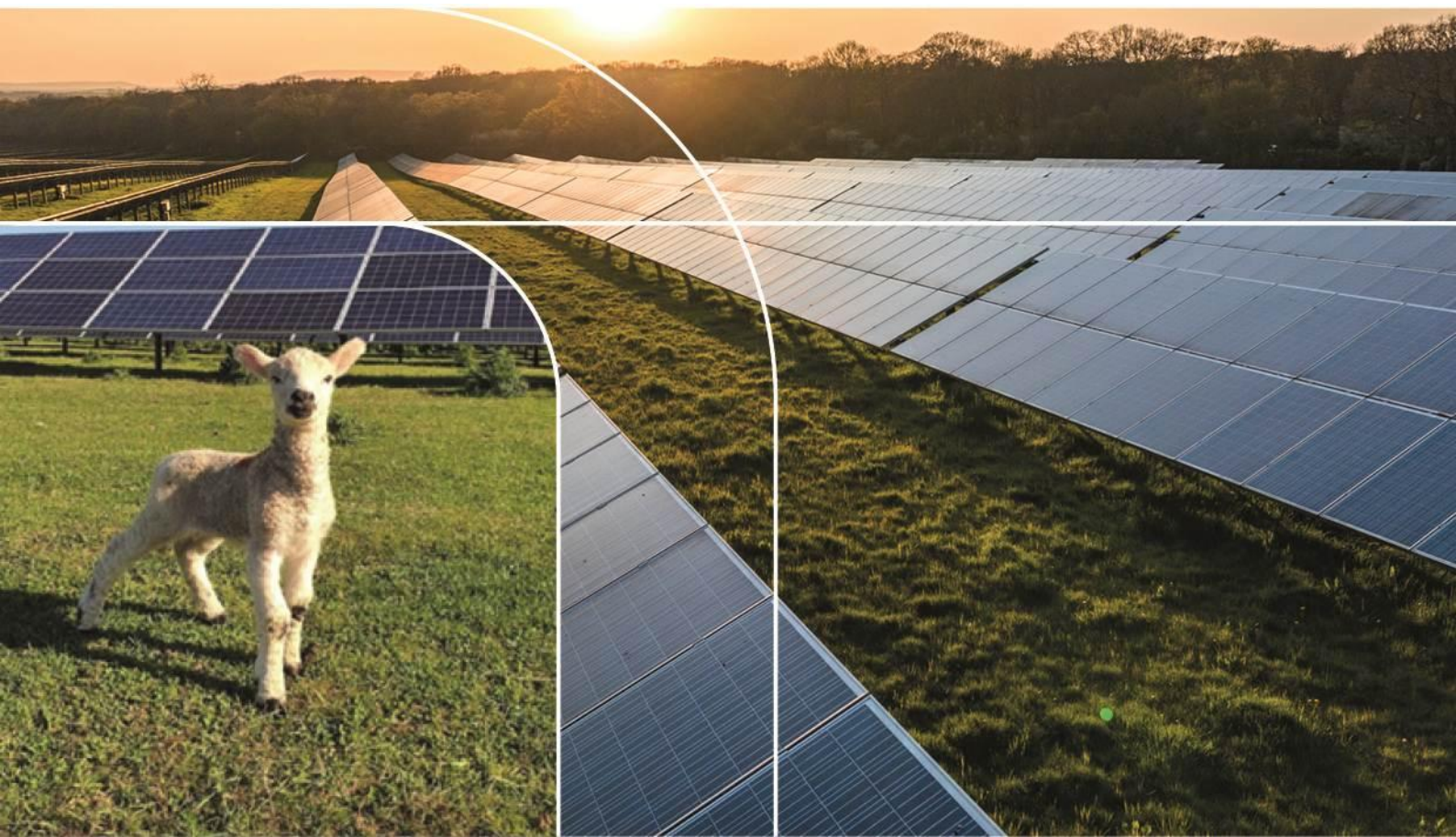


June 2026

Bonnyknox Solar Farm

Community Wealth Building Plan



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1 Introduction

This Community Wealth Building Plan (CWBP) has been developed in support of the planning application for the Bonnyknox Solar Farm (Angus Council planning application reference: 25/00339/FULM) and its associated infrastructure, hereinafter referred to as the “Proposed Development”.

2 The Applicant

RES, hereinafter referred to as the “Applicant”, is the world’s largest independent renewable energy company, working across 24 countries and active in wind, solar, energy storage, green hydrogen, transmission, and distribution. An industry innovator for over 40 years, RES has delivered more than 29GW of renewable energy projects across the globe and plans to bring more than 26GW of new capacity online in the next five years.

The Applicant is the power behind a clean energy future where everyone has access to affordable zero carbon energy bringing together global experience, passion, and the innovation of its 4,500 people to transform the way energy is generated, stored and supplied.

The Applicant has a strong track record of working with local supply chain across Scotland and maximising inward investment opportunities wherever possible on its renewable energy projects. The Applicant also seeks to be a Power for Good in the communities that hosts its projects by working openly and constructively to ensure tangible local benefits.

3 Statutory requirements and best practice guidance

Community Wealth Building (CWB) is part of the planning process through the introduction of Policy 25: CWB in National Planning Framework 4 (NPF4).

NPF4 Policy 25 states that:

“Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.”

Policy 11c of NPF4 in relation to Energy also states:

“Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.”

The Angus Local Development Plan (ALDP) adopted in September 2016 states in its strategy that:

“The Council will take a positive approach when considering development proposals and will work proactively with applicants to find solutions which mean that proposals that will, on balance, improve the economic, social and environmental conditions in the area can be supported.”

Policy PV9: Renewable and Low Carbon Energy Development within the ALDP states:

“Consideration may be given to additional factors such as contribution to targets for energy generation and emissions, and/or local socio-economic economic impact.”

This document outlines how the Proposed Development meets and is compliant with these policies.

4 Community Wealth Building Plan

Utility-scale solar developments can deliver significant socio-economic benefit, and the Applicant is committed to ensuring the Proposed Development contributes to local, regional, and Scotland-wide community wealth.

It is acknowledged that the principal direct economic benefits of the Proposed Development would arise during the construction and decommissioning phases. However, the Proposed Development would continue to contribute to the local economy during the operational phase, with wider indirect investment into the region expected to be significant and long-lasting.

The following sections set out the Applicant's proportionate approach on how local, regional and Scotland-wide community wealth could be delivered.

4.1 Community resilience, reducing inequality and maximising education and career opportunities

The Applicant has been operating from offices in Glasgow since the early-1990s and employs over 200 people across Scotland. The Applicant takes a collaborative, people-first approach to their work and provide a diverse range of jobs across the industry including corporate and business support, project management, engineering and technical and operations and maintenance (O&M) and asset management. O&M staff and asset managers are employed across the whole of Scotland supporting operational assets and the Proposed Development would further bolster the Applicant's position as a major employer in Scotland.

The Applicant has responded to supply chain challenges in Scotland, by establishing a centrally located O&M base in Bellshill, North Lanarkshire, helping to support the ever-broadening portfolio of operational projects it services. Housing a warehouse, workshop and training facilities for an expanding O&M team, the base helps to strengthen and expedite the availability of components and parts as well as increasing logistical and operational efficiencies across the Scottish supply chain. The dedicated base plays a big part in the growth of the Applicant's O&M activities throughout Scotland, where there is a significant and growing O&M requirement.

The Applicant also supports learning and development - through professional accreditation, sponsored apprenticeship programmes and further education – both for its people and for communities in areas in which it operates. The Applicant's graduate rotation programme offers entry-level vacancies for recent graduates looking to work in a strategy, commercial or financial role within a dynamic company dedicated to renewable energy. The programme is designed to challenge and support new graduates whilst providing a wide range of experience and exposure across the business. The rotational nature of the programme enables graduates to build and enhance a full range of strategic, financial, and commercial competencies across projects in development, construction, and operation, providing a strong foundation for a career in renewable energy.

Another example is the Applicant's partnership with the University of the Highlands and Islands (UHI) to support a minimum of 60 students through UHI's Student Development Fund (SDF). Created with the aim of helping UHI's students to further their personal development, the SDF empowers them to gain new skills, raising their aspirations, whilst also helping to build their confidence. It does this by providing financial support to students to overcome barriers to participate in learning opportunities and extra-curricular activities. The Applicant has pledged a total of £60,000 to UHI's SDF over the course of three years, providing the students of UHI with the best possible opportunity to maximise their talents and future careers.

The Applicant has also partnered with the University of Glasgow (UoG) to deliver fully funded residential field courses over three years from July 2026, which will introduce pupils to the world of professional environmental science, via hands-on outdoor learning.

Funded by the Applicant, the course will be delivered by the UoG, Crichton University Campus in Dumfries. The programme aims to widen access to environmental education while encouraging pupils to see how science can play a vital role in addressing global environmental challenges.

Led by UoG staff and researchers, students will take part in activities such as wildlife surveys, habitat assessments, and environmental data collection. Alongside developing practical skills, the course will highlight potential academic and career pathways in environmental science, renewable energy, and related sectors.

By offering the course free of charge, the Applicant and UoG hope to remove barriers to participation and support pupils in exploring higher education and careers they may not previously have considered.

Following the successful partnerships with the UHI and UoG, the Applicant is actively seeking further opportunities to invest in the education and career prospects of the next generation of energy leaders, locally and regionally. Some or all of the community benefit fund offered by the Proposed Development could help to achieve this aim by being used to provide apprenticeship initiatives. Apprenticeships not just support local students but also local businesses. For Angus businesses, hiring an apprentice could be a productive and effective way to grow talent and develop a motivated, skilled and qualified workforce. Apprenticeships can help the business to develop skills relevant to their organisation, improve productivity and improve the quality of their product or service. Further information on community benefits can be found in [section 4.3](#) of this document.

The Applicant also engages positively with outreach opportunities to inspire our younger generation to consider a career in the renewables industry. Outreach initiatives include STEM workshops and guest lectures at schools and colleges. The Applicant has also worked collaboratively with Earth Energy Education¹, an organisation which aims to impassion, educate and empower students to embrace a greener future and to provide opportunities for schools and universities across the UK to visit and gain first-hand experience of operational solar and wind farms.



As the renewables industry continues to grow, it will require talented individuals with transferrable skills, from a variety of diverse backgrounds to enter the workforce. The growing industry will also support the wider regional economy, and the jobs associated with it.

According to research by Optimat², commissioned by the Scottish Government, by 2030 there could be over 11,000 full time jobs in Scotland for solar alone, through the installation of rooftop projects and construction of solar farms. There is particular demand for electricians, grid connection engineers and construction workers. It is critical to make sure these good-quality, high-paying jobs can be taken up by Scots – but in order for this to happen, employers must have a good pool of skilled workers to source from.

¹ <https://www.earthenergyeducation.com/>

² <https://www.climateexchange.org.uk/wp-content/uploads/2024/06/CXC-Mapping-current-and-future-workforce-and-skills-requirements-in-Scotlands-solar-industry-June-2024.pdf>

4.2 Inward investment and the local supply chain

The Applicant is committed to ensuring that, wherever reasonably practical, local contractors are used in as many aspects of the Proposed Development, as possible. Whilst solar farm developments involve some specialist equipment, there is a large range of ancillary services and suppliers required in the construction and decommissioning of the Proposed Development.

The number of temporary and permanent jobs is difficult to estimate at this stage of the development, however, a list of the range of services and suppliers that will be required for the project are extensive. These include:

- Civil engineering
- Groundworks
- Electrical works
- Plant operators
- Labourers
- Cleaners
- Plant/Crane hire
- Fencers
- Concrete and aggregate
- Landscapers
- Accommodation and other hospitality services

Prior to construction, 'Meet the Buyer' events are typically held in the local area where businesses can learn more about the opportunities associated with the construction and operation of the project, and register their interest. The Applicant would look to engage with local businesses, suppliers and contractors within Angus about any such drop-in event where local suppliers and contractors would have the opportunity to speak directly to the Applicant's procurement and construction teams. These events are typically advertised by direct invitation, community noticeboard as well as within the local papers such as the Angus County Press and The Courier (Angus and Dundee edition).

The Applicant has a strong track record for working with the local supply chain and maximising inward investment, on renewable energy projects it has built to date across Scotland.

For the construction of Glenchamber, an 11-turbine wind farm located in Dumfries and Galloway, the civil engineering contractor chosen was Luce Bay Group who are based just 8 miles from the wind farm. The Applicant's work with Luce Bay saw more than £8 million invested into the local economy and provided employment for 45 local people.



The Applicant is a conscientious employer that encourages the use of structured organisations who promote supervisor and management training for all of their employees, particularly during construction. Additionally, all contractors will require Construction Skills Certification Scheme (CSCS) and specialist health and safety training for working on a project of this nature. The Proposed Development will therefore support indirect employment training opportunities for those working on the project, and those providing the relevant training course and/or qualifications.

4.3 Community benefits

The Applicant seeks to be a Power for Good in communities that neighbour their renewable energy projects by working openly and constructively to ensure tangible local benefits.

In November 2024, the Applicant was pleased to support Arbroath Football Club Community Trust with a donation towards the running of their Community Café. The volunteer-led Community Café provides a warm, safe space for individuals and aims to tackle food poverty and social isolation to some of the most vulnerable individuals in and around Arbroath. In addition, the Community Café links to local agencies (Citizens Advice, Mental Health, Nutrition Advice etc), so in practice the Café is a hub for the most vulnerable of Arbroath and the surrounding areas, bringing people together and providing support.

In May 2026, the Applicant was pleased to support Friockheim Park Community Volunteers with a donation towards equipment for use in their community stewardship activities. Friockheim Park Community Volunteers is a local community group who in partnership with Angus Council and partners, maintain Friockheim Park, Friockheim Public Toilets and the wider Friockheim Village. Alongside this work, the group organise litter picks (including large-scale clean-up events) and provide and manage litter-picking equipment as a local “litter hub”.

The Applicant is grateful for the support – through the loan of litter-picking equipment and general advice - of Friockheim Park Community Volunteers in running their own volunteer beach clean at West Links Beach in May 2026. As a team, over 600 individual waste items - with fishing net/rope, plastic fragments and cigarette butts being the most common items - threatening our marine flora and fauna, were removed.



The Applicant takes a tailored approach to the delivery of a community benefit package and works directly with the community to understand how the Proposed Development could support the local area and help to secure long-term economic, social and environmental benefits, aligned with the priorities of the local community.

As part of the pre-application consultation period for the Proposed Development, the Applicant sought feedback from the local community and stakeholders on local benefits and priority projects that they would like to see supported or delivered in their community from the Proposed Development, if it is consented. Several suggestions were received during the pre-application consultation events including;

- Support towards the development of a Community Hub, following the community purchase of the former church building
- EV charging points
- A community defibrillator
- Improved broadband provision

Whilst noting community benefits are not a material planning consideration, the Applicant is committed to continuing work with the local community and stakeholders on the delivery of a tailored community benefit package, if the Proposed Development is consented.

Should it be a priority for the local community, the tailored community benefit package could include the Applicant’s innovative Local Electricity Discount Scheme (LEDS). Operating successfully for more than a decade, LEDS is a unique initiative designed and delivered by the Applicant in direct response to feedback from communities.

LEDS offers residential, business and community properties closest to certain participating operational renewable energy projects (wind, solar and energy storage) in Great Britain and Northern Ireland an annual discount on their electricity bill. Eligible properties can include private residences, local businesses and public buildings like schools, libraries and hospitals. Participation in the scheme is voluntary and is not linked to any particular supplier or tariff.

49,000+	£10.1 million	36
LEDS payments issued since launch	Worth of LEDS payments issued since launch	Projects currently participating in LEDS

The Proposed Development would also deliver significant investment during its operational life via business rates which would be used by Angus Council to support many vital local services for local residents.

5 Delivery and monitoring

Whilst it is common across the industry for projects to change hands over their operational lifetime, as well as development services, the Applicant also provide full scope construction, asset management and O&M services and would seek to maintain an interest in the Proposed Development, throughout its operational life.

Subject to the Applicant maintaining an interest in the Proposed Development once operational, a dedicated Asset Manager will be assigned to the project. With support from the Applicant’s Community Relations team, they will be responsible for the effective delivery and monitoring of this CWBP.