



Purpose of this Event

Balance Power is proposing to apply to East Ayrshire Council for planning permission to build and operate a battery energy storage system (BESS) on land to the south of the existing electricity substation at Coylton, south of the A70.

The company originally commenced pre-application consultation on this proposal in June 2023.

Following a consultation event and some further technical work, minor amendments to the site access from the A70 were deemed necessary. This has resulted in changes to the red line site boundary and recommencement of the pre-application consultation exercise.

The generating capacity of the proposed development exceeds 20 megawatts (MW), which means the proposal is classified as a 'major development' under the planning regulations. Before a planning application can be lodged, Balance Power must undertake two rounds of in-person public consultation events about the proposal. The purpose of these events is to allow Balance Power to present details of its proposals to the local community, for the local community to ask questions of the project team and to provide feedback about the proposals.

Public Consultation Events

In the lead up to this event, leaflets about the project have been circulated to all residential properties within 1km of the site. Leaflets have also been placed at various locations in the local community and the event has been advertised in the Cumnock Chronicle, Ayrshire Post and Kilmarnock Standard (20th September).

This is the second of two public consultation events being undertaken by Balance Power before the submission of a planning application, the first event having taken place at Ochiltree Community Hub on Thursday 7th September. Nine individuals attended this, with no written feedback left. There was however general support for the proposals, acknowledging the role of BESS in tackling climate change through supporting renewable electricity generation.

As such, this did not warrant us making changes to the proposals and this event will provide updated information on the scheme.

A dedicated project website - (www.coyltonbatterystorage.co.uk) has been set up to provide information about the proposals which will be updated regularly. A copy of the exhibition material will be available to download from the website.

Who are Balance Power?

Balance Power is a leading energy project developer in the UK, having secured planning consent on more than 400MW of generating capacity, with a further 2.5GW of generating capacity under development.

It has delivered 35 energy projects and is continuing to develop a portfolio of solar and battery storage assets at strategic locations across the UK.

Balance Power is looking to bring forward the net-zero objectives recognised by the Scottish Government by accelerating the transition to a fully renewable energy mix, through deployment of suitable localised energy generation technologies.

Further information about Balance Power is available at: www.balancepower.co.uk

Projects to Date

- To date, Balance Power has delivered 35 energy projects, ranging in size from 5 MW to 50 MW;
- Project locations have ranged from the south coast of England and now into Scotland;
- The proposed Coylton BESS is the company's first project in Scotland, with further projects in the development pipeline.





What is a Battery Energy Storage (BESS) Facility?

BESS are developments that store electricity at times of high generation and low demand via rechargeable batteries and release this energy back into the grid system in times of high demand.

As heavily polluting but reliable and controllable coal and gas, which contribute to climate change, are removed from the grid and replaced by clean green renewable sources such as wind and solar, it is critical that a resilient energy network is maintained.

Battery storage is vitally important to the grid system because it can provide power to homes and businesses when renewable energy supply is inconsistent i.e. the wind not blowing and the sun not shining, therefore stabilising the grid system, reducing blackouts and aiming at keeping electricity prices low.

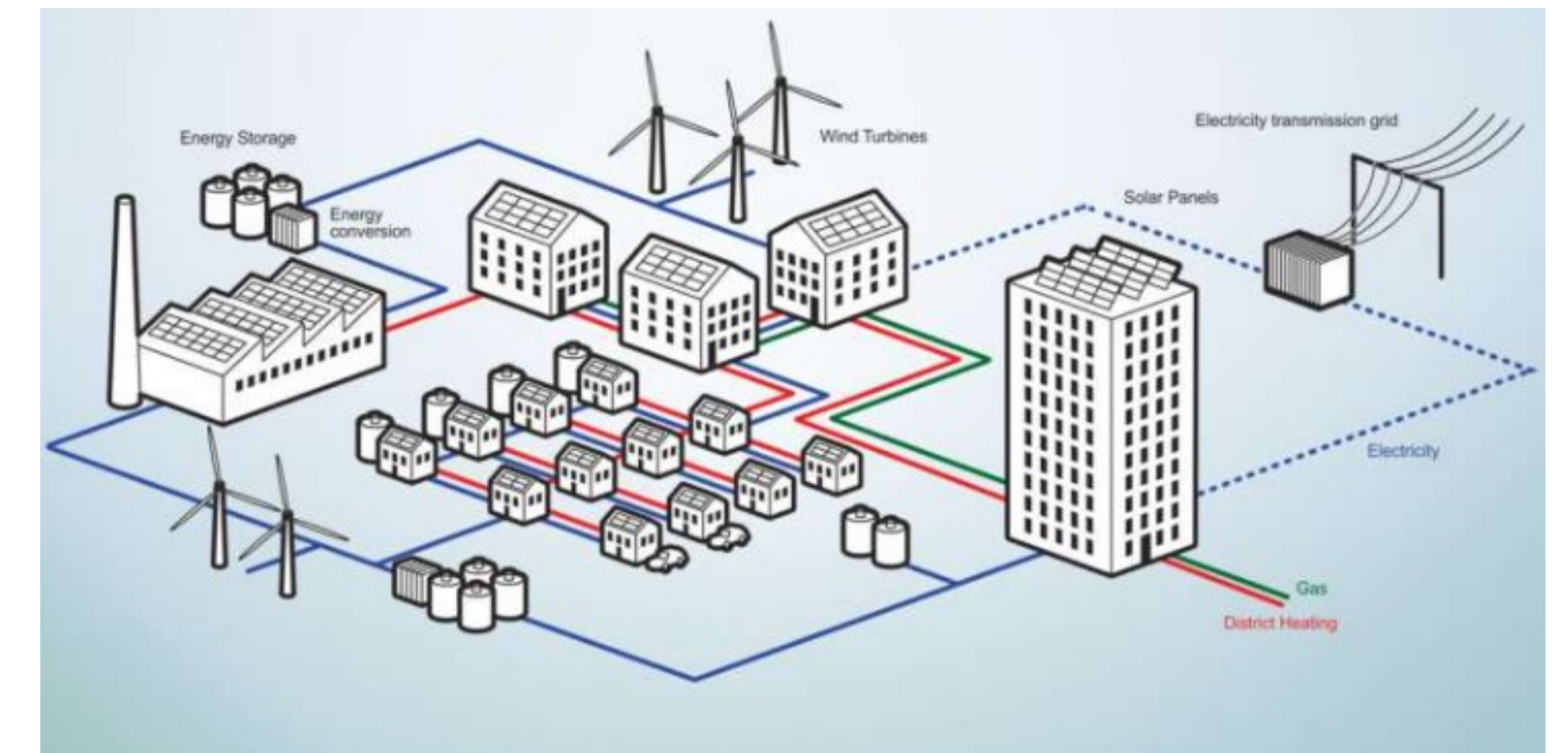
The Scottish Government has set a target to be net-zero by 2045, with a 2030 target to generate 50% of Scotland's overall energy consumption from renewable sources, and a UK Government target to decarbonise the electricity grid by 2035.

For these targets to be achieved, there must be an increase in the number of wind and solar farms. This means that more battery facilities are required to support the transition, allowing existing fossil-fuel facilities to be decommissioned over time and maintaining security of supply.

The development of renewable energy projects with BESS facilities also reduces our reliance on imported fuels, which serves to ensure a cheap and secure supply of energy to meet current and future demand.

Some Key Terms:-

- Energy capacity – The energy in MW that will be stored within the BESS. Coylton BESS is rated at 29.9MW.
- Storage duration – The length of time the BESS can discharge. Coylton BESS is a 2 hour system.
- Connection voltage – the voltage the scheme is connecting to the POC. Coylton BESS is connecting at 33kV via underground cable directly into the POC.
- POC – Point of Connection. Coylton BESS connects to Coylton Substation.
- GSP – Grid Supply Point is a Systems Connection Point at which the Transmission System is connected to a Distribution System. Coylton Substation is a GSP.
- Peak demand (times, demand) - Peak refers to the times when demands on the network are highest. These times can vary in different parts of the network.
- Security of Supply - Security of supply is ensuring the uninterrupted availability of energy sources at an affordable price.
- Transmission network - The transmission network comprises of circuits operating at high-voltage, defined as 400kV, 275kV, and 132kV. The system is responsible for the transmission of energy from generators to lower voltage distribution networks, which subsequently distribute the supply to users.
- Distribution network - Distribution networks carry electricity from the high voltage transmission grid to industrial, commercial and domestic users. Distribution networks can be either overhead or underground and voltages vary from 132kV to 11kV.





Why Here?

The site for the proposed BESS has been specifically chosen by Balance Power because of its proximity to the existing Coylton electricity substation to the immediate north.

This proximity reduces the distance between the BESS and the grid, minimising costs for connecting cables, reducing energy losses that are experienced as electricity travels through cables and also minimising environmental disruption associated with these ancillary works.

Balance Power has a grid connection agreement with SP Energy Networks for 29.9MW connecting to Coylton substation, directly north of the site. The BESS will be connected to the local distribution network and the connection date is anticipated to be May 2026.

Site Details

The site is situated approximately 2km northeast of the settlement of Drongan, and a similar distance to the east of Coalhall.

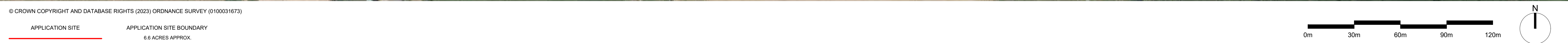
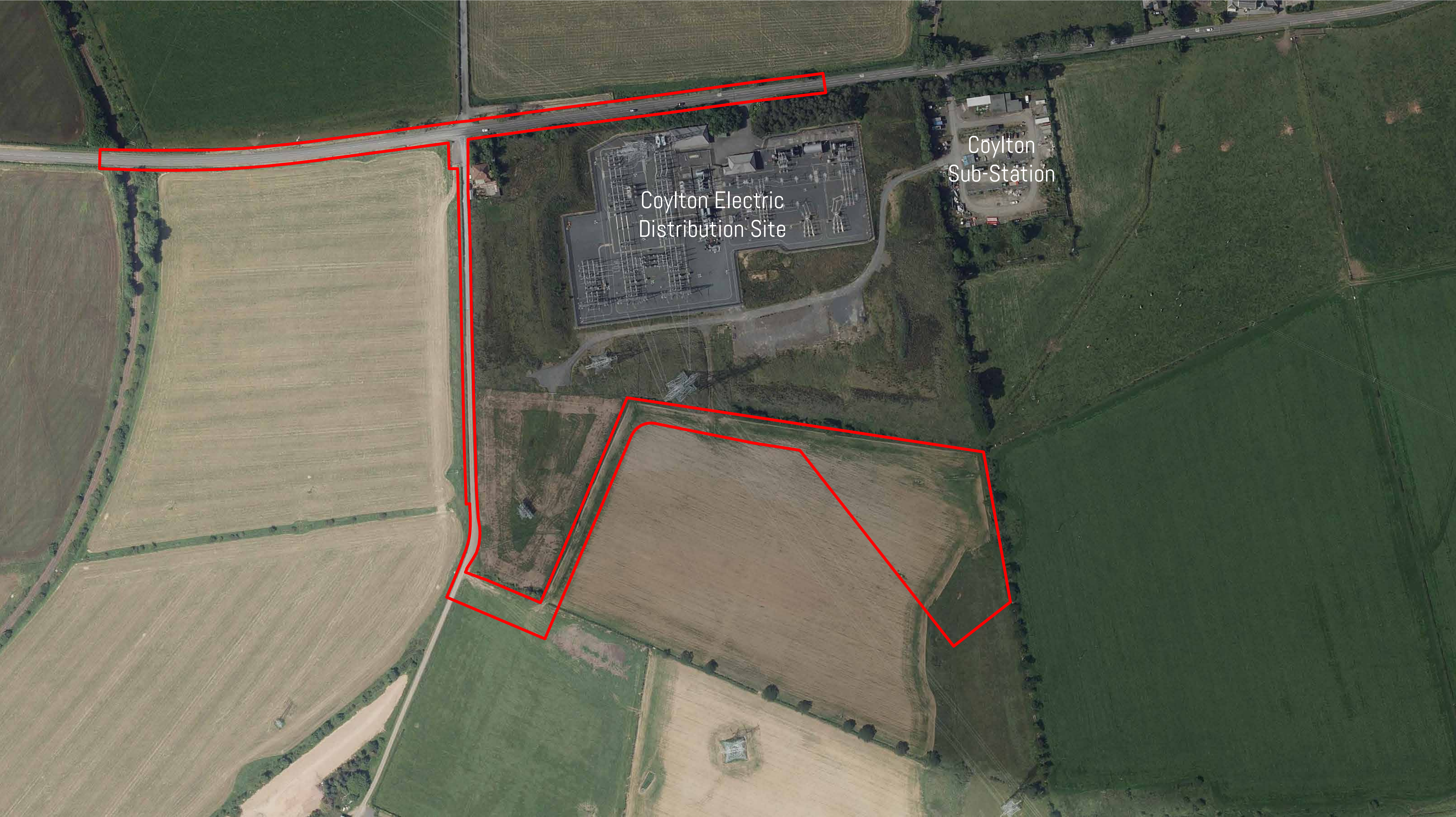
The site consists of agricultural land traversed by hedgerows and bounded to the east by a drainage ditch. There are numerous overhead power lines in the immediate vicinity of the site which connect into the Coylton substation.

There are no cultural, historical, landscape or environmental designations affecting the site itself and there are no identified landscape or ecological designations within 2km of the site. The closest designation is Barlosh Moss Site of Special Scientific Interest (SSSI) located approximately 2km southeast of the site. This site is not located within an area of prime agricultural land.

The overall site area including the site access to the A70 extends to 6.6 acres (2.67 hectares), most of which is currently agricultural land. The site is accessed from the A70 via an existing agricultural road leading to McQuittiston Farm. The main development area housing the BESS would be accessed via a new road branching off the existing agricultural track to McQuittiston Farm.

The footprint of the built area housing the batteries, transformers and associated plant and machinery extends to 1.11 acres (0.45ha). The site slopes from west to east, with the BESS plant sitting at a significantly lower elevation than land to the west and the substation to the north – this means that visibility of the BESS will be minimised.

Other BESS developments have been approved in this general area in recent months, most recently in March 2023. Brockwell Energy was granted planning permission for its BESS facility on the opposite side of the A70 from the site on land immediately adjacent (east) of the Killoch aggregate depot. In addition, Statkraft was granted planning permission in August 2022 for a similar facility to the north east of the Balance Power site, immediately adjacent to the electricity substation.



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THIS DRAWING DOES NOT DEFINE THE SCOPE OF SUPPLY

NOTES
(1) N/A

EQUIPMENT LIST
(1) N/A

PROJECT NUMBER
066 - PL - KA6 6NF - 002

PROJECT TITLE
COYLTON

PROJECT ADDRESS
COYLTON - KA6 6NF

DATE
20/07/2023

PROJECT TYPE
ENERGY DEVELOPMENT

DRAWING TYPE
AERIAL PLAN

DESIGNER
I. WILLIAMS

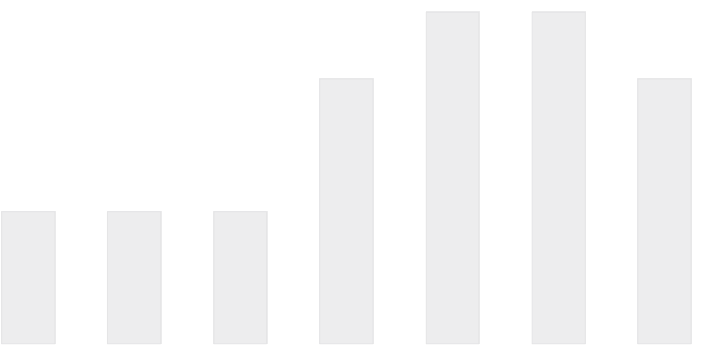
CHECKED BY
D. LEVY

APPROVED BY
R. MITCHELL

SCALE
1:2500

REVISION
REV F

PAPER SIZE
A3



DRAWING PURPOSE
PLANNING

The Proposed Development

The proposed description of the development is:-

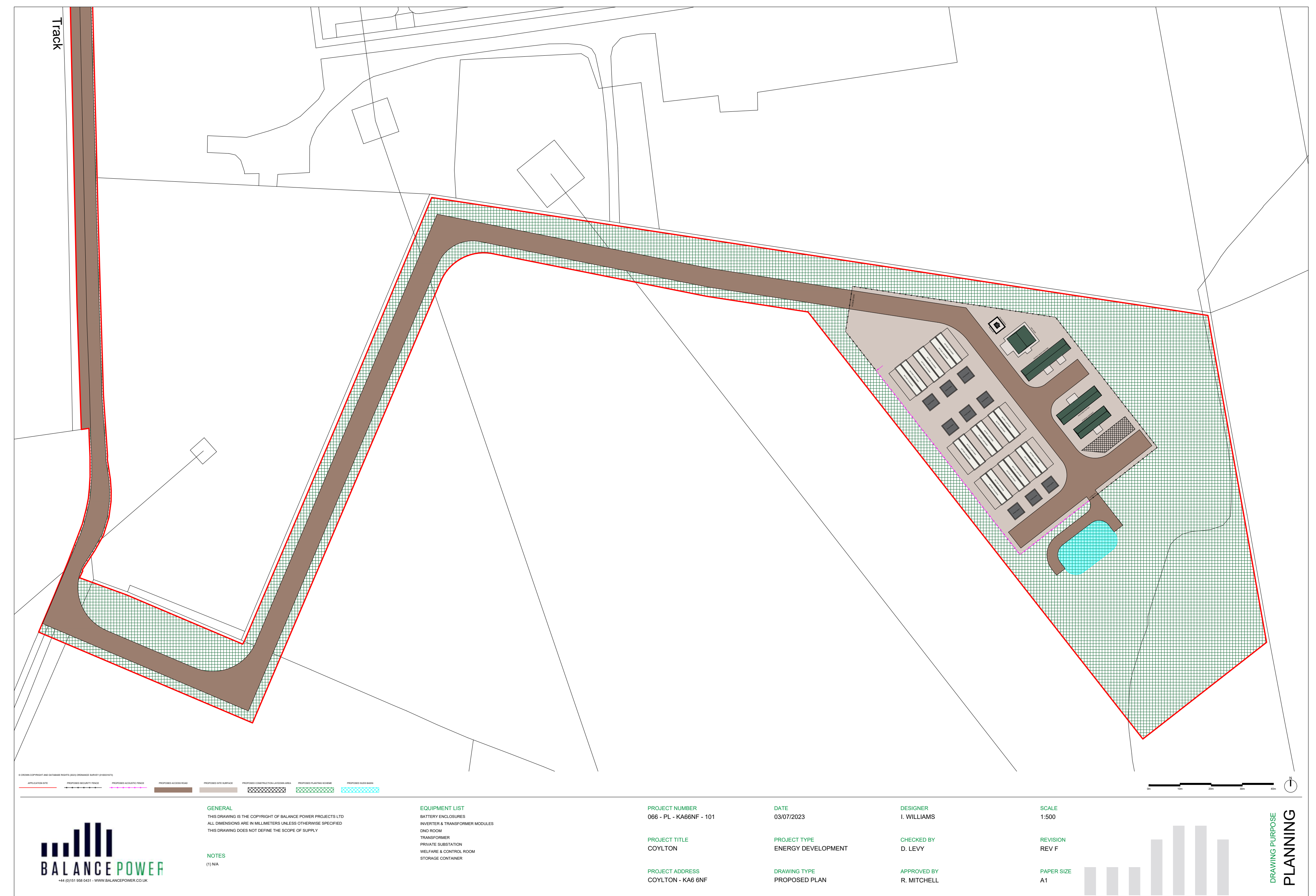
'Major Development: Proposed Battery Energy Storage System (BESS) with a capacity of around 29.9MW involving battery containers, a substation and related electrical equipment and associated ancillary infrastructure including new access track, existing access track improvements, surface water drainage/SuDS, perimeter fencing with lighting/CCTV and landscape planting.'

Balance Power intends to apply for planning permission for a BESS facility that is likely to comprise the following key elements, subject to further site assessment work and design:-

- 18 battery containers;
- 9 transformers;
- 1 control room and welfare;
- 1 private substation;
- 1 auxiliary transformer;
- 1 storage room;
- 1 District Network Operator (DNO) room;
- Laydown Area;
- Security perimeter fencing;
- Drainage system;
- New access road leading to the BESS area from the existing agricultural track;
- Area for a sustainable drainage system (SuDS);
- Area for soft landscaping and environmental enhancements;
- Lighting and CCTV cameras;
- Acoustic fencing; and
- 2no passing bays on site access.

The current draft site layout is shown to the right.

Please note that the current proposals may alter before the final proposal is submitted as a planning application.



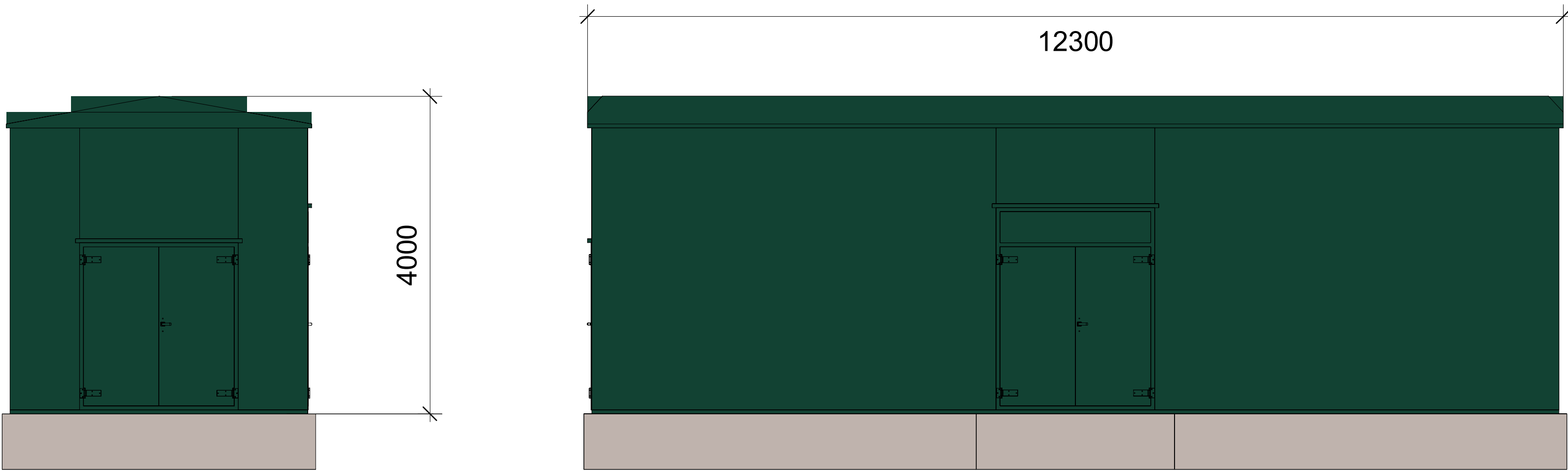


It is likely that the rechargeable batteries will be housed inside shipping style containers or modular units, although this will depend upon the final choice of battery supplier. It is expected that the batteries will measure approximately 11m by 1.9m and 3m tall (measured from top of foundation), while the transformers will measure approximately 3.7m by 3.7m and 3.0m tall (measured from top of foundation).

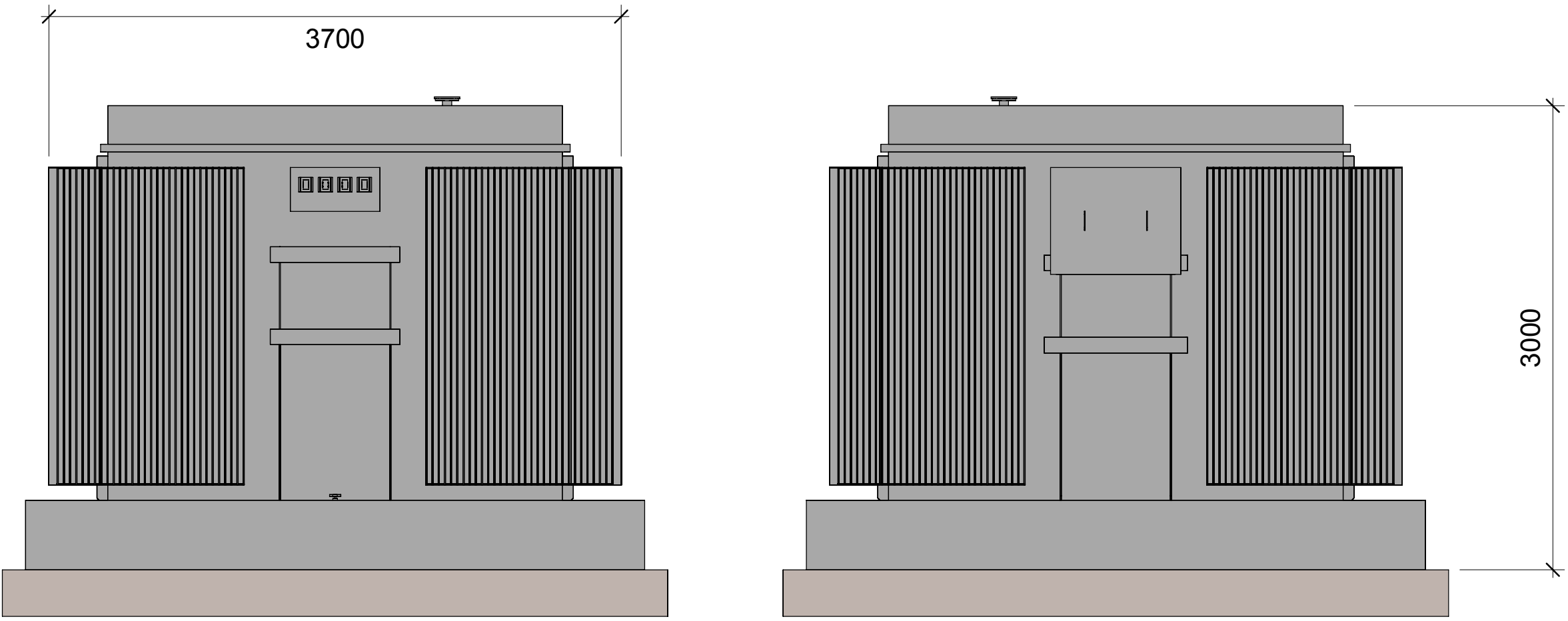
The exact size of each element of the BESS will depend upon a future procurement process, but it is unlikely components will vary significantly from that shown in the planning application drawings. Any planning permission issued would control limits on the permitted development through planning conditions.

In addition to the main BESS components, Balance Power is proposing to undertake significant landscape planting work around the site. The main purpose of this will be to screen views of the BESS from inwards views but the choice of plants and trees will be carefully selected by the project team to ensure that the proposed development also brings about improvements for local biodiversity.

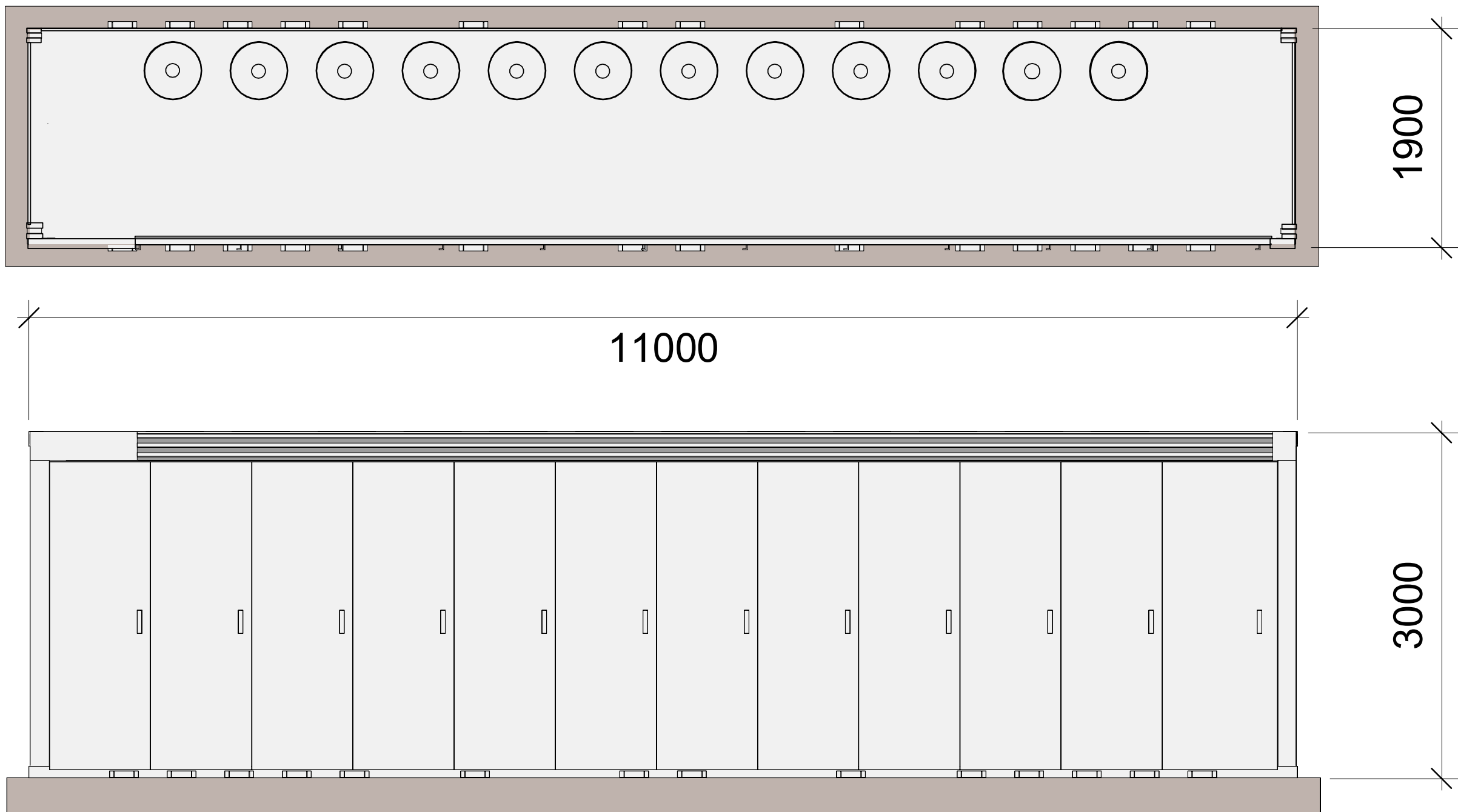
It is anticipated that construction works will take approximately 12 months, following which site activity during the operational period will be limited to maintenance vehicles only, estimated to be 2-3 visits per month by car/van. Balance Power will seek planning permission for a temporary period, likely to be 40 years.



Storage Room



Transformer



Battery Container



Supporting Environmental Studies

Balance Power has sought a Screening Opinion from East Ayrshire Council on the need for Environmental Impact Assessment (EIA) as part of the proposed planning application.

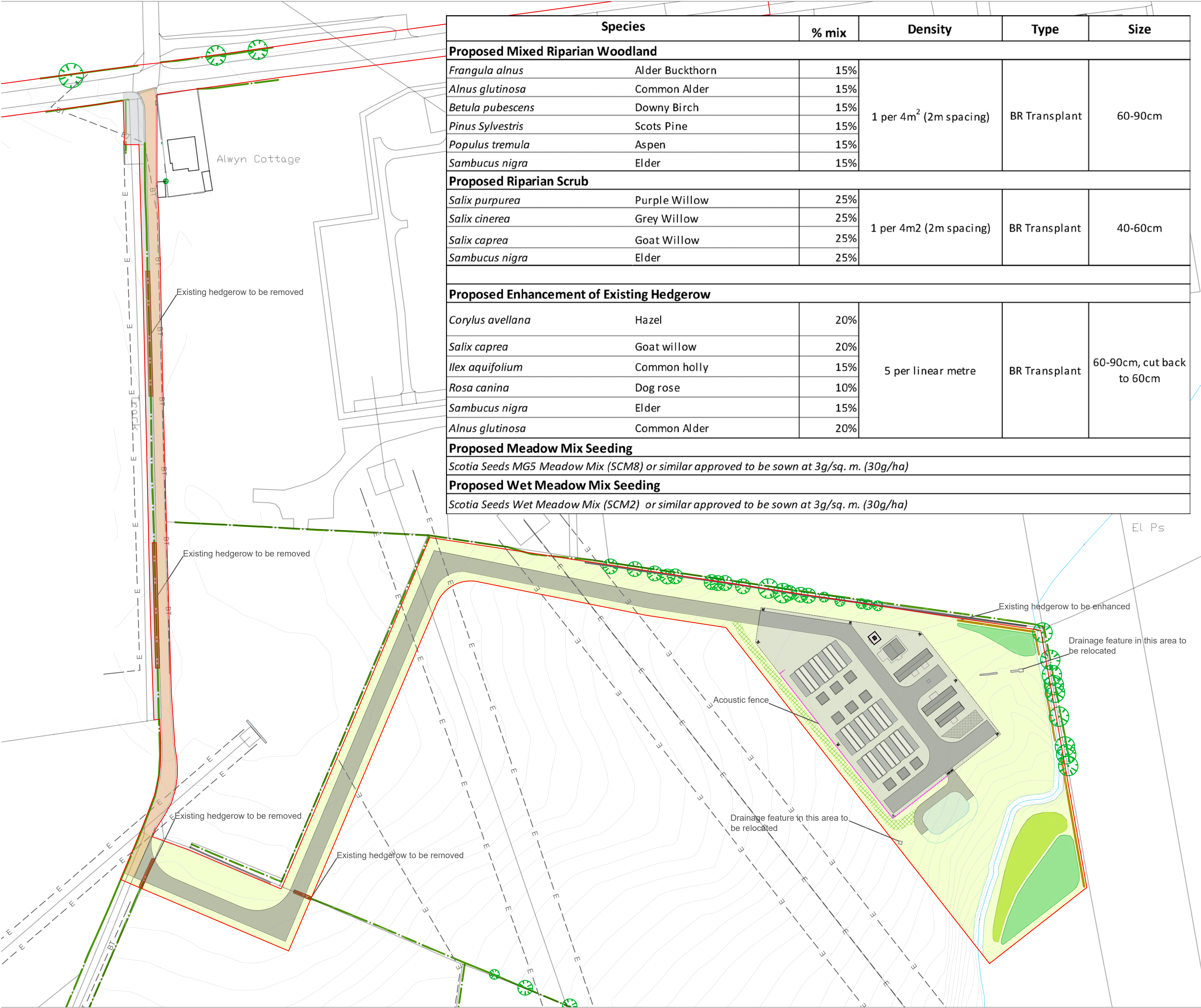
East Ayrshire Council has confirmed that EIA is not required. Balance Power will, however, be submitting a suite of technical and environmental documents with the planning application to ensure potential environmental effects have been identified, mitigated where possible and also presenting opportunities for environmental enhancement.

These works are currently ongoing and will help to finalise the site design and layout.

Balance Power is proposing that the following topics will be addressed through stand-alone supplementary reports:-

- Ecology and Ornithology;
- Drainage Strategy;
- Noise;
- Transport;
- Landscape and Visual Impact;
- Cultural Heritage; and
- Planning and Energy Policy.





Species		% mix	Density	Type	Size
Proposed Mixed Riparian Woodland					
Frangula alnus	Alder Buckthorn	15%	1 per 4m ² (2m spacing)	BR Transplant	60-90cm
Alnus glutinosa	Common Alder	15%			
Betula pubescens	Downy Birch	15%			
Pinus Sylvestris	Scots Pine	15%			
Populus tremula	Aspen	15%			
Sambucus nigra	Elder	15%			
Proposed Riparian Scrub					
Salix purpurea	Purple Willow	25%	1 per 4m2 (2m spacing)	BR Transplant	40-60cm
Salix cinerea	Grey Willow	25%			
Salix caprea	Goat Willow	25%			
Sambucus nigra	Elder	25%			
Proposed Enhancement of Existing Hedgerow					
Corylus avellana	Hazel	20%	5 per linear metre	BR Transplant	60-90cm, cut back to 60cm
Salix caprea	Goat willow	20%			
Ilex aquifolium	Common holly	15%			
Rosa canina	Dog rose	10%			
Sambucus nigra	Elder	15%			
Alnus glutinosa	Common Alder	20%			
Proposed Meadow Mix Seeding					
Scotia Seeds MG5 Meadow Mix (SCM8) or similar approved to be sown at 3g/sq. m. (30g/ha)					
Proposed Wet Meadow Mix Seeding					
Scotia Seeds Wet Meadow Mix (SCM2) or similar approved to be sown at 3g/sq. m. (30g/ha)					

Legend

- Site Boundary
- Existing Access Track to be Upgraded
- Proposed Access Track
- Existing Trees to be Retained
- Existing Hedgerow to be Retained
- Existing Hedgerow to be Removed
- Proposed Enhancement of Existing Hedgerow
- Proposed Native Mixed Woodland Planting
- Proposed Scrub Planting
- Proposed Meadow Mix Seeding
- Proposed Wet Meadow Mix Seeding
- Grasscrete for Reinforcement
- Contours (0.5m Intervals)

Stockproof fence to be fully designed and installed to protect proposed planting.

Planting has been designed to take account of relocated underground water pipe (indicative route). Location of existing and relocated utilities and infrastructure to be confirmed.

All landscaping to be carried out in accordance with an approved 5 year management and maintenance programme, and fully detailed hard and soft landscape plan

DRAFT



Client

Balance Power

Project

Coylton Battery Storage

Title

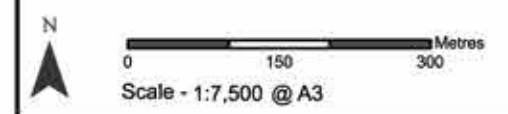
Indicative Landscape Mitigation Plan

Drwg No. 123005-D-LVA5-0.3.0



The visualisations of this view can be seen on the next board

- Legend**
-  Visualisation Location
 -  Site infrastructure
 -  Access track
 -  Fence and acoustic barrier
 -  Horizontal Field of View (53.5°)

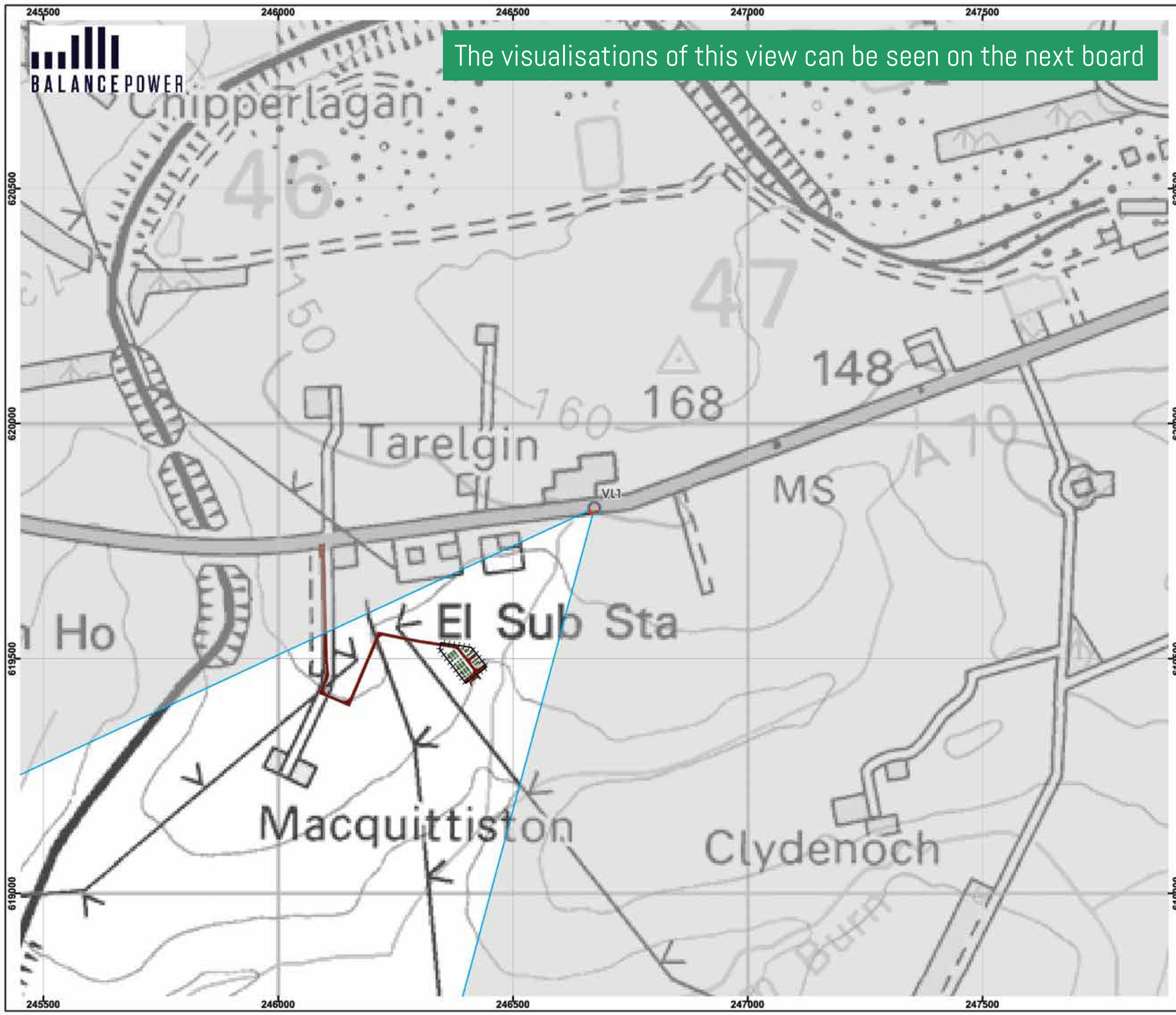


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Project No: 066 - PL - KA66NF
Project: Coyllon BESS

Title: Figure 1a - Visualisation Location 1:
East Tarelgin on A70, Location Plan

Drawn by: JT Date: 21/09/2023
Drawing: 77802_LS_001a





Existing View

View flat at a comfortable arm's length

Coylton Battery Storage
Figure 1b - Visualisation Location 1: East Taregin on A70, Baseline Photography

OS reference:	246673 619820	Camera:	Canon EOS 5D Mark II	Horizontal field of view:	53.5° (planar projection)
Ground level:	152m AOD	Lens:	50mm (Canon EF 50mm f/1.4)	Principal distance:	812.5 mm
Direction of view:	220°	Camera height:	1.5m AGL	Paper size:	841 x 297 mm (half A1)
Distance to Proposed Scheme:	0.4 km	Date and time:	05/07/2023 13:45	Correct printed image size:	820 x 260 mm

Drawing No. - 77802_LS_001a Date - 21/09/2023



Photomontage - Indicative visualisation for discussion purposes only

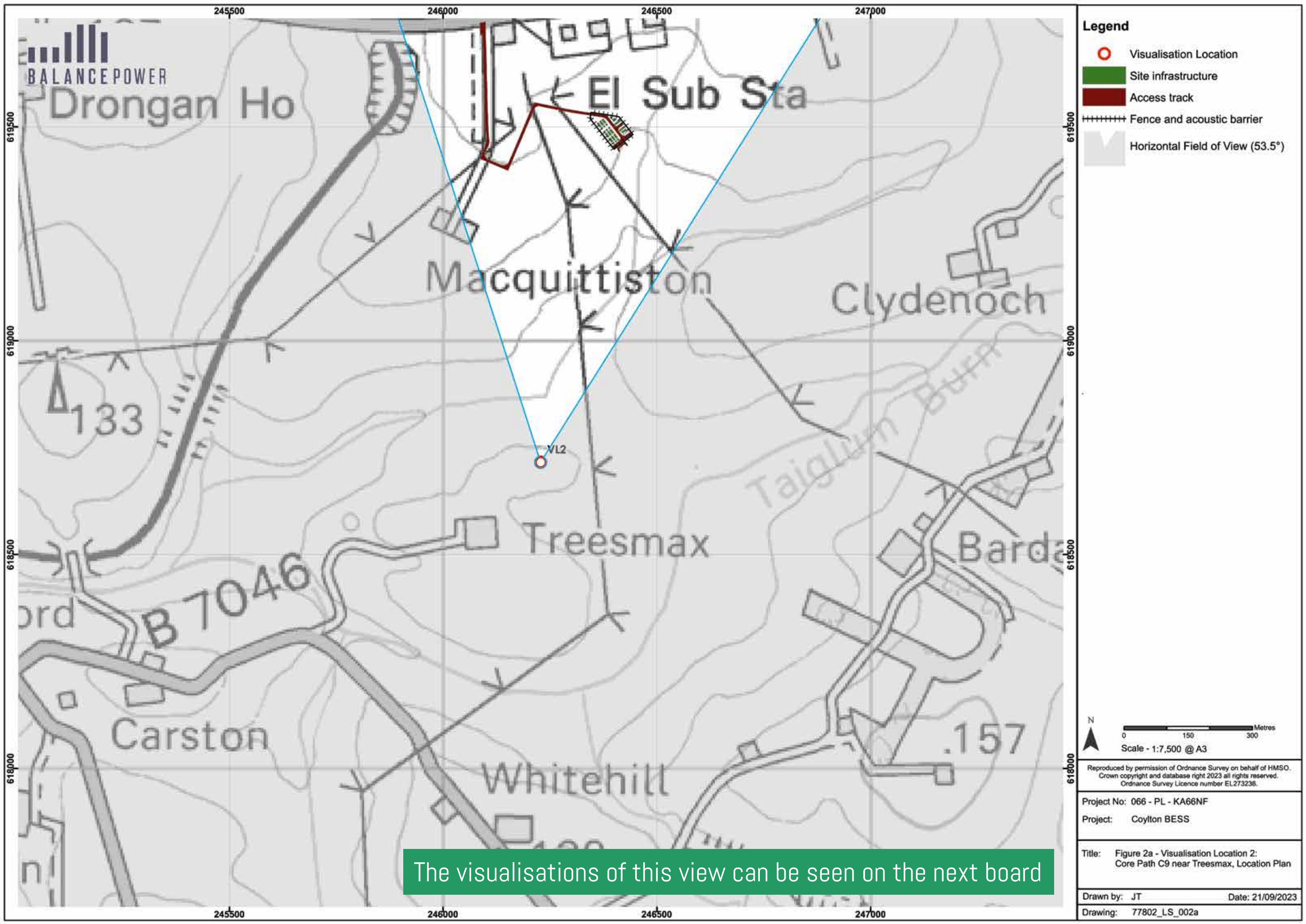
View flat at a comfortable arm's length

Coylton Battery Storage
Figure 1d - Visualisation Location 1: East Taregin on A70, Photomontage (Upon Completion)

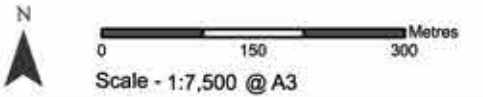
OS reference:	246673 619820	Camera:	Canon EOS 5D Mark II	Horizontal field of view:	53.5° (planar projection)
Ground level:	152m AOD	Lens:	50mm (Canon EF 50mm f/1.4)	Principal distance:	812.5 mm
Direction of view:	220°	Camera height:	1.5m AGL	Paper size:	841 x 297 mm (half A1)
Distance to Proposed Scheme:	0.4 km	Date and time:	05/07/2023 13:45	Correct printed image size:	820 x 260 mm

Drawing No. - 77802_LS_001a Date - 21/09/2023





- Legend**
- Visualisation Location
 - Site infrastructure
 - Access track
 - Fence and acoustic barrier
 - Horizontal Field of View (53.5°)



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Project No: 066 - PL - KA66NF
Project: Coylton BESS

Title: Figure 2a - Visualisation Location 2:
Core Path C9 near Treesmax, Location Plan

Drawn by: JT Date: 21/09/2023
Drawing: 77802_LS_002a

The visualisations of this view can be seen on the next board



Coylton Battery Storage
Figure 2b - Visualisation Location 2: Core Path C9 near Treesmax, Baseline Photography

OS reference:	246228, 618715	Camera:	Canon EOS 5D Mark II	Horizontal field of view:	53.5° (planar projection)
Ground level:	121m AOD	Lens:	50mm (Canon EF 50mm f/1.4)	Principal distance:	812.5 mm
Direction of view:	7°	Camera height:	1.5m AGL	Paper size:	841 x 297 mm (half A1)
Distance to Proposed Scheme:	0.75 km	Date and time:	23/08/2023 13:12	Correct printed image size:	820 x 260 mm

Drawing No - 77802_LS_002a Date - 21/09/2023



Coylton Battery Storage
Figure 2d - Visualisation Location 2: Core Path C9 near Treesmax, Photomontage (Upon Completion)

OS reference:	246228, 618715	Camera:	Canon EOS 5D Mark II	Horizontal field of view:	53.5° (planar projection)
Ground level:	121m AOD	Lens:	50mm (Canon EF 50mm f/1.4)	Principal distance:	812.5 mm
Direction of view:	7°	Camera height:	1.5m AGL	Paper size:	841 x 297 mm (half A1)
Distance to Proposed Scheme:	0.75 km	Date and time:	23/08/2023 13:12	Correct printed image size:	820 x 260 mm

Drawing No - 77802_LS_002a Date - 21/09/2023





Next Steps

Today's public consultation event aims to provide members of the public and interested parties with the opportunity to find out more about the proposed development and to ask questions of the project team. We would be grateful if you could complete the available questionnaire and return it to us.

These exhibition boards and a feedback form are also available on our website at www.coyltonbatterystorage.co.uk

This event follows a public consultation event held on Thursday 7th September at Ochiltree Community Hub.

Please note comments to Balance Power at this stage are not comments to the Planning Authority.

An opportunity to comment on the planning application directly to East Ayrshire Council will arise when the planning application is submitted.

Your responses will be considered by the project team as part of the design process.

Balance Power is required to submit a pre-application consultation report with the planning application detailing what measures it undertook to circulate details about the project, information received in response to feedback and how those comments were considered before the planning application was submitted. Your comments will also be addressed in that report.

The key next steps in the planning application process are set out below:-

Action	Date
1st Public Consultation Event at Ochiltree Community Hub	Thursday 7th September
Distribution of leaflets for second public event at Drongan Community Centre. Publication of newspaper adverts	Wednesday 20th September
2nd Public Consultation Event at Drongan Community Centre	Tuesday 3rd October
Deadline for consultation feedback	Friday 20th October
Anticipated submission of planning application to East Ayrshire Council	October
Potential Determination Date (statutory period 4 months from validation of application)	February/March 2024

Once the planning application is submitted to the Council, there will be a consultation period where members of the public will have an opportunity to formally make comments on the planning application. Comments will be made to East Ayrshire Council and will be considered in the determination of the planning application. The timescales for submitting public comments will be advertised by East Ayrshire Council.

If planning permission is granted in Q1 2024, Balance Power expects it would be in a position to commence development circa 2025, subject to complying with any planning conditions.

Further information is available at:-

Website - www.coyltonbatterystorage.co.uk

Email - hello@coyltonbatterystorage.co.uk

Post - [Orbit Communications](#)

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Edinburgh

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