



Pre Application Community Consultation – 32MW Solar & 16MW Energy Storage Facility

Zoom meeting, 15<sup>th</sup> December 2021, 5pm – 8pm

Hosted by: Adele Ellis, AE Associates

Attendee's

Resident

Person 1

C Watson

Craig

Hannah

Cllr. C Stewart

Roger

Clare

The meeting commenced with a short synopsis of the two proposed developments.

A development for a 32MW solar Farm and 16MW Battery Storage Facility is proposed on land to the north and north west of Mains of Keithick Farm, Coupar Angus. A further 50MW batter storage facility is also planned which is independent of the solar farm development. The Solar farm will utilizing in the region of 71,000 Bifacial PV panels with mounting. The battery storage facilities of 16MW and a separate standalone facility of 50MW will utilise lithium ion batteries. Energy produced by the solar farm will be stored by the batteries or fed directly to the grid depending on the demand. The batteries can store and export electricity on demand and is an essential component of providing and supplying local clean energy and of balancing and backing up supply facilities to the National Grid. The solar farm alone will provide enough energy for around 8,700 homes, save 8,605 metric tones of Co2 every year

**AE ASSOCIATES**  
**KAIMKNOWE FARM, GENDEVON, FK14 7JZ**  
**AE.ASSOCIATES@BTINTERNET.COM**

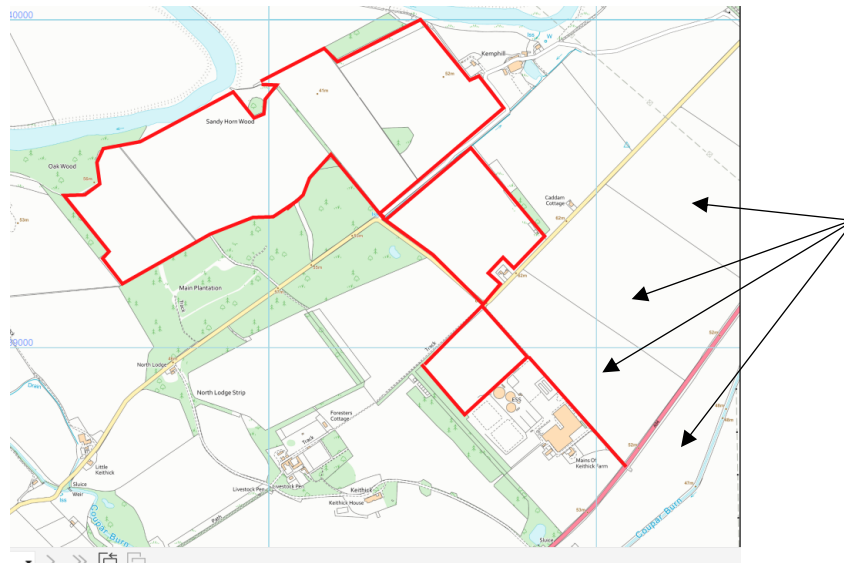
which over the 40 year life time will save 344,213 metric tonnes of Co2. This is the equivalent of saving 206,802,721 car journeys over the lifetime of the development.

The development will be encompassed within existing field boundaries which will contain PV panels, mountings, an areas for container units with associated infrastructure components, such as transformers, Inverters, DC and AC converters, switchgear and controllers, as well as requisite substations which will be housed within units as determined. The layout is currently within field boundaries which do have a good level of screening through existing high hedging but some areas will require new planting to screen. The prospect to screen the development with planting will provide an opportunity to increase the biodiversity of the area and provide habitats for wildlife. Native species will be planted to supplement the existing hedging and trees. Sheep will be grazed on the land and wild flower planting will be undertaken to again, increase the biodiversity and bee population in the area. Other fields were looked at for using in the development and were screened by Perth & Kinross Council for an Environmental Impact Assessment requirement but after further consideration by the landowner it was suggested that the proposed fields were utilised as these would further minimize any impact t residents and have less visual impact.

The meeting then took the form of a question and answer session.

From Person 1

You said you looked at other parcels of land. Can you tell us which other sites you looked at?



As shown on the plan above the land along the A94 was considered for the development. A Screening request to Perth & Kinross Council confirmed that an Environment Impact Assessment (EIA) would not be required. An updated request for an EIA screening on the new land area was also confirmed not to be an EIA development. In conjunction with the landowner and the developers it was determined that land further away from the public highway and less visual would be better suited to the development and cause less impact. The field boundaries already benefit from a good level of screening but further screening and improvements will be included within the development proposal.

From Resident

Were you advised by PKC planning that fields along the roadside into Coupar Angus were not acceptable for the solar farm?

No, the screening request advises if the development would have an impact that would require EIA surveys. This opinion does not state the suitability of the development but the level of reporting expected.

From Person 1

Thank you. Where will the electricity be fed into the grid?

Yes, the electricity will be fed directly to the grid when there is a requirement and need for energy. When the electricity is not required it will be fed directly in to the battery storage facility and held until called upon by The Grid.

Will it be fed from the battery storage into the Coupar Angus substation on the other side of the road?

Yes, a connection and substation specific to the development will be constructed which will in turn connect to the Coupar Angus substation.

From Resident

How many battery units will there be?

For the 16MW battery storage facility there is likely to be 6 battery storage units, 6 invertors, 3 transformers and 2 switchgear. For the 50MW battery storage facility there is likely to be 20 battery storage units, 20 invertors, 10 transformers.

From Person 1

How much noise will be created by the battery storage facility? The map distributed shows the battery storage in a different place.

There are very low noise emissions from either development. A site specific noise assessment will be undertaken at both developments to ensure that there will be no noise impact to residential properties in the vicinity and that there is full compliance with Environmental Health regulations.

The plan circulated indicates the 50MW battery location whilst the 16MW had not been identified. It is confirmed the position of the 16MW battery storage will be located in the field beside the AD plant.

From Resident

Will the compound include any diesel generators?

AE ASSOCIATES  
KAIMKNOWE FARM, GENDEVON, FK14 7JZ  
AE.ASSOCIATES@BTINTERNET.COM

I can confirm there are no diesel or gas generators used on the development.

Thanks. And so no carbon emissions at all from the entire development?

Correct. None of the equipment and technologies will emit carbon emissions.

From Person

How much noise will be created by the battery storage facility? The map distributed shows the battery storage in a different place.

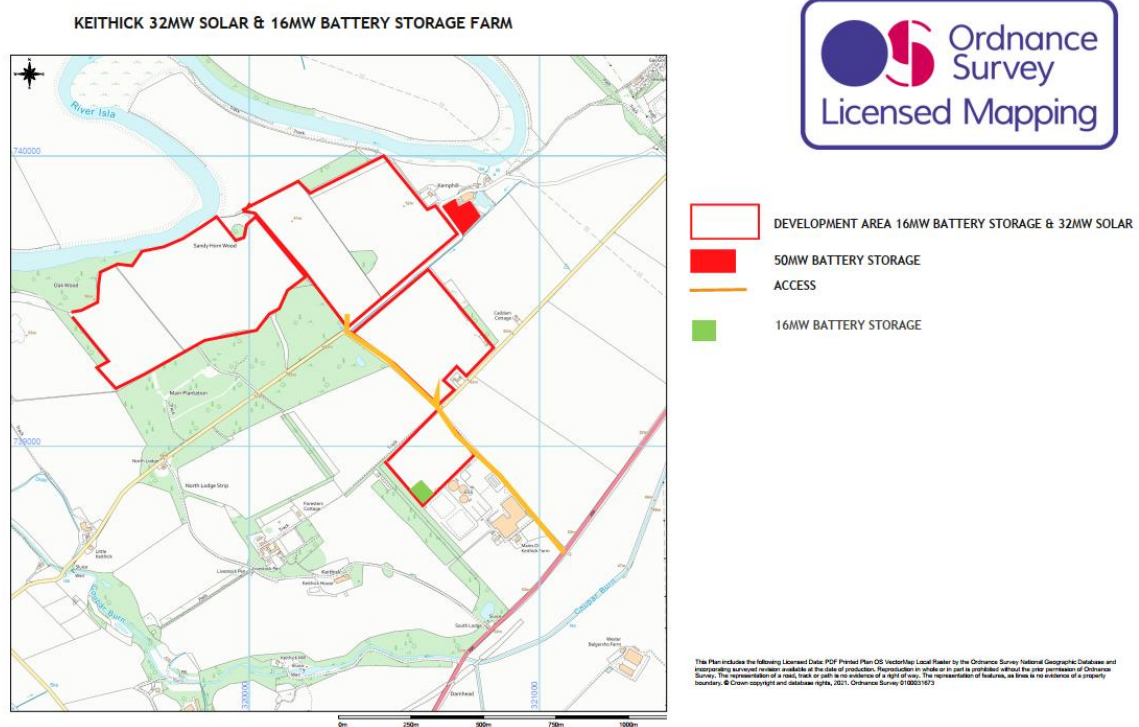
The battery storage facilities will have intermittent low level noise well within Environmental Health levels. A site specific noise survey will be undertaken to ensure compliance.

So there are two battery storage facilities?

Yes. To be clear, there is a 50MW standalone system as shown on the plan and a 16MW battery system to accompany the 32MW solar farm located in the field beside the AD plant.

Why does the map not show two areas?

This updated map highlights the two areas for the battery storage element of the development.



From Resident

what is the total acreage of the solar farm?

The solar farm extends to approximately 135 acres.

AE ASSOCIATES  
KAIMKNOWE FARM, GENDEVON, FK14 7JZ  
AE.ASSOCIATES@BTINTERNET.COM

From Person 1

To be clear, are there two planning permission proposals being considered? Or are they the same development ?

I can confirm that there are two planning proposals. The first, the 16MW battery and 32MW solar will be applied for to Perth & Kinross Council. The second, a separate application, will be submitted to The Consents Unit which deals with National applications and will be considered by The Scottish Ministers.

From C Watson

How high is the Screening?

Screening will be planted and will mature over time to completely screen the development. This will take time to mature but there is already a good level of mature planting in many of the field boundaries. It is expected that this will be up to 3m in height.

Are there any more pylons?

No, there will be no more pylons installed due to the development.

What are the noise level details?

A site specific noise survey will be undertaken to ensure that no residential property will be impacted. The current background noise levels will be recorded and with the noise profiles from all the equipment to be installed a study will be undertaken to calculate whether the development can operate, in a worse case scenario, within the limits set by Environmental health. The development will be within 4dBA of the current background noise levels.

How long is the construction phase?

Construction will take around 6 – 9 months, depending on weather conditions.

What is the timescale for this project? What is next?

It is anticipated that planning will be passed and any conditions met within 18 months with development commencement thereafter.

What will about the field boundaries?

Current field boundaries will be retained and existing hedgerows retained and improved as required. Any areas which require replanting or new planting will be undertaken to ensure screening and an increase in biodiversity and habitats.

From Resident

Are you sure that there is nothing over 3 metres in height? Security cameras columns, light columns?

Generally, depending on the angles, the panels will be between 2.4m – 2.8m in height. Security cameras will require to be above this but it is expected to be at the 3m height. If there is a requirement

for any higher installations this will be made known prior to the full planning applications being submitted. The cameras will face inwards and use infrared (invisible) light for nighttime security.

From Person 1

Will you be sharing mock ups ahead of the next consultation?

To show what it looks like.

Yes, a full landscape and visual impact assessment will be undertaken and I would hope to have visualisation available ahead of the next consultation. The visualization locations will be agreed with Perth & Kinross Council and will be intended to take into account the locations most affected by the developments.

How long for the trees to grow to give screening?

Native species, in line with those current on site will be planted. The planting will not be fully mature on installation. It may take in the region of 5 years to reach full maturity.

Who are you working for?

I am an independent planning consultant that has been retained by The EcoDev Group to act on their behalf.

From Resident

Will there be more letter drops planned?

Yes, there will be more letter drops and full details of the next meeting on the 26<sup>th</sup> January with the Zoom details.

From C Watson

Have you had any refusal so far for this type of development?

No, to date there have been no refusals.

When will work start?

If planning is consented it may be Spring/Summer 2023.

What is the lifespan of the panels?

The lifespan of the panels is 40 years.

From Resident

Has consideration been given to the grade of land to be used? The land has been used for food production in the past.

Yes, I am aware that the land is Grade 3 agricultural land. The malted barley grown is used within the Whisky industry and a proportion of the land is used for grazing. I understand that food crops have been produced in the past. A proportion of the estate will still continue in agricultural use and will continue to grow food crops on rotation. The introduction of sheep to the fields will aid the quality of the soils. By allowing the fields to be taken out of regular crop productions and heavy animal grazing, gives the opportunity for the soil to become less impacted, allowing improved aeration, which in turn improves drainage and improves soil quality. This allows for the organic approach of The Estate to continue and for the soils to improve for the future. This should be viewed as a short term solution to a long term vision of soil improvement. The essential production of clean, renewable energy and the vital balancing support to the National Grid should not be overlooked as this allows for valuable reduction in Co2 levels. Planting of trees and hedgerows also improve the green environment and increases biodiversity and habitats.

What is the total acreage being used?

It is in the region of 125 acres. But I will confirm this.

I can confirm that the acreage is approximately 135 acres

Have you been recording this meeting?

No. This meeting is not being recorded.

From C Watson

What is the Landowners involvement in this development?

The landowner is leasing the land.

From Resident

Why this area for development?

Developments for renewable energy, whether it be solar, wind or other technology, provide fluctuating levels of generation and require grid infrastructure to be able to stabilise and utilise the energy. There are site specifics within the infrastructure and the land location that allow for connectivity and to develop a sustainable and viable development. For example, the development couldn't be moved say 2 miles, 10 miles down the road as the site specifics of the infrastructure is not available in those locations. The infrastructure and support networks are only available in limited locations and this location has these specifics within the infrastructure.

From Cllr Stewart

Will the panels be tracking the light?

No, the panels are fixed on mountings and will not have any motorized components to track the light.

Are there 2 different applications?

Yes, there is an application which will be submitted to Perth & Kinross Council for a 16MW battery storage and 32MW solar Farm and a separate application will be submitted to The Consents Unit for a 50MW battery storage facility.

Why not go for 49.9MW and keep it with Perth & Kinross Council instead of 50MW?

By limiting the development to under 50MW will mean that there is a restriction of connection to under the 50MW and therefore the development may not achieve its full potential. It does mean an application to be considered by The Scottish Minister but it does mean that there is no restriction to the 50MW connection.

You are using prime agricultural land – is this OK?

The land is classified as Grade 3, therefore the chosen areas are not prime agricultural land. The development offers the opportunity to improve the soil grade over the lifetime of the development to bring it up to prime agricultural grade for future agricultural use. The site specific qualities of the land and connectivity to the Grid will allow for a major contribution to reducing Co2 levels, of production clean renewable energy and for providing balancing support the network. The invaluable contribution to combating climate change cannot be underestimated.

Where is the energy being stored coming from?

There are two possibilities for storing the energy. The PV panels will produce electricity and this will be stored within the batteries if there is no requirement on the grid for the energy at that moment. The batteries also have the ability to take energy from The Grid at times when there is a high level of generation, say from a wind farm or other, and there is little demand. The batteries will take the energy and store it until such time the Grid requires more energy to feed along the network.

How tall are the panels?

Dependent on the angle the panels are between 2.4m and 2.8m in height.

You said the panels are bifacial. Are the panels the same specification on both sides?

Basically, yes. The panels have two faces, front and rear in order to collect more sunlight both directly from the sky and reflected light from the open space grass between the rows of panels.

Is there going to be security fencing and screening?

Yes, each field will have security fencing and this will in turn be screened. A full landscape planting plan will be produced using native species of trees and hedgerows.

Who is the Battery manufacturer?

Specific battery manufacturers have not been finalised at this point. The latest technology, highest specification and reliability record will be important factors in choosing the manufacturer at the time of installation.



From Clare

How big is the total area of the development? Can you please confirm this?

The total development area is approximately 135 acres.

What questions were asked in the meeting?

A list of questions was sent by email.

A dedicated website for the development is live and will be updated with reports as they become available. <https://www.keithicksolarbess.com/>

Contact was also made by a local resident residing in Grampian View who had some questions about the development but who was unable to attend the Zoom meeting.

What sort of noise will the development cause? My property is on the edge of Coupar Angus.

The development has negligible to zero noise impact. A full study of background noise levels and from residential properties will be undertaken to ensure that there is no noise impact that would be above the Environmental Health regulations.

I enjoy walk along the roads and through the woods and it's a lovely quiet walk. How will the development affect this?

You will still be able to enjoy your walks. No current public access or footpaths and bridleways will be stopped or obstructed. There is the opportunity to improve biodiversity in the area and wildflower meadow planting and wildlife corridors will be an intrinsic part of the development plan.

What about access to the woods? I currently walk across one of the fields to access it?

A wildlife corridor where the security fencing and current screening or new screening will allow access to walk around the edge of the field to the woods.

There is a children's nursery in the woods. What happens to them?

The development will have no impact on the nursery. The land owner is mindful of the communities needs and has provided the Coupar Angus community with a garden space for growing veg and fruit free of charge. It continues to be popular and thriving. They also granted the lease to the woodland nursery group who for four days of the week have up to 18 pupils a day in the woods learning outdoor skills. It is important to the landowner that none of these are impacted by the development.

How long will the development be there for?

The development will be for 40 years.

The Blairgowrie Advertiser has asked for information and an update on the Community Consult. The following is the statement issued.

AE ASSOCIATES  
KAIMKNOWE FARM, GENDEVON, FK14 7JZ  
AE.ASSOCIATES@BTINTERNET.COM

We feel that last night was the first step in engaging the community in the solar and battery storage developments proposed at Keithick. By listening and taking on board the comments and questions raised we can begin to build a design that will sympathetic to the environment in which it will site. As studies are undertaken and more information becomes available we will share this with the community as well as holding a further meeting on the 26th January. Invitations and a mail drop will be send out in January after the festive period so that we can engage with more of the community. A website [www.keithicksolarbess.com](http://www.keithicksolarbess.com) is live with current details and this will be updated as we progress. Further information can also be requested by email at [ae.associates@btinternet.com](mailto:ae.associates@btinternet.com)

Whilst developments of this scale may seem initially intimidating they are, when properly sited, planned and screened, an essential component to obtaining net zero. By achieving net zero we can begin to fight Climate Change. Even if every home in Coupar Angus, or indeed Scotland, had solar panels installed and switched to electric cars, it still would not be enough to achieve the targets set by Scotland to reach net Zero by 2045. We cannot achieve these targets and make these changes by thinking about residential changes alone, it needs an accumulation of small, medium and large scale developments of renewable energy, a mix of technologies and a determined attitude to make it work. This development is situated where essential infrastructure can support the development and the development can support the grid network. The landowner at Keithick Estate has the potential to enable a development of National importance, one that will make a valuable contribution to the reduction of Co2 levels and to generate clean energy.

The land owner is mindful of the communities needs and has provided the Coupar Angus community with a garden space for growing veg and fruit free of charge. It continues to be popular and thriving. They also granted a lease to a woodland nursery group who for four days of the week have up to 18 pupils a day in the woods learning outdoor skills. Along with the bio digester which produces green gas they also provide local farmers with an organic fertiliser which is a by product of the gas making process. This solar farm and battery project compliments the green energy work they already do and they are hoping it will provide the 2 Sisters food group at their Coupar Angus processing plant with renewable electricity in the future.

A further meeting scheduled for the 26<sup>th</sup> January 2022 can be joined via the following link and details:

OR JOIN THE OPEN ZOOM MEETING ANY TIME BETWEEN 5PM – 7PM ON THE 26<sup>th</sup> January 2022

Topic: Keithick Solar & Storage Zoom Meeting

Time: Jan 26, 2022 05:00 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/83279753567?pwd=N05qNXZjWU1nNit6c0tIQjduMU9qZz09>

Meeting ID: 832 7975 3567

Passcode: 829020

**AE ASSOCIATES**  
**KAIMKNOWE FARM, GENDEVON, FK14 7JZ**  
**AE.ASSOCIATES@BTINTERNET.COM**

Please note that comments should be made by the 28<sup>th</sup> February 2022 and that any comment or representation made are not representations to the planning authority and that there will be an opportunity to make representations on any resultant application to the planning authority.

AE ASSOCIATES  
KAIMKNOWE FARM, GENDEVON, FK14 7JZ  
AE.ASSOCIATES@BTINTERNET.COM