Scott Hobbs Planning

Planning Statement on behalf of:

Harmony FL Ltd.

Date:

04 July 2025

Pre-Application Consultation Report

Proposed BESS, at Land North of Longside Road, Flushing, Peterhead (GR: 405524, 847560).

Typical Illustration of Battery Unit

Info

Proposed 400 MW BESS and associated infrastructure:

Land North of Longside Road, Flushing, Peterhead (GR: 405524, 847560).

Summary

Harmony FL Ltd and is proposing a 400 MW Battery Energy Storage System ('BESS'), with associated infrastructure and development. This report forms part of a suite of documents, submitted to the ECU of Scottish Government, to support the proposed development. This PACR details the Pre-application Consultation activities carried out prior to the submission of the application.

Contents

1.0 Introduction

1.1 This Pre-Application Consultation Report (PACR') is prepared and submitted on behalf of Harmony FL Ltd. ('the Applicant') and in support of an application for consent under S36 of the Electricity Act 1989 ('the application') and also comprises a request that Scottish Ministers give a direction under section 57(2) of the Town and Country Planning (Scotland) Act 1997 that planning permission for the development be deemed to be granted. It addresses matters referred to in Schedule 9 to the Electricity Act, to development plan and policy guidance and to consideration of material matters.

1.2 The application comprises land within Aberdeenshire Council Area – 20.72ha ('Application Site').

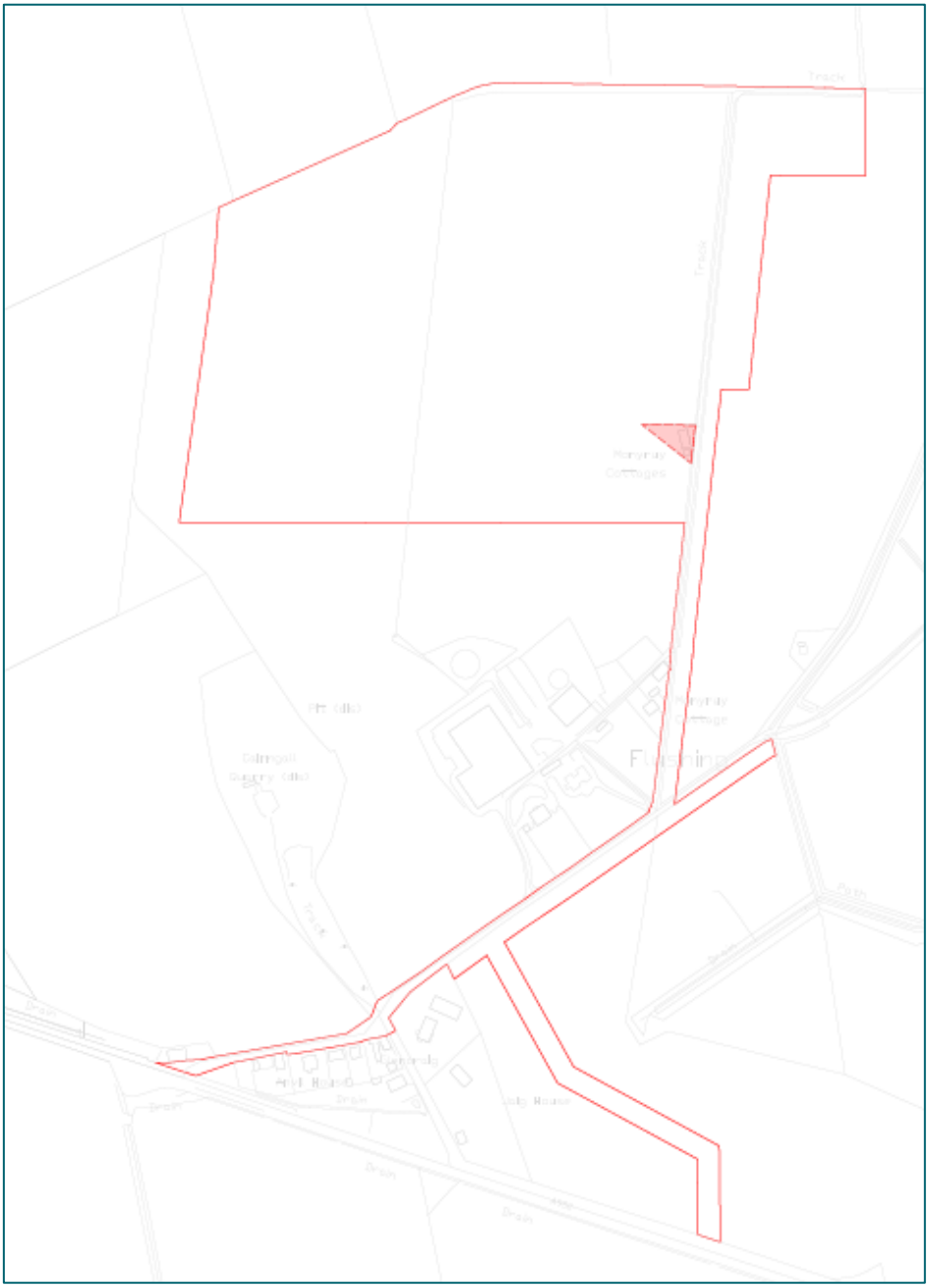


Figure 1Site Location- Extract of Location Plan

1.3 The description of the proposed development which is the subject of this application is as follows

'*Construction and operation of a 400MW Battery Energy Storage System (BESS) with associated infrastructure including, access roads, sub-station buildings, supporting equipment, fencing, drainage infrastructure and landscaping.*' at Land North of Longside Road, Flushing, Peterhead (GR: 405524, 847560).

1.4 This Pre-Application Consultation Report ('PACR') is part of a suite of documents submitted with the application, as outlined below. These supporting documents are in addition to the formal application documents comprising the accompanying plans, sections, and elevations. The full suite of supporting documents is as follows:

- Planning Design and Access Statement (PDAS)
- Community Wealth Building Plan (CWBP)
- Pre-Application Consultation Report (PACR)
- Confidential Ecological Survey Report [note, contains sensitive information]
- Confidential Protected Species Report [note, contains sensitive information]
- Archaeological Desk-Based Assessment (ADBA)
- Landscape and Visual Impact Assessment (LVIA) and Landscape Strategy
- Noise Impact Assessment (NIA)
- Flood Risk & Drainage Assessment Report (FRDAR)
- Fire Water Management Plan (FWMP)
- Private Water Supply Impact Assessment
- Topographical Surveys
- Construction Traffic Management Plan
- Transport Statement
- Battery Safety Management Plan (BSMP)

1.5 The Electricity Works Environmental Impact Assessment (Scotland) Regulations 2017 are also relevant to the proposal as the proposal comprises development falling within Schedule 2 of those Regulations. A Screening request has been submitted to the ECU and the Decision was received on 17th March 2025. It confirmed that, "Scottish Ministers adopt the opinion that ***the proposal does not constitute EIA development and that the application submitted for this development does not require to be accompanied by an EIA report***." (Emphasis Added).

1.6 The purpose of this report is to provide details of the pre-application consultations carried out by the Applicant prior to the submission of the application.

2.0 The Proposal

2.1 This development is for a 400MW Battery Energy Storage System (BESS)and associated infrastructure located at Land North of Longside Road, Flushing, Peterhead (GR: 405524, 847560). The description of development is:

"*Construction and operation of a 400MW Battery Energy Storage System (BESS) with associated infrastructure including, access roads, sub-station buildings, supporting equipment, fencing, drainage infrastructure, landscaping, earth works and associated work*" on Land North of Longside Road, Flushing, Peterhead (GR: 405524, 847560)).

2.2 The land is approximately 20.72 Ha. The 400MW BESS is to be connected to the existing Netherton 400kV substation via underground cable to the south of the A950 (Longside Road).

The proposal includes:

- A BESS with a capacity of 400MW
- Hardstanding (e.g., for manoeuvring and parking of trucks)
- Access Tracks.
- Up to 204 containerised Energy Storage Units.
- Up to 51 inverter/transformer units.
- Switch Room.
- Switchgear.
- Water Tanks.
- Welfare Unit.
- 2.4m Perimeter security fencing.
- CCTV columns.
- Profiled development platform and associated cuttings and embankments.
- SUDs pond.
- Landscape works including tree and shrub planting, 2.5 m high, timber post and wire, perimeter deer proof fencing; and
- External artificial lighting to specific work areas (see mitigation in paragraphs 105 and 106, below).
- 4.5 Acoustic Fencing
- Deer Fencing

3.0 The Site and Surroundings

3.1 The application site covers an area of approximately 20.72ha. The subject site lies in the countryside, approximately 6.5km to the west of the centre of Peterhead. The site is located to the north of the A950 that runs east/west between Peterhead and Longside.

3.2 One of the principal features of the site is a farm complex centrally in the south of the site (Monyruy Farm). The land is currently used for agricultural purposes. The boundaries to the site are generally open, marked by an existing access track to the east of the proposed compound. To the south, east and north there are field boundaries, but there are no other strong landscape features defining the site area.

3.3 The sloping site lies between c.45 m and c.27 m Above Ordnance Datum (AOD). The landscape is low-lying and very gently undulating, with a pattern of low rounded hills framing the lower lying valley of the River Ugie, which meanders across a large floodplain west of Peterhead.

3.4 At the sites southeast boundary are Monyruy Cottages. These are within the landowners' control and will be vacant prior to the commencement of development.

3.5 The nearest water course to the site marks the eastern boundary of the red line area and is called Burn of Faichfield.

3.6 The site is located to the north of the proposed Netherton 400kV Substation which is separated from the site by Longside Road (A950) and from the proposed compound by circa 750m.

3.7 Occasional coniferous shelter belts and woodland blocks provide some limited local containment to visibility across this open terrain.

3.8 The wider area generally has a countryside characteristic with agricultural fields and a scattering of houses and local businesses along narrow country roads. The largest concentration of dwellings in the immediate area is Flushing, a small hamlet. Whilst in the countryside, the area is influenced by other development, including energy-related infrastructure, including:

- Overhead lines running east / west across the site;
- Silage silos and agricultural buildings located at Monuruy Farm;
- Monyruy Cottages located at the eastern edge of the site;
- Wind turbines within visibility of the site, to the north east.

3.9 Overhead power lines and telegraph poles cross the site to the south of the proposed main compound and cross the proposed access route.

3.10 The red line boundary has included an area of public highway to ensure that any minor works / widening would be achievable. The red line progresses to the south along the proposed buried cable route and point of entry into the Netherton Hub substation. The corridor allowed for the cable route is circa 20m in width.

4.0 Pre-Application Consultation

4.1 There is no statutory Pre-application process for S36 applications for consent for battery storage sites, although the ECU has issued best practice guidance and encourages applicants to carry out such Pre-application consultation. The best practice refers to all types of S36 application including significant wind power proposals.

4.2 This BESS project is distinctly different to those forms of renewable energy projects, and due to its characteristics, has a significantly less impact, being substantially lower in height and generally comprising less area of land.

4.3 The applicant has carried out the following forms of contact to statutory bodies and stakeholders:

- Environmental Impact Assessment Screening Request to ECU (Submitted 5th February 2025).
- Pre-application consultation with the ECU (Submitted 8th August 2024).
- Pre-application consultation with the appropriate planning authority Aberdeenshire Council (Submitted 26th August 2024).
- Unique website which contains details of the proposed development, information regarding the application and contact details for further information regarding the application.
- Advertising the events in local press (3 publications).
- Notification of events to stakeholders including elected members, MP and MSP as well as three Community Councils.
- Postal notifications to local residents.
- Two in person presentation/exhibitions manned by members of the Applicant team to answer questions and provide additional information where able.

EIA Screening Request

4.4 Whilst not a specific form of Pre-application consultation, due to the scale of the development an EIA Screening Request was submitted to the ECU 5th February 2025, in which detail on the proposed development and the environmental effects were explained. The ECU consulted Aberdeenshire Council as the appropriate planning authority.

4.5 On 17th March 2025, the ECU provided a formal Decision Notice with the opinion, that the likely environmental effect was unlikely to be significant and that the development was not to be considered EIA development.

4.6 This Decision Notice can be found as Appendix 2.

Pre-Application Consultation with the ECU

4.7 Pre-application submission was originally made to the ECU on 8th August 2024. No further correspondence was received from the ECU in relation to pre-application enquiry as this is predominantly undertaken with the Local Planning Authority (LPA).

Pre-Application Consultation with Aberdeenshire Council

4.8 The application site is wholly contained within the Aberdeenshire Council area and accordingly, a Pre-application submission was made to Aberdeenshire Council in accordance with its processes 26th August 2024, ref: ENQ/2024/1118.

4.9 A meeting with AC including representations from the following Council teams was held online on 31st October 2024.

- Planning
- Transport / Roads
- Environmental Health (Noise)
- Landscape
- Ecology
- Archaeology
- Flooding

A response was received on 27th November 2024 with the Council's advice. In terms of matters of principle of development, there were no concerns raised, and it acknowledged that the proposed development was for renewable energy which was supported by both National and Local planning policies (subject to compliance with other specific policies). All of these matters have been addressed in the application documentation as outlined in the introduction of this report.

4.10 It is considered that the application package addresses the matters by AC during the Pre-application stage.

Pre-Application Consultation with Local Community

Website

4.11 To facilitate the consultation, a publicly accessible website was set up that held the project detail and information pertinent to the consultations. The website (Appendix 10) was www.scotthobbsplanning.com/consultation/flushing. To date of writing the website has achieved visitors.

4.12 The website was activated on the date of the first consultant event and remained live, the website received a total of 267 views.

4.13 Visitors could also request contact/ information by providing their email address (planning@harmonyenergy.co.uk) through the website.

4.14 Visitors to the website were able to leave comments to the applicant and project team using a feedback form (appendix 10).

First Consultation Event

4.15 The first consultation event took place on Thursday 27th June 2024 at the Longside Parish Church Hall (4-13 Inn Brae, Longside, Peterhead) between 3 pm to 7pm. During this event there were members of the applicant team in attendance to offer answers for any questions the public had about the proposed development.

4.16 A public notice was placed in The Buchan Observer (18th June 2024), Ellon Times (20th June 2024) and Fraserburgh (20th June 2024) to advertise the in-person consultation in accordance with the statutory requirements (shown at Appendix 3).

4.17 The public notices included the following information:

- Description and location of the proposed development,
- Details as to how (including by what electronic means) further information may be obtained concerning the proposed development,
- The date, time and address of the public consultation event,
- A statement explaining how, and when by, persons wishing to make comments to the prospective applicant relating to the proposal may do so, and
- A statement explaining comments made to the prospective are not representations to the planning authority and there will be an opportunity to make public comments to the planning authority once a formal planning application has been made.

4.18 An email (Appendix 6) was circulated to key stakeholders on the 26th February 2025 further advertising the event. This email was sent to the following:

- Councillor Geoff Crowson
- Councillor David Mair
- Councillor Hannah Powell
- Councillor Anne Simpson
- MSP Gillian Martin
- Longside and District Community Council

4.19 Leaflets with printed notifications of the event were issued to residents identified to be living within close proximity of the application site, these were circulated on 20th June 2024 (Appendix 5).

4.20 Copies of the exhibition material presented at the Events can be found at Appendix 8 9.

4.21 A total of 27 members of the local community attended discussing the proposal with members of the Applicant Team during the consultation event. A total of 3 feedback forms have been received, 1 at the in-person event and a further 2 through the website. Additional correspondence via email with commenters has also been held post event.

Figure 2: Consultation Event 1 in progress

Figure 3 Consultation Event 1 Set Up

Second Consultation Event

4.22 The second consultation event took place on 30th April 2025 at the Longside Parish Church Hall (4-13 Inn Brae, Longside, Peterhead) between 3 pm to 7pm. During

4.23 A public notice was placed in The Buchan Observer (22nd April 2025), Ellon Times (17th April 2025) and Fraserburgh Herald (17th April 2025) to advertise the in-person consultation in accordance with the statutory requirements (shown at Appendix 4).

4.24 During both events presentation boards displaying the proposal and the next steps of application were available for the attendees to review. Whilst no physical feedback forms were completed at the event a further 2 online / email commenters made online representations within the stated timescale and at the time of drafting this report.

Figure 4: Consultation Event 2 in progress

4.25 Following the second consultation event members of the public were asked to provide their comments not later than the 14th May 2025. Despite these additional comments have been received from a number of sources. All online / website comments / queries were responded to, and email discussion will some commenters was extensive. The themes and main topics of the comments received are captured and summarised in the below table.

4.26 The comments received from the consultation activities undertaken for the proposed development are summarised in table 1 below.

Figure 5: Consultation Event 2 Set Up

5.0 Comments and Responses

5.1 The following table summarises the comments and responses, and demonstrates the actions that the Applicant has taken, resulting in the application as submitted.

Issues	Comments	Feedback/ Actions
Land / Site	Why this location? Is there no alternative sites? Will be BESS be a phased development with the Netherton Hub?	The applicant carries out rigorous site selection process for projects of this type. Sites free from environmental constraint and in proximity to the point of connection are sought. This BESS project is to be connected directly to the Netherton Hub via a short underground cable at 400kV. Locating a battery project further from its point of connection could potentially mean the use of overhead powerlines, the sterilisation of land and the disruption of laying cables in or across the road network if the cables are buried to connect it to the substation. It was highlighted that the proposed development is wholly dependent on the construction of Netherton Hub. Whilst the exact phasing of this development is not clear at this time, it is likely that the construction of the proposed BESS would only commence once the Netherton Hub was substantially completed. The cumulative impact of the proposed development and the substation will be taken into consideration in the preparation of technical and environmental reporting.
	This development will change the character of the area.	Mitigation of adverse effects through sensitive design is sought to be incorporated wherever possible and design has been led by a suite of technical and environmental assessments. A Landscape and Visual Impact Assessment (LVIA) is prepared and has indicated how the proposed site should be designed, and tree belts introduced to minimise visual impact and change to the wider character of the area. Whilst this is mitigated, the site itself will see change during operation. However, the land will be fully reinstated at the end of the project's lifecycle and monies are set aside in bond prior to any work starting to ensure financial viability of restoration. A supporting landscaping plan detailing tree planting will be submitted with the application.

Need for the proposed development	A number of comments were received in respect of the need for BESS and their function	It was highlighted that there was an identified national need for BESS to maximise renewable energy from wind and solar generation. The submitted PDAS goes into additional detail on this matter and specifically the Clean Energy 2030: Action Plan prepared by the government setting out targets for BESS development by 2030. Some members of the public questioned the need for renewable energy as a basic principle.
Construction	How will construction traffic disruptions and construction pollution be managed?	The applicant is aware that this type of development can create an increase in traffic volume during the construction phase. Therefore, the applicant is instigating a robust plan for the movement of construction traffic and personnel via a CTMP which will be submitted to the application. Construction traffic movements will be adequately managed with appropriate mitigation measures placed. Mitigation measures for minimising impact of construction vehicles is set out in the CTMP, including, but not exclusively, appointed personnel to control access / egress movement.
	Where will the stone for the proposed development be sourced and will the cumulative impact of lorries from local quarries past dwellings be mitigated.	The need for stone and aggregate is not fully quantified and the source of these materials not confirmed. However, it is noted that this will be sought locally, as far as possible. The CTMP sets out a desired route for vehicles that will minimise impact as far as possible.
Fire and Safety	How will fire risk be managed.	The emergency services will be consulted and informed throughout the application process, any impacted residents will be updated accordingly. The site has been designed to minimise risk and impacts so that in the exceptional event of one battery catching fire, it will not spread to other battery units.
	A request was made that a Battery Safety Management Plan is prepared and submitted with the application.	It was initially indicated to the member of the public that a Fire Evacuation Plan would be prepared, however it was determined that full Battery Safety Management Plan would be prepared. This has been completed and is submitted with the application.
	Fire Water Management – how will fire water be prevented from getting into the water environment.	In the event that water is used to cool battery units adjacent to a unit experiencing thermal run away, water will be collected in the attenuation pond (fitted with membrane) which will be cut off from discharging to Faichfield Burn via remotely operated sluice gate. Water will be tested and if needed removed from site in tankers. It is noted that there is a low risk of thermal runaway and water may not be required even in such and event. Any such incidents would be responded to in line with Fire Service instruction at the time. Fire water will be stored prior to us in subterranean water tank at the south east of the site.

Operation	What type of batteries are being proposed for the site.	The final battery supplier is not defined at this time as this would be subject to a competitive tendering process. Whilst the end supplier has not be defined it can be confirmed that Harmony Energy would only use a Tier 1 supplier. Tier 1 suppliers are ranked by Bloomberg New Energy Finance (BNEF), a leading pioneer in global renewable energy research. BNEF Energy Storage Tier 1 list is widely recognised within the industry as the authoritative ranking of energy storage manufacturers. The list provides a transparent differentiation amongst worldwide stationary energy storage manufacturers on the market. It is based on bankability as defined by the previous two years' deployment. Harmony Energy can commit to only using LFP technology and have only historically used LFP to build out all 17 sites which Harmony have helped develop and operate.
	What capacity will the units run at?	The proposed development is for 400Mwh BESS. There may be times when the proposals are not operating at 100% capacity.
Noise	How is the noise managed.	A Noise Impact Assessment (NIA) will be submitted with the application and shall assess the noise emitted from this project. A baseline assessment of this project has already been completed by specialist noise consultants, which takes into account the nearby developments and existing background noise as part of assessing against Council requirements. All development of this nature is required to comply with strict noise thresholds (NR20) that limit noise impact on noise sensitive receivers. This compliance will exist for the project's life span.
Health and Safety	How will health and safety be managed.	A battery safety management plan will be submitted with the proposed development that assesses the safety of the proposed development. Were additional measures required, these could be conditioned.
Community Benefit	What economic benefit / compensation will there be for the community that is hosting the proposed development?	A Community Wealth Building Plan will be submitted with the proposed development that will outline the opportunities for local economic stimulation. Where possible, labour and resources will be acquired locally. Whilst employment on the site during operation is limited, the proposed development has the capacity to support nearly 110 jobs during the construction process. Whilst not a planning consideration, a community fund totalling £20,000 per annum will be made available for the community to apply to for funding for local projects.
Environmental Impact	What will be the impact on local biodiversity in the area?	It was confirmed that a full suite of ecological surveys is being undertaken and that there is a policy requirement to enhance the biodiversity on the site. The proposed landscaping is considered to amply increase the biodiversity opportunity and value of the site given the low value of the agricultural land that currently exists.

	What species of trees are being proposed?	This is to be confirmed post consent and by discharge of condition. However, species will be native and will include a mix, both evergreen and deciduous to balance the speed of growth with canopy cover and visual screening impact.
Consultation Process	Which newspapers were used to advertise the event?	As set out in this report. Response from the community event that advert of the application submission should be made to Press and Journal is being considered and is considered achievable.

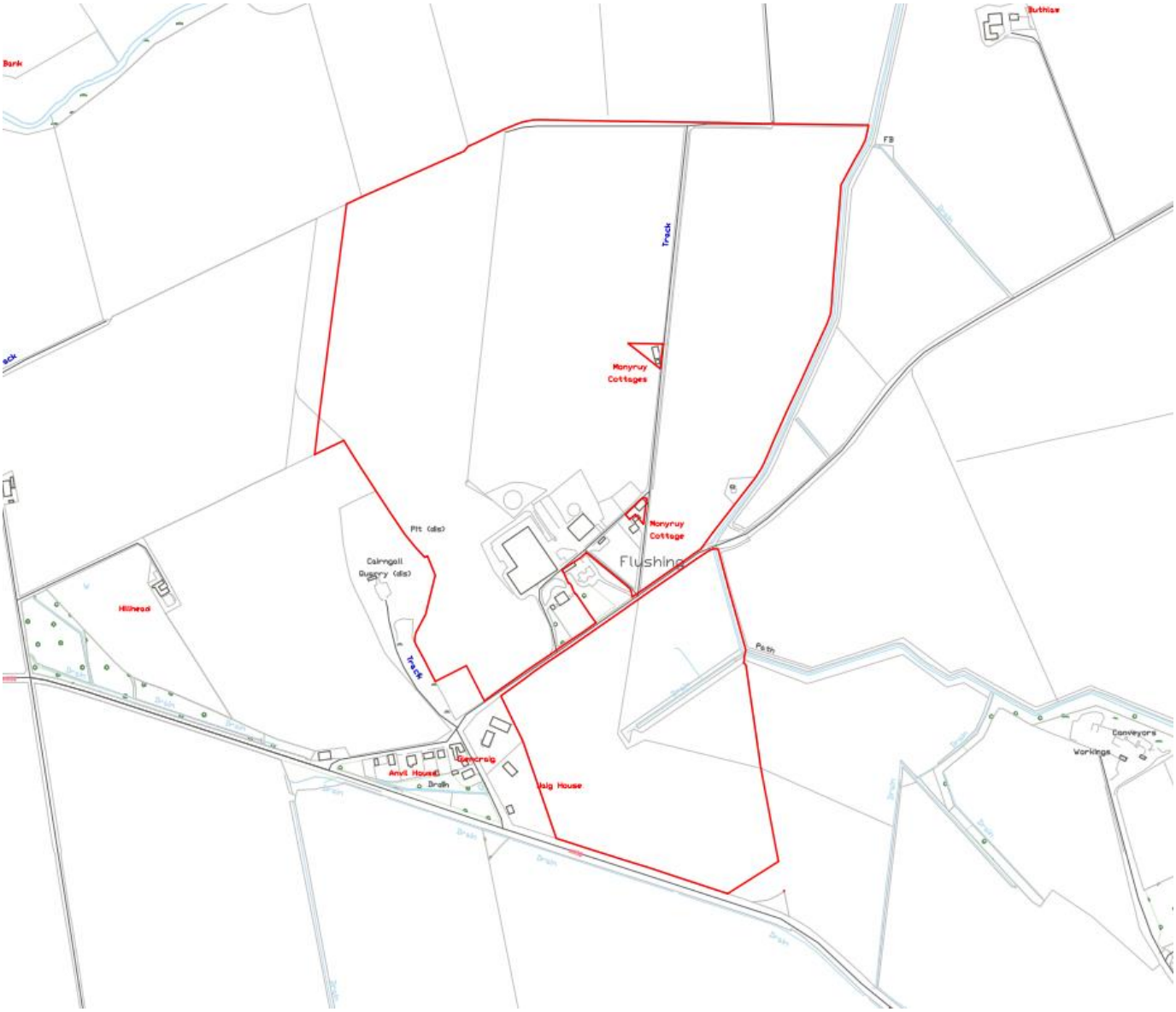
6.0 Conclusion

6.1 The proposed BESS development is a much needed- renewable energy project on countryside land in an area of limited environmental, ecological, heritage and amenity value.

6.2 The Pre-application consultation has been carried out with the statutory body, with relevant local authority and with the local community in accordance with due process.

6.3 In all respects, it is considered that the Pre-application consultation has been effective relative to the proposal and site.

Appendix 1- Location Plan



Appendix 2- EIAR Decision Notice

Energy and Climate Change Directorate
Energy Consents Unit

E: alice.creasy@gov.scot

Scottish Government
Riaghaltas na h-Alba
gov.scot

Hugh Shepherd
Scott Hobbs
Planning Ltd
By email only

By email only to: hs@scotthobbsplanning.com

Our ref: **ECU00006086**

17th March 2025

Dear Hugh Shepherd,

ELECTRICITY ACT 1989

THE ELECTRICITY WORKS (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017

SCREENING OPINION OF THE SCOTTISH MINISTERS

IN RESPECT OF THE PROPOSED APPLICATION FOR CONSENT UNDER SECTION 36 OF THE ELECTRICITY ACT 1989 TO CONSTRUCT AND OPERATE THE PROPOSED 400 MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM AND ASSOCIATED INFRASTRUCTURE LOCATED ON LAND NORTH OF LONGSIDE ROAD, FLUSHING, PETERHEAD.

Thank you for your request dated 16th January 2025 requesting a screening opinion in respect of a proposed application under section 36 of the Electricity Act 1989 ("the Electricity Act") to construct and operate a battery energy storage system with a generating capacity of approximately 400 megawatts (MW), comprising of battery-based electricity storage containers and ancillary development including generators, welfare unit and control / switchgear units, water tanks, transformers, accesses, landscaping, SUDs infrastructure, biodiversity enhancement and perimeter fencing.

Background

The proposed development as described briefly above is entirely within the planning authority area of Aberdeenshire Council ("the Planning Authority").

The proposal requires to be screened by the Scottish Ministers in accordance with regulation 7 of the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 ("the Regulations"). Following a request for a screening opinion made under regulation 8(1), Scottish Ministers are required to adopt an opinion as to whether the proposed development is or is not EIA development.

The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017

The Regulations set out at 8(2) the information that must accompany a request to the Scottish Ministers to adopt a screening opinion. Scottish Ministers consider that the information included in the screening request and documents supporting the request is sufficient to meet the requirements set out in regulation 8(2), and that the submitted information has been compiled taking into account the selection criteria in schedule 3 of the Regulations.

Statutory Consultation

Under regulation 8(5) of the Regulations, Scottish Ministers are required to consult the Planning Authority within whose land the proposed development is situated. The Planning Authority was consulted on 6th February 2025 and responded on 14th March 2025 advising that, in their view, the proposed development does constitute EIA development and therefore any application for construction and operation of the development described in the screening request must be accompanied by an EIA report. A copy of the Planning Authority's response is annexed to this screening opinion (**Annex A**).

Scottish Ministers' Considerations

EIA development is defined in the Regulations, in respect of an application, as a proposed development, which is either Schedule 1 development, or Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The proposed development constitutes Schedule 2 development in terms of the Regulations.

In adopting a screening opinion as to whether Schedule 2 development is EIA development, the Scottish Ministers must in all cases take into account such of the selection criteria in Schedule 3 of the Regulations as are relevant to the proposed development, and the available results of any relevant assessment.

Scottish Ministers have taken the selection criteria in Schedule 3 and all the information submitted in respect of the screening request in account and taken account of the views of the Planning Authority. Scottish Ministers adopt the opinion that **the proposal does not constitute EIA development and that the application submitted for this development does not require to be accompanied by an EIA report.**

In accordance with regulation 7(2), this opinion is accompanied by the following written statement with reference to the relevant selection criteria within Schedule 3 of the Regulations. In accordance with the Regulations, a copy of the screening opinion has been sent to the Planning Authority.

Written Statement

Characteristics of Development

The current red line boundary currently covers an area of 52.05 hectares, however this is the "option area" meaning that the red line boundary for the eventual planning application will be a much-reduced area (at an approximate area of 21.5 hectares). The Proposed Development would likely comprise the following key components:

- A BESS with a capacity of 400MW- to meet contract requirements and energy needs.
- Generators
- Welfare unit
- High Voltage Switchgear - a maximum of **1**Om height

- Security fencing between 2.4m and 4m in height around the site
- Terracing of the land with landscaping between the units and on the boundaries of the site
- Access tracks
- Temporary construction access route
- Operational access roue
- SUDs infrastructure
- Water tanks
- An underground cable to local substation
- Landscape and biodiversity mitigation and enhancements.

The Planning Authority has noted that the Site lies within an area of development pressure and as a result, cumulative visual impact is a key concern, particularly given the Site's proximity and link to the proposed Netherton Hub Substation, located approximately 1.3km from the Site. However, while cumulative impacts must be considered in any future application, at the time of writing the proposed Substation has not been granted consent by Scottish Ministers and so cannot formally be considered at this stage.

At a local level, the Applicant has stated their intent to use landscaping, earthworks and tree planting to help integrate the BESS into the landscape.

The development would not involve use of significant levels of natural resources, with no expected to be irreversibly impacted by the Proposed Development.

There will be a measure of construction waste consistent with development of this type. All solid waste produced during construction is expected to be taken off-site and disposed of by certified contractors. No operational waste is anticipated.

Both the Applicant and Planning Authority raise the likelihood of noise, air and light pollution during the construction phase which is expected to last 18 months. Considering this, the Applicant has committed to conducting a Noise Impact Assessment (NIA) which will guide mitigation measures as well as a Construction Environmental Management Plan (CEMP). No significant pollution or nuisance anticipated during the operation phase, and no anticipated risk of accidents or disasters or to human health.

Location of Development

The land comprises one agricultural field to the north of the Monyruy Farm complex. The land is currently used for agricultural purposes, and the adopted Local Development Plan identifies that the site is not Prime Agricultural Land (PAL). A farmhouse and buildings associated with agricultural land holding (Monyruy Farm) lie to the immediate south of the likely development site.

As noted by the Planning Authority, the Site is in close proximity to a number of residential properties. The nearest settlement is Longside approximately 1.25 km west of the site. There are several residential properties within the vicinity of the site, including 3 within the site area and a group of properties at Flushing which would be located between this development and the proposed Netherton Hub Substation.

The area is currently influenced by other development, including energy-related infrastructure, including:

- Overhead lines running east / west across the site;
- Silage silos and agricultural buildings located at Monuruy Farm;
- Monyruy Cottages located at the eastern edge of the site;
- Wind turbines within visibility of the site, to the northeast.

The significance of the visual effects will likely be relatively localised from slightly elevated positions looking across or over existing hedges and field boundaries. Overall, it is anticipated that the visual effects will reduce over the longer term when the proposed landscape mitigation takes effect.

While no sensitive environmental site lies within 1km of the site, some habitats on the site are of ecological value, particularly small water courses and field boundaries. It is anticipated that with the proposed mitigation and enhancement measures, the nearby watercourse will be protected and there will be biodiversity enhancement.

While there are no heritage assets within the Site, there is potential for archaeological remains at a sub-surface level, based on the prevalence of such remains within the wider landscape. No designated cultural heritage sites (including designated historic assets such as Listed Buildings and conservation areas) are located within 1 km of the proposed development area.

The nearest water course to the site marks the eastern boundary of the red line area and is called Burn of Faichfield.

Characteristics of the Potential Impact

As stated by the Planning Authority, noise and air pollution, as well as vehicle movement are likely to be the most significant impacts during the construction phase, while operational impacts are likely to be associated with landscape and visual, as well as some noise impacts.

Although there is likely to be some temporary disturbance (e.g. noise and light pollution) during the construction phase, it is anticipated that this can be mitigated through the implementation of a Construction Environmental Management Plan and Noise Impact Assessment.

Landscape and visual impacts are not predicted to extend widely and will be mitigated by landscaping and tree planting on the Site which will provide appropriate screening. In terms of cumulative effects, it is noted that the Site is located in an area of high development pressure. In particular, attention must be given to its proximity to the proposed Netherton Hub Substation. However, given that the Netherton Hub Substation has not yet been grated consent by Scottish Ministers it cannot formally be considered at this stage.

There are no significant effects considered to be likely on land, soil, water, air, or climate; effects on land and soil are considered to be of low intensity with good potential for reversibility. It is considered given the low level of impacts expected, that cumulative effects with other existing or approved development are unlikely.

It is intended that the application will be accompanied by a suite of documents to include a Planning Supporting Statement, including an NPF 4 compliance assessment, a Design and Safety Report, a Pre-Application Consultation Report, Transport Statement, Ecology Report, Landscape Assessment and Visual Impact including a Landscape Strategy, Archaeology Report, Preliminary Ecology Assessment and Surveys, Drainage Impact Assessment and Strategy, including a Flood Risk Assessment, CTMP and Noise Impact Assessment.

This screening opinion does not constitute pre-application advice and is provided without prejudice to the assessment of any future application under section 36 of the Electricity Act 1989.

Yours sincerely

Alice Creasy

A member of staff of the Scottish Government

(Cc: Aberdeenshire Council)

ANNEX A

Our Ref: ENQ/2025/0142
Your Ref: ECU00006086

Energy Consents Unit
Onshore Electricity Strategy
And Consents
Directorate For Energy And Climate Change Scottish
Government
5 Atlantic Quay
150 Broomielaw
Glasgow
G2 8LU

14 March 2025

Dear Sir/Madam

EIA Screening Consultation for Installation of Grid Battery Energy Storage System (BESS) up to 400MW and Associated Infrastructure at Land At Flushing, Longside, Aberdeenshire

I write with regard to the Screening Request on which you have consulted Aberdeenshire Council as Local Planning Authority.

After review of the submitted material, it is the view of the Planning Service that the development has the potential to give rise to effects (in cumulation with other development proposals in the area) which may be significant in nature in relation to noise, landscape and visual impact.

It is recommended that, due to the potential significant effects and the scale of this development an Environmental Impact Assessment would be required for this proposal.

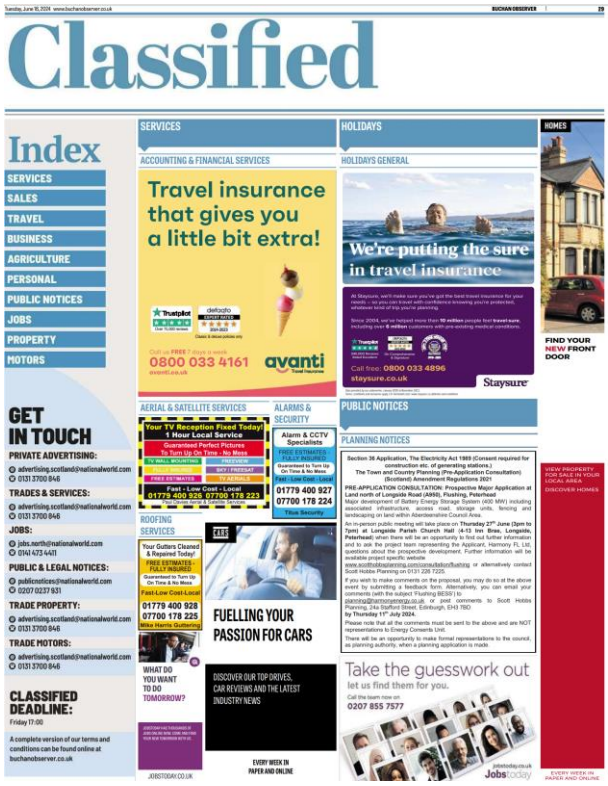
Whilst the decision as to whether an EIA is required will ultimately lie with the determining authority (who will also be responsible for outlining the reasoning for such a decision), I have nonetheless attached the Schedule 3 assessment undertaken by the Planning Service for your information.

Should you have any queries, please contact the officer named at the head of this letter.

Yours faithfully

Paul Macari
Head of Planning and Economy

Appendix 3- Consultation Event Adverts



Buchan Observer

Ellon Times

Fraserburgh Herald

Appendix 4- Public Consultation Event 2 Adverts

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TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 (AS AMENDED)

Notice of Pre-Application Consultation (PAC)

In accordance with the Regulations, public consultation is being undertaken by Leiths (Scotland) Ltd in advance of the submission of a planning application to Aberdeenshire Council for a proposed development at Middleton Farm (X (Easting) 383222, Y (Northing) 815368/Grid Reference NJ 93222 15368) comprising the extraction of sand and gravel.

Details of the proposal will be available for viewing on the website www.gib.co.uk/middletonfarm; from Monday 21st April 2025. Further information in respect of the proposal may also be obtained from Tom Lewis at Johnson Poole & Bloomer by telephone on 0141 331 1456, by email at consultations@gib.co.uk; or in writing at 50 Speirs Wharf, Glasgow, G4 9TH.

A Public Consultation event will be held on Monday 28th April 2025 from 13:00 – 18:00 at Potterton Community Centre, Lairigsead Road, Potterton, AB23 8UE, where the proposal will be presented, and the local community will be provided with the opportunity to ask questions and provide comment.

Comments on the proposal following the event may also be made to Johnson Poole and Bloomer by telephone, email or by mail. Comments should be received no later than Monday 12th May 2025.

A further in person consultation event to provide feedback following the first event will be held on Monday 19th May 2025, from 13:00 – 18:00, at Potterton Community Centre, Lairigsead Road.

Please note that this is a Pre-Application Consultation and that any comments made at this stage should be directed to the Applicant, through Johnson Poole and Bloomer, and will be considered in the finalisation of the planning application. It should also be noted that comments made to the Applicant are not representations to the Planning Authority. When the Applicant submits the planning application to Aberdeenshire Council, there will be an opportunity for interested parties to view the finalised proposal and to make representations to the Planning Authority at that time.

PRE-APPLICATION CONSULTATION PUBLIC EVENT

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and TheTown and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021.

Proposal: Installation of 49.9MW Battery Energy Storage System (BESS) and associated infrastructure.

Site Location: Land at Fairfield, Inverurie, Aberdeenshire, AB51 5BL.

A third drop in public event is being held for the purposes of community consultation for this development proposal. The third in-person public event will take place on Monday 28th April 2025 at Meikle Warthe Village Hall, Meikle Warthe, AB51 5AA between the hours of 3:00pm and 6:00pm.

In addition to the third in-person public event, there is a project website where information can be obtained and feedback given. The web address is www.fairfieldesd.co.uk. You are also able to make comments on the proposal directly to the developer at this stage, either at the above event and or in writing to info@gscapital.uk. Alternatively, you can write to 5th Floor Exchange Station, Tithebarn Street, Liverpool, L2 2QP.

The deadline for comments is Wednesday 7th May 2025.

Please note at this stage any comments made to the prospective applicant are not representations to the planning authority and if the prospective applicant submits an application there will be an opportunity to make representations on that application to Aberdeenshire Council when the planning application for the proposal is submitted. Further information relating to this proposal may be obtained from Green Switch Capital by contacting info@gscapital.uk.

GENERAL NOTICES

Public & Legal Advertising

May Day Bank Holiday Deadlines

Thursday 1st May at 12 noon for papers published

Monday 5th May to Thursday 8th May

Whilst every effort will be made to meet your needs, deadlines may be revised.

For confirmation of publication day please ask when booking.

Monday 5th May - Closed

Call 0207 023 7931 or email publicnotices@nationalworld.com for details

Dates and times were correct at time of publication, but could be subject to change.

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GENERAL NOTICES

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GVOL

Goods Vehicle Operator's Licence

Nicholas Brannan trading as Peterhead & Fraserburgh Removals of Gowanlea, Gowanhill, Fraserburgh, Aberdeenshire, AB43 8JX is applying to change an existing licence as follows: To keep on extra 1 goods vehicles and 0 trailers at the operating centre at Gowanlea, Gowanhill, Fraserburgh, Aberdeenshire, AB43 8JX. Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Quarry House, Quarry Hill, Leeds, LS2 7UE stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available at www.gov.uk/government/publications/a-guide-to-making-representations-objections-and-complaints-goods-vehicle-operator-licensing.

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TRAFFIC NOTICES

ABERDEENSHIRE COUNCIL

C40B/U/18 - TEMPORARY ROAD CLOSURE

"The Aberdeenshire Council (C40B and U41B - 28.04.25) (Temporary Closure to Vehicular Traffic) Order 2025" has been made under Section 14(1) of the Road Traffic Regulation Act 1984.

The order will operate from 28.04.25 for 10 days and will prohibit any person from driving on the following roads: C40B, C54E, C38E,A90 and U41B.

U41B from the C40B to the C38E

Access will be provided for emergency and vehicles requiring access to properties but may be subject to delay until the road is cleared of construction plant so allow safe passage through the works.

The temporary restriction is necessary in the interests of public safety owing to access for the provision of fibre cabling An alternative route is available via the C40B, C54E, C38E,A90 and vice versa.

Details of the restriction can be viewed online at https://online.aberdeenshire.gov.uk/apps/roadworks/. Any queries should be directed to Rebecca Scott on 01467 538 222.

Head of Legal and People,

Woodhill House,Westburn Road,Aberdeen,AB16 5GB

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PUBLIC NOTICES

PLANNING NOTICES

PRE-APPLICATION CONSULTATION PUBLIC EVENT

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and TheTown and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021.

Proposal: Installation of 49.9MW Battery Energy Storage System (BESS) and associated infrastructure.

Site Location: Land at Fairfield, Inverurie, Aberdeenshire, AB51 5BL.

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ABERDEENSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013, Regulation 28(1) or PLANNING LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT PROCEDURE (SCOTLAND) REGULATIONS 2015, Regulation 6

The applications listed below together with the plans and other documents may be viewed using the online Planning Register at: https://upa.aberdeenshire.gov.uk/online-applications/.

Comments may be made quoting the reference number and stating clearly the grounds for making comment. Comments can be submitted using the Planning Register when viewing the application. Alternatively, comments can be addressed to: Aberdeenshire Council, Planning and Economy Service, Viewmount, Arduthie Road, Stonehaven, AB39 2DQ. Please note that even if you have made comments to the applicant prior to this application being submitted, or to the Council regarding a similar application that has been made on this site before, you will still need to make your comments to the Council on the current application.

Comments must be received by 9 May 2025

Address: Site North-East of Bridgend of Rush, Crudine, Ballater Proposal: Erection of Dwellinghouse - APP/2025/0128

Address: Inver, Carnegies Croft, Kintessack Proposal: Demolition of Building and Erection of Dwellinghouse - APP/2025/0128

Address: Plot 2, Land at Ythan Lodge, Knockhall, Newburgh, AB41 6AD Proposal: Erection of Dwellinghouse - APP/2025/0472

Address: The Steel Health Club, Tarves, AB41 7LS Proposal: Extension to Gymnasium and Change of Use of Agricultural Land to Class 11 (Assembly and Leisure)Without Compliance with Condition 1 (Public Water Supply) of Planning Permission Reference APP/2021/0873 - APP/2025/0514

Address: Land at Rear of Blackdog Industrial Estate, Blackdog Proposal: Siting of Temporary Sales Cabin - APP/2025/0409

Address:Westhill Old School,Westhill Road,Westhill, AB32 6FT Proposal: Alterations and Extension to School Building - APP/2025/0414

Address: Aldi Foodstore Ltd, Ythan Terrace, Ellon, AB41 9LJ Proposal: Non-Compliance With Condition 4 (Delivery Hours) of Planning Permission APP/2024/1775 - APP/2025/0510

Address: 24 Victoria Street, Stonehaven, AB39 2LH Proposal: Alterations and Extension to Dwellinghouse to Provision of Decking, Removal of Render - APP/2025/0538

Address: Plot A, 9 and C, Dalladaud Workshop, Aboyne, AB34 5JJ Proposal: Installation of Drainage Infrastructure - APP/2025/0127

Address: Muldrum House Hotel, Oldmeldrum,AB51 0AE Proposal: Alterations of 2 Windows to Form French Doors - APP/2025/0407

SEE OUR PUBLIC NOTICES SECTION

FOR ALL YOUR LATEST INFORMATION ON PLANNING PROPOSALS, TRAFFIC NOTICES, GOODS VEHICLE OPERATOR LICENCES, LICENCES TO SELL ALCOHOL AND PROBATE NOTICES

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 (AS AMENDED)

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GVOL

Goods Vehicle Operator's Licence

Craig Grant trading as CJ Grant & Partner Ltd, of Kindrought, Strichen, Fraserburgh, AB43 6RJ is applying for a licence to use Kindrought, Strichen, Fraserburgh, AB43 6RJ as an operating centre for 2 Goods vehicles and 4 trailers. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make their written representations to the Traffic Commissioner at Quarry House, Quarry Hill, Leeds, LS2 7UE stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available at www.gov.uk/government/publications/a-guide-to-making-representations-objections-and-complaints-goods-vehicle-operator-licensing

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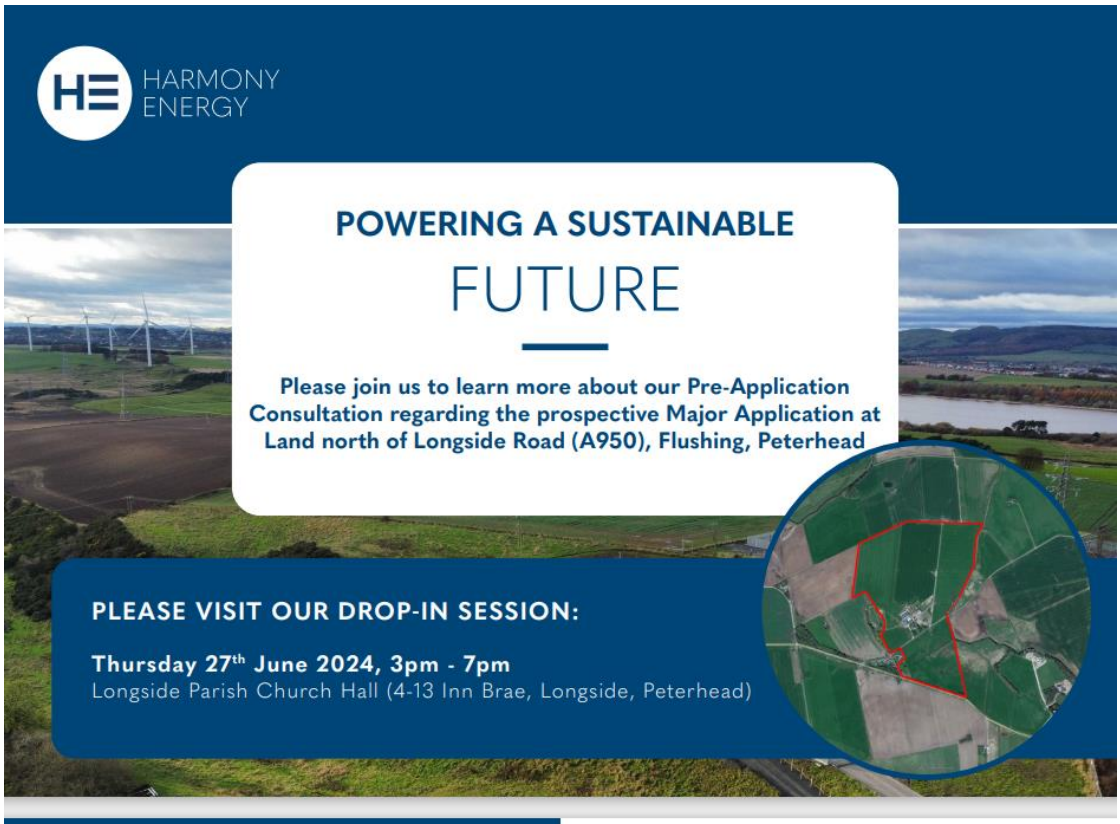
Appendix 5- Notification Letters



WHAT ARE WE PROPOSING AND WHY?

Harmony FL Ltd is inviting you to attend a Pre-Application Consultation regarding the proposed major development of a 400 MW Battery Energy Storage System (BESS), including associated infrastructure, access road, storage units, fencing, and landscaping on land within the Aberdeenshire Council Area. The innovative BESS will enable grid stabilisation and the storage of renewable energy from sources like solar and wind farms.

BESS are safe and reliable, occupying minimal space and minimising environmental impact through localised landscaping and earthworks. Furthermore, our proposed scheme includes extensive landscaping initiatives to mitigate visual impact and promote biodiversity by introducing new habitats in the surrounding areas.

As a nation, we need energy storage systems like this if we want to:

- Reach Scotland and the UK's goal of achieving net zero
- Enhance the nation's energy security following a turbulent time depending on foreign energy
- Fully capitalise on the potential of affordable solar and wind power
- Secure a stable energy supply and prevent rationing and blackouts
- Make energy more affordable for everyone

Come along to the exhibition to find out more information about the scheme, including our design rationale and all technical and environmental considerations.

Thursday 27th June 2024, 3pm - 7pm
Longside Parish Church Hall (4-13 Inn Brae, Longside, Peterhead)

View displays of key information about the proposed site.

Ask questions and share your views on the proposal.

Talk directly to key members of Harmony Energy and Scott Hobbs Planning.

Email: planning@harmonyenergy.co.uk
Website: scotthobbsplanning.com/consultation/flushing
Telephone: 0131 226 7225

UNABLE TO ATTEND? PLEASE SCAN THE QR CODE TO FIND OUT MORE ABOUT THE PROPOSAL

Event No.1 Notification Letter

Event No.2 Notification Letter

Appendix 6- Email Notification

Good Morning,

I write to inform you of an upcoming public consultation event. It relates to:

Major development of Battery Energy Storage System (BESS) (400 MW) at Land to the north of Longside Road A950, Flushing, Peterhead (NGR 405524, 847560).

It will be held at: **Longside Parish Church Hall, 4-13 Inn Brae, Longside, Peterhead, AB42 4XN**, between **1500 – 1900 on Thursday 27th June 2024.**

Public notices (wording attached) are being published in the local press, including Buchan Observer, Ellon Times and Fraserburgh Herald this week. I attach the location plan of the proposed application.

The parties notified of this event can be found below:

- Councillor Geoff Crowson
- Councillor David Mair
- Councillor Hannah Powell
- Councillor Anne Simpson
- MSP Gillian Martin
- Longside and District Community Council

Yours faithfully,

Hugh Shepherd MRTPI
Associate Director

Scott Hobbs Planning

a. 24a Stafford Street, Edinburgh, EH3 7BD
t. 0131 226 7225 m. 07309393030
www.scotthobbsplanning.com

Follow us on Twitter: @ScottHobbsPlan

Registered in Scotland No. SC338885

Email Notification Event No. 1

Good morning,

I write to inform you of an upcoming public consultation event. It relates to:

Major development of Battery Energy Storage System (BESS) (400 MW) at Land to the north of Longside Road A950, Flushing, Peterhead (NGR 405524, 847560).

It will be held at: **Longside Parish Church Hall, 4-13 Inn Brae, Longside, Peterhead, AB42 4XN**, between **1500 – 1900 on Wednesday 30th April 2025.**

Public notices (wording attached) have/are being published in the local press, including Buchan Observer, Ellon Times and Fraserburgh Herald this week. I attach the location plan/leaflet of the proposed application for information.

The parties notified of this event can be found below:

- Councillor Geoff Crowson
- Councillor Peter Chapman
- Councillor Hannah Powell
- Councillor Anne Simpson
- MSP Gillian Martin
- Longside and District Community Council

Yours faithfully,

Hugh Shepherd MRTPI
Associate Director

Scott Hobbs Planning

a. 24a Stafford Street, Edinburgh, EH3 7BD
t. 0131 226 7225 m. 07309393030
www.scotthobbsplanning.com

Follow us on Twitter: @ScottHobbsPlan

Registered in Scotland No. SC338885

Email Notification Event No. 2

Appendix 7- Feedback Form

FEEDBACK FORM

PROPOSALS EXHIBITION

We are proposing Batter Energy Storage System (BESS). The proposals are still being finalised but will include 400 MW BESS an associated infrastructure.

We are interested in your views and some questions are posed below which you may find useful prompts. Please feel free to provide additional comments below.

1. Comment(s) Please use space overleaf if required:

I

2. Suggested:
   - Do you support BESS / renewable energy / Scotland role – why?
   - Do you support the co-location of renewable energy to avoid sprawl of different sites throughout the countryside? If not, where should new BESS be sited?
   - Do you feel there is capacity for more BESS in this area – please give your reasons?
   - Do you consider the proposed landscaping to be sufficient to mitigate the visual impact of the proposed development?
   - Do you agree to the proposed siting of the development within the red line boundary?
   - Do you agree with the strategy to substantially screen the proposed development?

3. Should there be opportunity for Harmoney FL Ltd to invest in the local community, what projects, organisations or developments do you feel should benefit?

When you have completed this form, please either:

- hand it to one of our advisors; or
- take it home and email us at planning@harmonyenergy.co.uk or visit our website at www.scotthobbsplanning.com/consultation/flushing; or
- post to Scott Hobbs Planning, 24a Stafford, Edinburgh, EH3 7BD

Appendix 8- Consultation Boards Event 1

HARMONY ENERGY

www.harmonyenergy.co.uk

WELCOME TO THIS EXHIBITION

Thank you for coming along to Harmony Energy's Pre-Application Consultation regarding the prospective Major Application at Land north of Longside Road (A950), Flushing, Peterhead.

We look forward to answering any questions you may have about the scheme.

YOUR HARMONY ENERGY TEAM

Members of the Harmony Energy team are on hand this evening to tell you more about our proposals and answer your questions. Look out for us as you move around the exhibition!

Harmony Energy is a Yorkshire-based business that is committed to generating and storing renewable energy with a view to helping the creation of a clean energy future.

Founded in 2010, Harmony Energy is one of the UK's leading developers, owners and operators of utility-scale battery energy storage like the one proposed here, operating over 1GWh in the UK today with a further European pipeline of over 13GW.

In everything we do, we are committed to:

Sustainability – developing clean energy facilities that contribute to a sustainable energy system whilst delivering Biodiversity Net Gain on site and ensuring materials are recycled at end of life.

Collaboration – working with landowners, local communities and other partners to deliver benefits for all.

Safety – ensuring the safety of our projects by using proven technology alongside design and construction excellence, as well as insuring all our projects.

Innovation – working with global partners to ensure we are using the latest technologies that maximise sustainable performance.

HARMONY ENERGY

www.harmonyenergy.co.uk

UNDERSTANDING THE TECHNOLOGY

The UK is leading the way in using lithium-ion batteries – the same technology that powers your mobile phone and laptop – for large-scale energy storage.

WHAT DOES BATTERY STORAGE LOOK LIKE?

The batteries are housed in containers, installed on concrete foundations and surrounded by fencing for extra security. They are usually sited near solar and wind farms or substations. This keeps connections short, reducing cost and material usage.

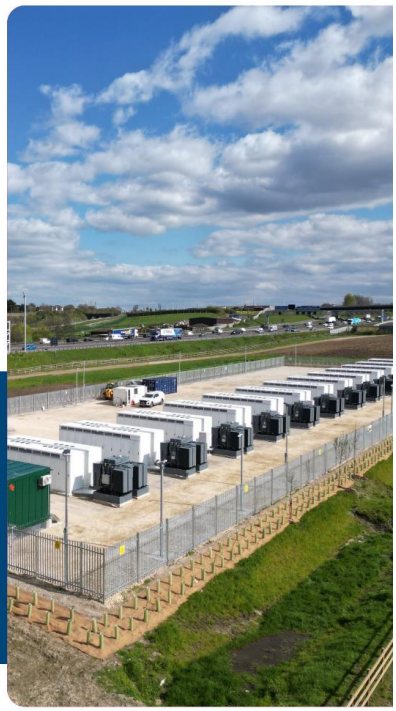
HARMONY ENERGY

www.harmonyenergy.co.uk

WHY DO WE NEED BATTERY ENERGY STORAGE?

In the UK, we still produce approximately 73% of our energy from fossil fuels.

As a nation, we need to reduce fossil fuel consumption if we are to deal with the increasing demand for electricity and achieve our decarbonisation target of net zero. Energy storage has a crucial role to play in this by allowing more renewable technology to be deployed in Scotland and meet Scottish Governments aims to significantly increase BESS capacity.



HOW DOES THE TECHNOLOGY WORK?

Imagine a wild and windy night in the North Sea, with wind turbines spinning fast and generating lots of electrical energy while the UK is asleep and not using electricity. At the moment, this surplus energy creates a problem, and National Grid has to ask wind farms to shut down and compensate them for doing so. As well as being expensive, this is clearly a huge waste of precious energy. The solution? Let the energy flow down the lines into batteries, where it can be stored and used when demand for electricity is high. If a stormy night is followed by a still, cloudy day, having a buffer of energy to use when the network needs it most is invaluable.

As a nation, we need energy storage systems like this if we want to:

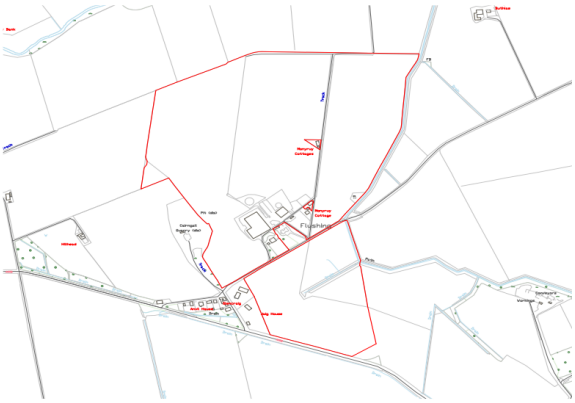
- Reach Scotland and the UK's goal of achieving net zero
- Enhance the nation's energy security following a turbulent time depending on foreign energy
- Fully capitalise on the potential of affordable solar and wind power
- Secure a stable energy supply and prevent rationing and blackouts
- Make energy more affordable for everyone

HARMONY ENERGY

www.harmonyenergy.co.uk

BATTERY ENERGY STORAGE PROPOSAL IN BRIEF

This Pre-Application Consultation is held in relation to the proposed development is for a 400MW Battery Energy Storage System (BESS) on Land north of Longside Road (A950), Flushing, Peterhead.



KEY FACTS

01 The site has been chosen because it is immediately next to the proposed Peterhead 400kV Substation. This makes it more efficient to connect the batteries to the electricity network and reduces energy losses.

02 There are already around 130 battery energy storage sites operating successfully in the UK, with thousands more worldwide.

03 The scheme will be designed to the highest quality with substantial landscaping proposed to ensure the site is sufficiently screened. It is not anticipated that there will be any detrimental impact to the residential amenity of any of the properties within the vicinity of the proposed BESS. Noise Impact Assessments will be undertaken to confirm this.

04 There is no issue with toxic gases or emissions from battery energy storage systems.

05 Community Wealth Building, in line with Scotland's planning polices will be explored with the local planning authority to maximise economic growth for the local and regional area.

06 Through a combination of new planting, creation of SuDS pond, development would enhance local biodiversity, creating habitat for birds, animals and insects.

HARMONY ENERGY

THE PROPOSED DESIGN

This Pre-Application Consultation is held in relation to the proposed development is for a 400MW Battery Energy Storage System (BESS) on Land north of Longside Road (A950), Flushing, Peterhead.

The preferred site location is, at this time, predominantly led by the prevailing topography, avoiding higher ground to the east and so minimising visibility.

The location further seeks to avoid areas of flood risk, sensitive features, such as burns and hedgerows wherever possible.

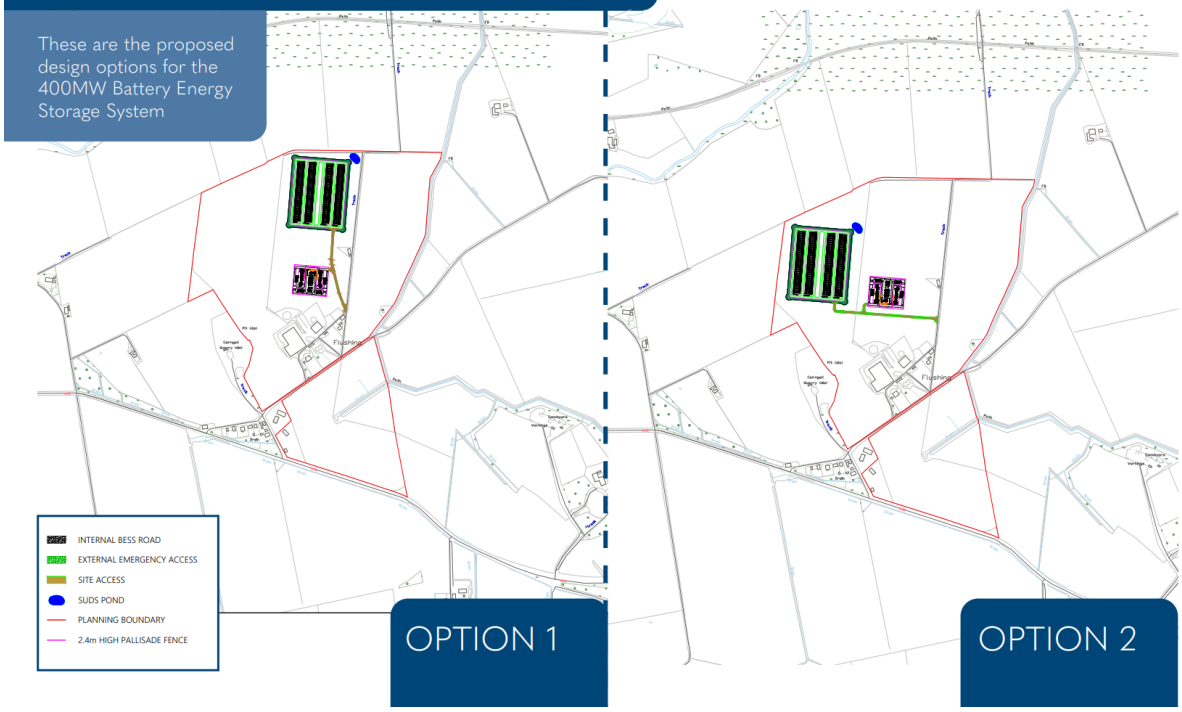
To ensure the development is appropriate for the site, a full suite of technical environmental assessments have been instructed including:

- Flood and Drainage Assessment
- Ecology Surveys and Enhancement
- Transport and Construction Management Plan
- Noise Assessment
- Landscape and Visual Impact
- Archaeology

HARMONY ENERGY

THE PROPOSED DESIGNS OPTIONS

These are the proposed design options for the 400MW Battery Energy Storage System



HARMONY ENERGY

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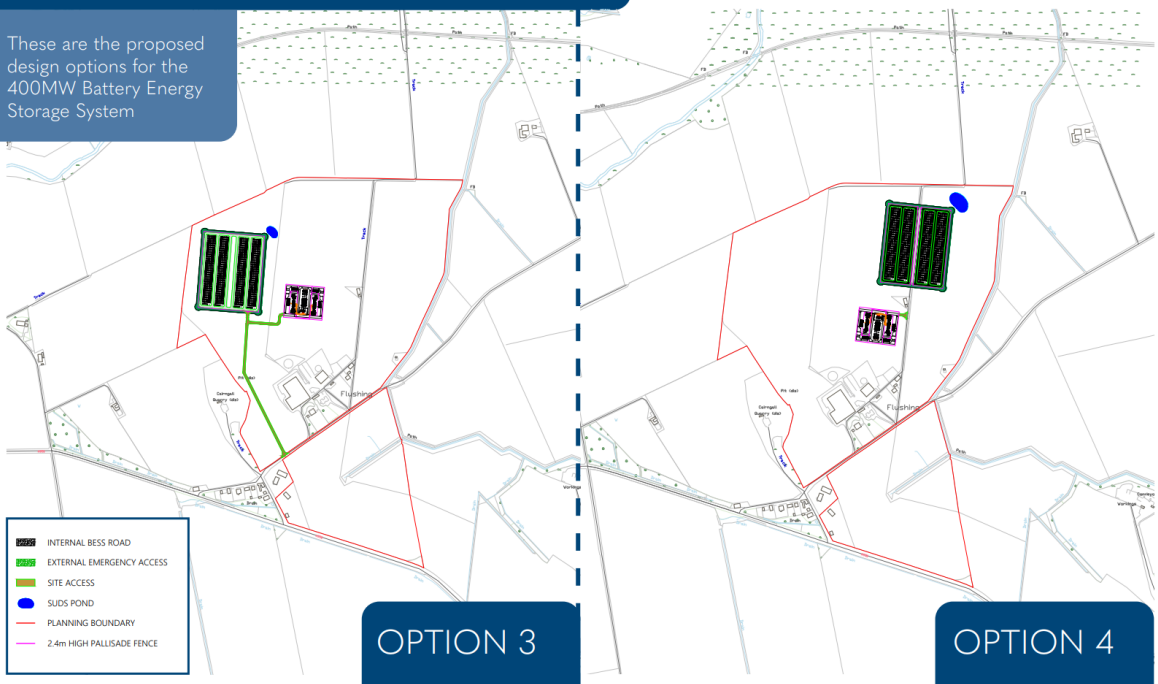


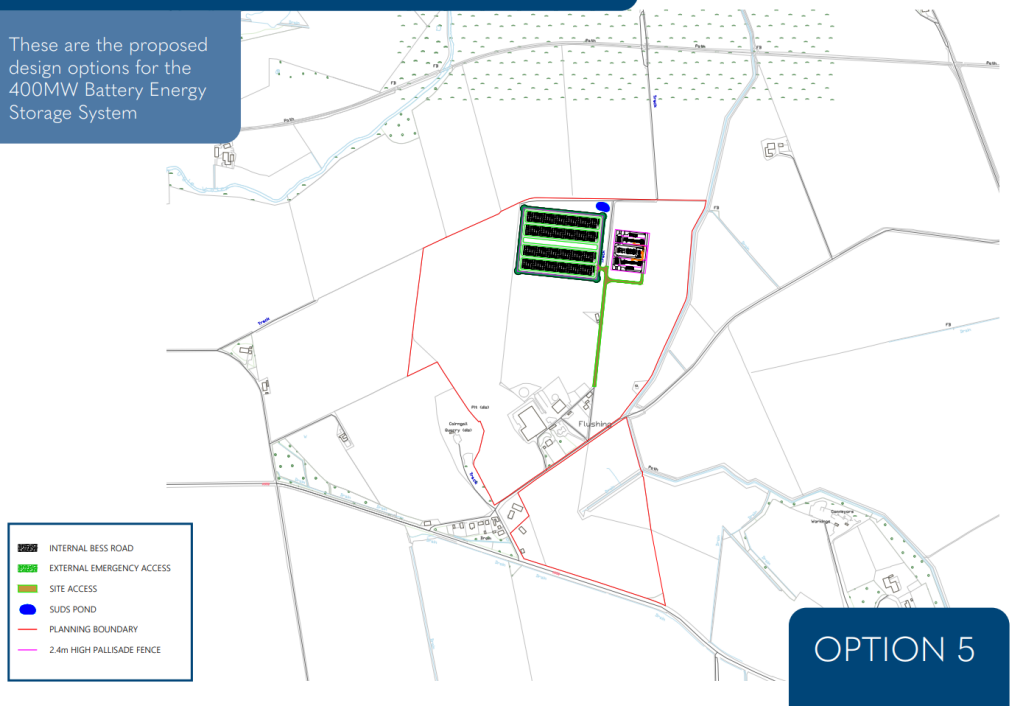
OPTION 3

OPTION 4

HARMONY ENERGY

THE PROPOSED DESIGNS OPTIONS

These are the proposed design options for the 400MW Battery Energy Storage System



OPTION 5

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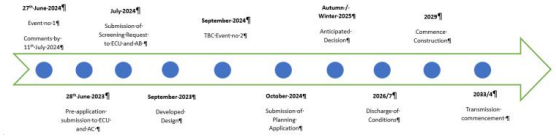
PLANNING POLICY CONTEXT

The National Planning Framework 4 (NPF 4) was approved by Scottish Government in February 2023 and sets out the overarching policy aims for development.

Pre-application consultation will be held with Aberdeenshire Planning Authority and the Energy Consents Unit (ECU).

NPF 4 states that "When considering all development proposals significant weight will be given to the global climate and nature crises." The proposal will contribute towards achieving net zero targets. The BESS development is defined by the NPF4 as "Essential Infrastructure".



"Flexible technologies like batteries will form part of the UK's smarter electricity grid, supporting the integration of more low-carbon power, heat and transport technologies, which it is estimated could save the UK energy system up to £40 billion by 2050." (Gov.uk)

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YOUR CHANCE TO FEEDBACK

A dedicated website where you can access a digital version of the feedback form has been set up where the information presented here is available to view.

You can visit the website by scanning the QR CODE or visiting: www.scotthobbsplanning.com/consultation/flushing

Please feel free to complete a feedback form*. Further comments can also be submitted to planning@harmonyenergy.co.uk or you can call us on 0131 226 7225.

*Please note that submissions made during the pre-application process are submissions to the prospective Applicant only, and are not formal submissions to the local planning authority. You will have an opportunity to formally submit representations to Aberdeenshire Council (either in support, neutral or objection) when the planning application is submitted. Thank you for attending and for participating in the evolution of our development proposals. Your attendance and comments are appreciated.

Appendix 9- Consultation Boards Event 2

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WELCOME TO THIS SECOND CONSULTATION EVENT

Thank you for coming along to Harmony FL Ltd's second round of Pre-Application Consultation regarding the prospective Major Application on land north of Longside Road (A950), Flushing, Peterhead.

Members of the Harmony Energy team are on hand this evening to tell you more about our proposals and answer your questions. Look out for us as you move around the exhibition!

YOUR HARMONY ENERGY TEAM

We are a Yorkshire-based business committed to generating and storing renewable energy to help power a sustainable future. Founded in 2010, Harmony Energy is a UK leader in utility-scale battery energy storage systems (BESS).

We've developed, energised and operated 634 MW of energy storage in the UK and are proud to have a global pipeline of over 14 GW of projects in development.

Our proven track record has resulted in numerous awards including Developer of the Year, Best ESG Communications, Green Leaders and multiple projects of the year.

In everything we do, we are committed to:

Sustainability – developing clean energy facilities that contribute to a sustainable energy system whilst delivering Biodiversity Net Gain on site and ensuring materials are recycled at end of life.

Collaboration – working with landowners, local communities and other partners to deliver benefits for all.

Safety – ensuring the safety of our projects by using proven technology alongside design and construction excellence, as well as insuring all our projects.

Innovation – working with global partners to ensure we are using the latest technologies that maximise sustainable performance.

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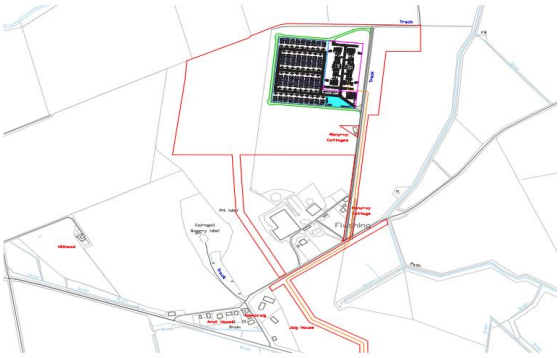
BATTERY ENERGY STORAGE PROPOSAL IN BRIEF

The proposed development for a 400MW Battery Energy Storage System (BESS) on Land north of Longside Road (A950), Flushing, Peterhead.



KEY FACTS

01 This 400MW BESS scheme is proposed at this location due to the sites close proximity to the proposed 400kV Netherton Hub Substation which is in planning now and awaiting determination (application ref: APP/2024/1714). This makes it more efficient to connect the batteries to the electricity network and reduces energy losses.

02 Harmony Energy has 17 operational sites across the UK totally over 600MW and there are already at least 130 BESS operating successfully in the UK, with thousands more worldwide.

03 The scheme will be designed to the highest quality with substantial landscaping proposed to ensure the site is sufficiently screened. It is not anticipated that there will be any detrimental impact to the residential amenity of any of the properties within the vicinity of the proposed BESS and a suite of technical surveys and assessment's have been undertaken to confirm this.

04 There are no issues with toxic gases or emissions from the operation of BESS. There is a plethora of statutory health and safety, electrical and fire safety legislation that governs the working practices in the UK which is required to be adhered to when installing BESS's.

05 Community Wealth Building, in line with Scotland's planning policies, will be explored with the local planning authority to maximise economic growth for the local and regional area.

06 The planning application boundary is approximately 51.42 acres with just under 11.66 acres to be developed. At the end of the lifetime of the project (40 years), the land will be reinstated to its former use.

07 As a 400MW BESS, this scheme could power up to 640,000 homes for 2 hours. This is based on Ofgem's current estimate for annual domestic electricity consumption figures for a typical UK home.

08 This development would provide Aberdeenshire Council with approximately £800,000 in business rates each year. Sites can be built without subsidy, at no cost to the tax payer.

09 Most elements of the system are recyclable, including the battery packs.

10 Energy storage systems in combination with solar and wind farms will secure the UK's future energy supply, eliminating blackouts and rationing. Using more renewable energy will drive down electricity prices as well as help the UK work towards its aim of reaching net zero.

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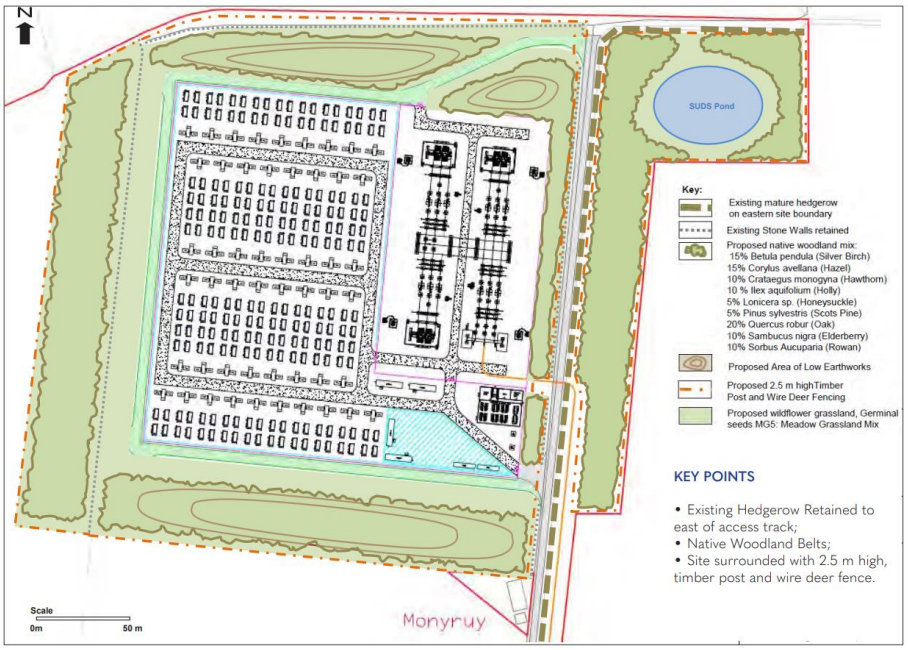
FINAL PROPOSED DESIGN

Following both feedback received from the event and working with our consultant team, the proposed location has been chosen with the following considerations:

- Working with the topography to locate the proposed BESS at the lowest point of the site, benefit ting from the existing slope which provides screening to the south;
- Retention of existing key features in the landscape including stone walls, where possible, by siting the proposal in one field;
- Earthworks design which will include provision of bunds to north and south to provide effective screening from the out set; and
- Landscape strategy to include significant tree and hedgerow planting.



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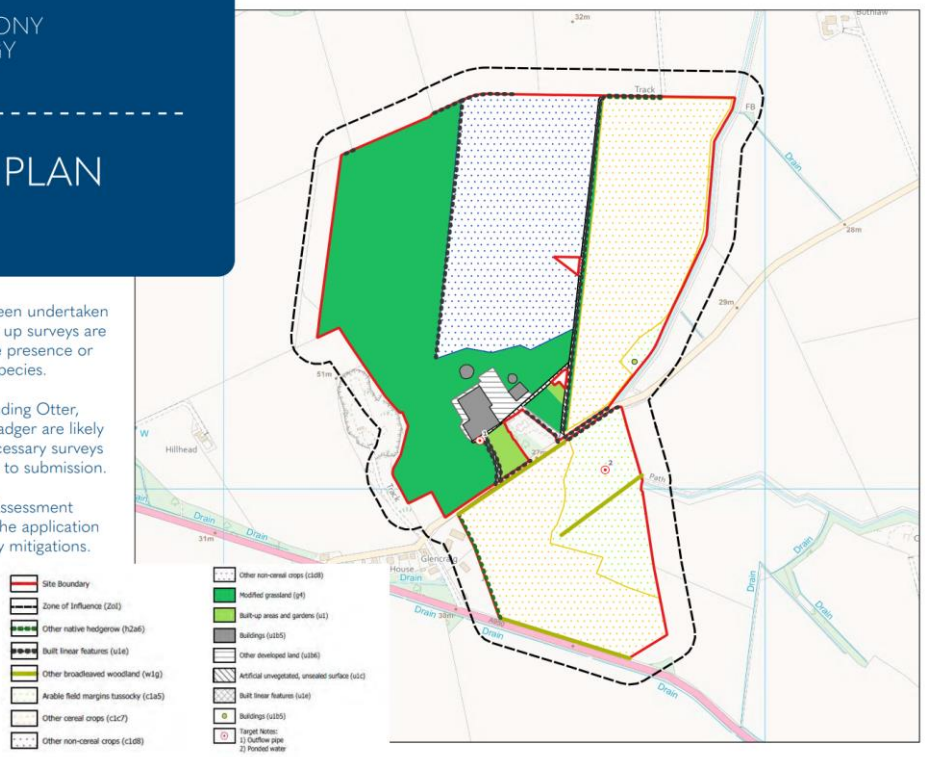
HABITAT PLAN

A Habitat Survey has been undertaken to establish what follow up surveys are required to confirm the presence or absence of protected species.

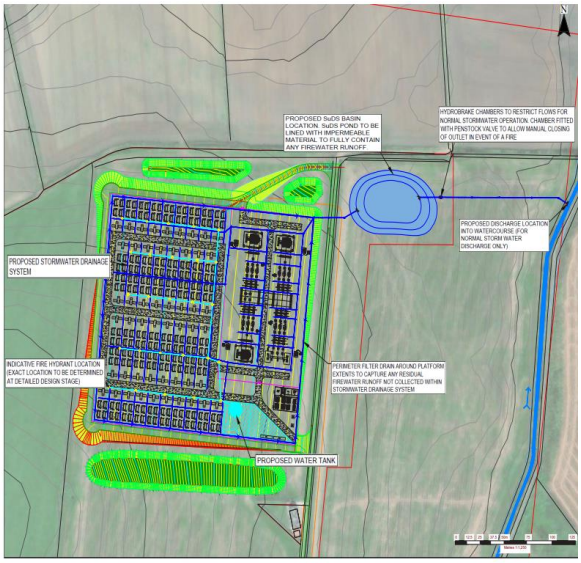
Additional surveys including Otter, Water Vole, Bats and Badger are likely to be required, and necessary surveys will be completed prior to submission.

A full Ecology Impact Assessment will be submitted with the application confirming all necessary mitigations.



FIRE WATER MANAGEMENT PLAN

- All runoff from the development area will be collected and conveyed to a SuDS attenuation basin
- The development platform shall be made impermeable to ensure no potentially contaminated firewater is lost to ground
- The attenuation basin shall be lined to ensure no potentially contaminated firewater is lost to ground
- During normal stormwater operation, runoff will be attenuated within the basin can discharge at greenfield runoff rates to the Burn of Faichfield to the east. In the event of a fire being detected, the outlet route shall be closed off via a remotely operated penstock valve within the outlet manhole chamber
- The basin shall be appropriately sized to manage both contaminated firewater containment and additional rainfall volume. Typically a minimum of 12 hours of firewater storage is provided before any intervention is required (i.e., tankers to remove the collected runoff)
- The collected runoff shall be tested and if deemed necessary, removed from site via tankers and disposed of appropriately
- In accordance with National Fire Chief Committee guidance, an initial 2 hour water supply shall be provided on site to firefighting purposes via a water tank which shall be connected to a hydrant system to provide the fire service with multiple hydrant locations across the site
- A perimeter access track and secondary access onto the platform has been provided in accordance with National Fire Chief Committee guidance and each pair of battery containers has a separation of 3m to avoid propagation and thermal runaway



HARMONY ENERGY

PHOTOMONTAGES

View south from the Formartine and Buchan Way

Existing view south from the Formartine and Buchan Way

Year 1 view south from the Formartine and Buchan Way

HARMONY ENERGY | PHOTOMONTAGES

Views from Entrance to Bridge of Buthlaw

Year 15 view south from the Formartine and Buchan Way

HARMONY ENERGY | PHOTOMONTAGES

Views from Entrance to Bridge of Buthlaw

Existing view Entrance to Bridge of Buthlaw

Year 1 view Entrance to Bridge of Buthlaw

HARMONY ENERGY | PHOTOMONTAGES

Views from Entrance to Bridge of Buthlaw

Year 15 view Entrance to Bridge of Buthlaw

HARMONY ENERGY | PHOTOMONTAGES

View south from Newton of Rora

Existing view south from Newton of Rora

Year 1 view south from Newton of Rora

HARMONY ENERGY | PHOTOMONTAGES

View south from Newton of Rora

Year 15 view south from Newton of Rora

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OTHER CONSIDERATIONS

PLANNING UPDATE

Pre-application enquiries have been undertaken with Aberdeenshire Council and feedback has been provided by the Council. In general, there is no objection to the principle of the proposed development, but subject to compliance with other policies relating to technical matters, including: Biodiversity, Landscape, Contamination, Noise, Private Water Supply, Drainage and Flooding, Access and Transport, Heritage and Archaeology. Further advice was provided in respect of Fire, Agricultural Land, and Waste Management. With this advice a number of technical and environmental reports have been progressed which have led to the changes in site design and layout presented here.

A Screening Opinion was submitted to the Energy Consents Unit (ECU) and the ECU determined that an EIA was not required in respect of the proposed development and that the proposed technical and environmental reports would be sufficient to determine the impact of the proposed development and to direct any necessary mitigation required.

TRAFFIC

A Transport Assessment and Construction Traffic Management Plan (CTMP) has been prepared in support of the application. Construction Traffic and any abnormal loads are proposed to be routed from Peterhead on the A950. It is anticipated that at higher levels of activity (during peak construction periods), the construction will generate 15 or 16 HGV two way movements (8 HGVs) per day.

This is anticipated to be a maximum and construction phases would see reduced vehicular movement during some phases of construction. This is based on work Mon-Fri in the week and would be subject to controls for working hours which are to be agreed. Signage and speed limit restrictions will be deployed for all site traffic to adhere to.

Once operational, vehicles movements will significantly decrease with occasional vans visiting the site for maintenance purposes. The site will be unmanned and controlled remotely so there will not be daily traffic to and from the site.

PRIVATE WATER SUPPLIES

In accordance with SEPA Guidance on Assessing the Impacts of Development on Groundwater Abstractions (2024), all groundwater abstraction points within the distances outlined below have been identified in order to assess any potential risk:

- Within 10 m for all activities.
- Within 100 m of all excavations less than 1m in depth.
- Within 250 m of all excavations greater than 1m in depth.

As part of this assessment, potential PWS in the vicinity of the Proposed Development Site have been identified through council supplied PWS data, review of aerial imagery, Ordnance Survey (OS) mapping and Scottish Water asset mapping.

Several properties to the south of the main development area are on a combination of mains supply and a borehole fed PWS. The borehole is understood to be located approximately 270m southeast of the main development area, adjacent to the Burn of Faichfield. The main development area (where all excavations are to take place) drain to the north / east and thus away from the location of the borehole. The borehole location is considered to be upgradient of all excavation works and thus the proposed development poses no risk to this supply.

All other recorded PWS in the local area are considerably distanced from the site and not considered to be affected by the development.

NOISE

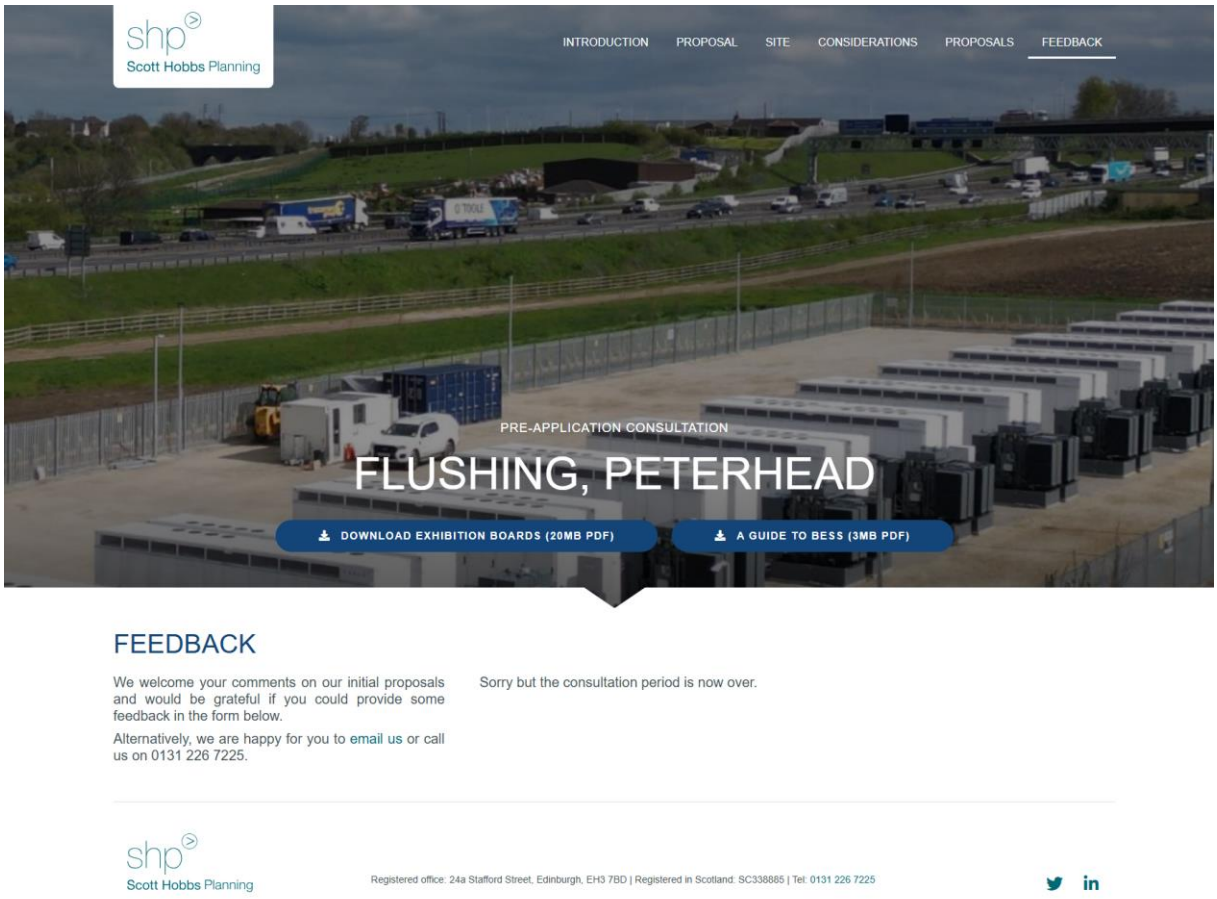
A noise survey has been undertaken of the existing noise environment which was carried out over a week-long period. Impacts from battery noise are not considered to be significant.

Batteries do not make any noise themselves, however fan cooling equipment operates intermittently, and this creates the audible noise element. We have, therefore, considered the nearest properties and noise modelling has concluded that there would be no detrimental impact from noise as a result of the development.

DID YOU KNOW?

Harmony Energy require principal construction contractors to develop and implement a Construction Sustainability Management Plan, helping to ensure that high environmental and social standards are upheld throughout the construction phase.

Appendix 10 – Consultation and Information Website



FEEDBACK

We welcome your comments on our initial proposals and would be grateful if you could provide some feedback in the form below.

Alternatively, we are happy for you to email us or call us on 0131 226 7225.

Sorry but the consultation period is now over.

shp
Scott Hobbs Planning

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