

Public Consultation: Proposed Battery Energy Storage System (BESS) at land to the west of Kaimes Sub-station

Introduction

Thank you for your interest in our development at land to the west of Kaimes Sub Station. This exhibition relates to a proposed ‘Battery Energy Storage System’ or BESS (49.9MW), development which is vital energy infrastructure that would facilitate and maximise the potential of renewable energy sources, such as wind and solar.

The proposal is a resubmission of a previous application and plans are being brought forward by Kaimes Renewable Energy Park (KREP) for an amended design to overcome previous reasons for refusal.

The Site

The site is located adjacent to the western boundary of the existing Primary Grid Supply Point (GSP) substation at Kaimes. This proximity removes the need for extensive connecting infrastructure, including underground or overhead cabling.

The proposed developable area is likely to reflect the location plan of the previous application and, other than the access route, relates to a small parcel of land at the south east of the field.



Illustration 1 : General Site Area : Source Googlemaps



Illustration 2 : PAN Red Line Boundary

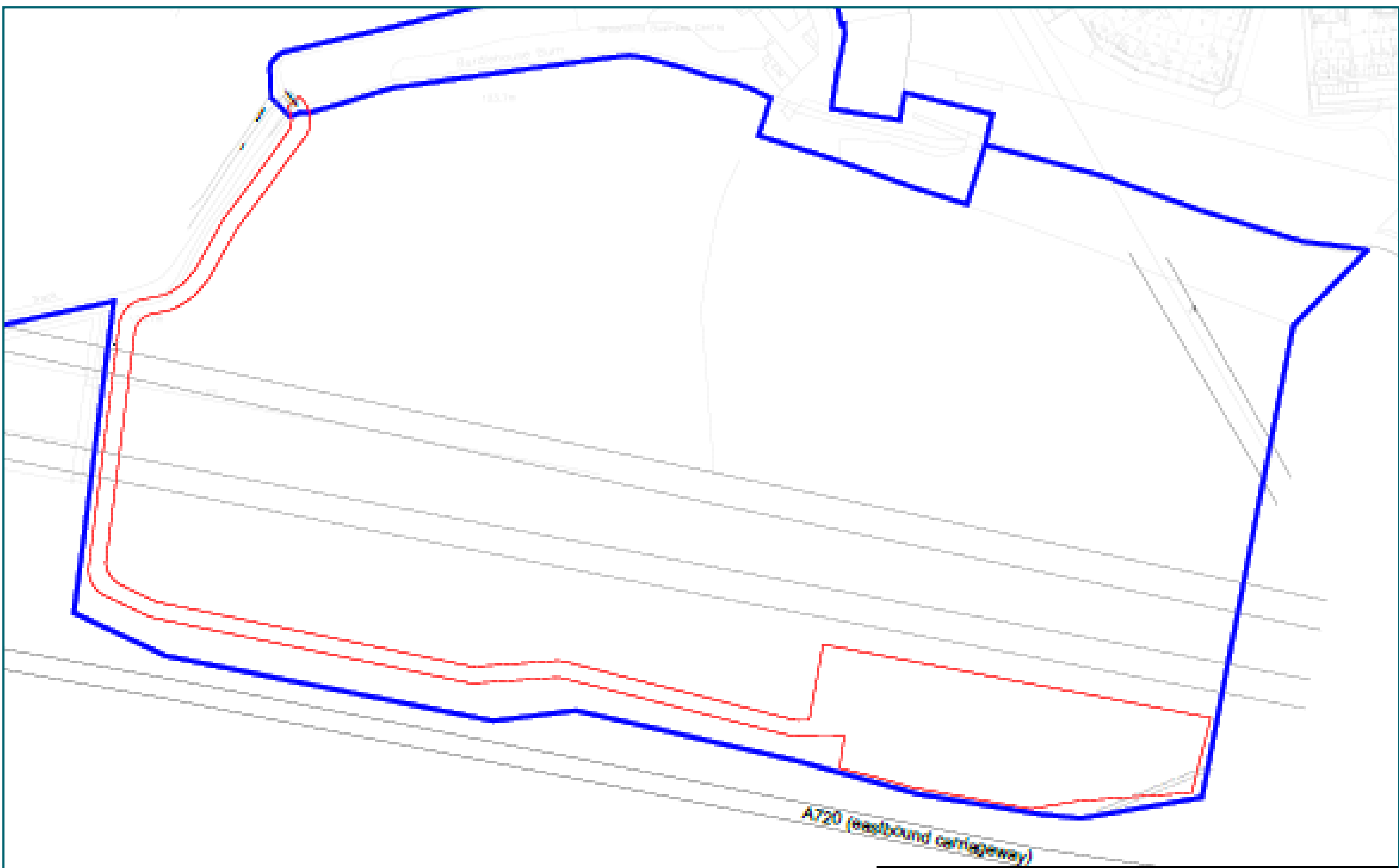


Illustration 3: Previous Application Site Boundary (ref: 24/01489/FUL)

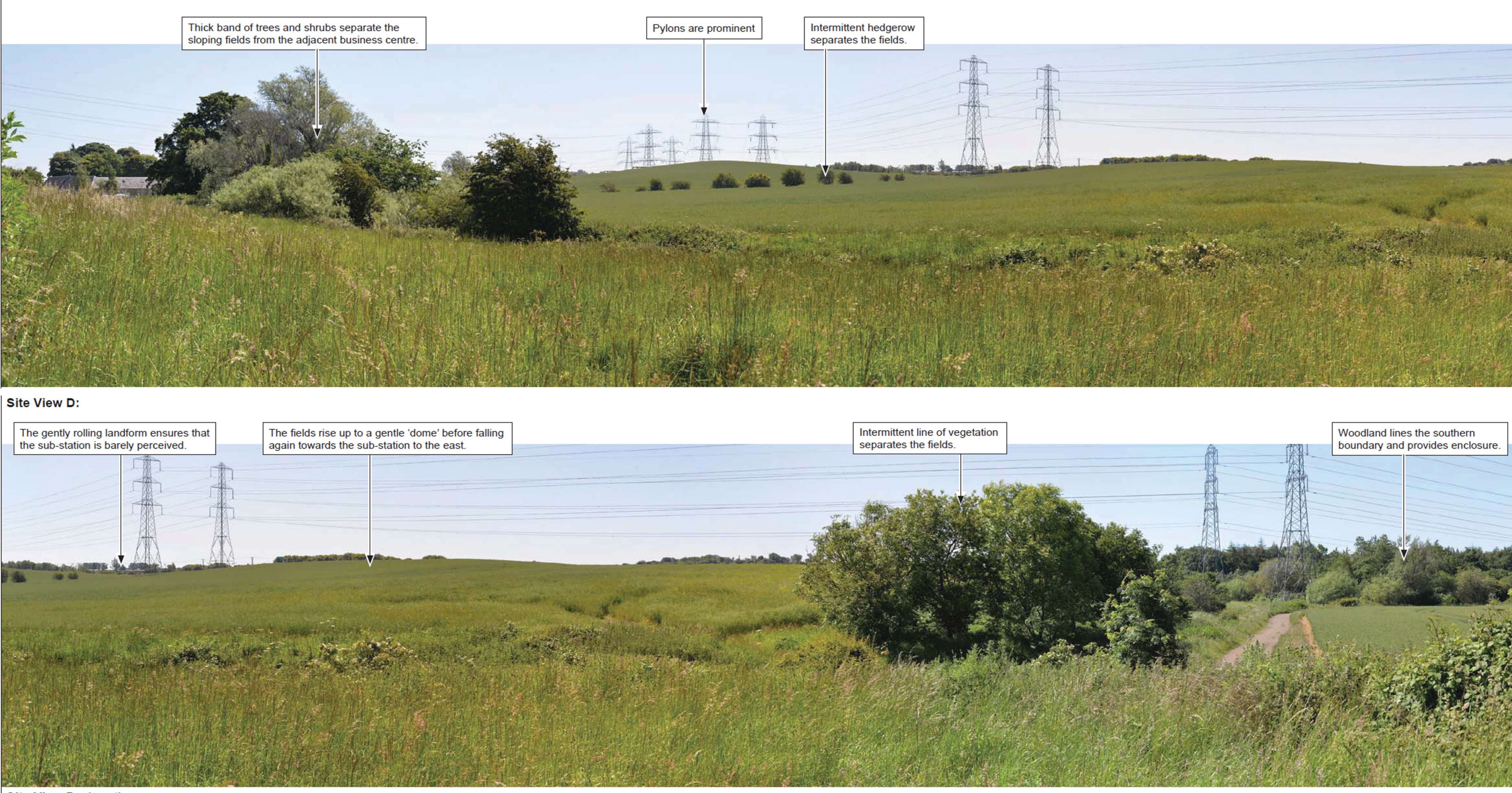


Illustration 4 : Photographs including views of the Site : Source—KREP

What is BESS?

In simplistic terms, BESS systems are a series of large batteries that can be charged by renewable energy generation sources. That energy can then be released back into the National Grid at a later time.

BESS systems are supported by intelligent software that dictates when energy should be stored and when it should be released, in essence, seeking to match supply with demand.

BESS facilities are controlled remotely. Whilst they require access for maintenance and servicing, there is no permanent onsite staff presence, meaning that the development will generate very infrequent traffic movements, once operational. In the event of a malfunction, individual units can be shut down remotely. Emergency access would be available should it ever be required.

BESS products are a tightly controlled industry and are required to pass a number of safety standards. At planning stages, these are presented by National Fire Chiefs Council (NFCC). Any proposals would be assessed against these.

The Need for BESS

BESS facilities are critical for renewable energy sources to be truly compatible with the national grid. Whereas much fossil-fuel based energy production generates a smoother stream of energy, renewable energy sources are by nature more erratic with variations in solar access and good wind climate for energy production. The resulting energy output is often erratic with frequent spikes and troughs in energy output. BESS facilities store the energy and can release it back to the national grid in a consistent smooth form that can be more readily depended upon than the original energy stream produced by renewable sources.

The response time for BESS energy is also almost instantaneous. As such, they are effective in responding to power outages and peaks in demand, avoiding longer wait times for back up turbines and generation elsewhere.



Illustration 5 : BESS Facility at Braes Brae, Scotland



Illustration 6 : Typical Image of BESS Equipment : Source: www.jpsil.co.uk/

“Battery storage technologies are essential to speeding up the replacement of fossil fuels with renewable energy. Battery storage systems will play an increasingly pivotal role between green energy supplies and responding to electricity demands.” (National Grid)

“Battery Energy Storage Systems (BESS) will play an important role in Scotland’s transition towards a low-carbon, resilient, and efficient energy system. Through enabling the integration of renewable energy and supporting grid stability, BESS development can contribute to achieving national ambitions for renewable energy deployment and addressing climate change” (Scot Gov. Planning Guidance)

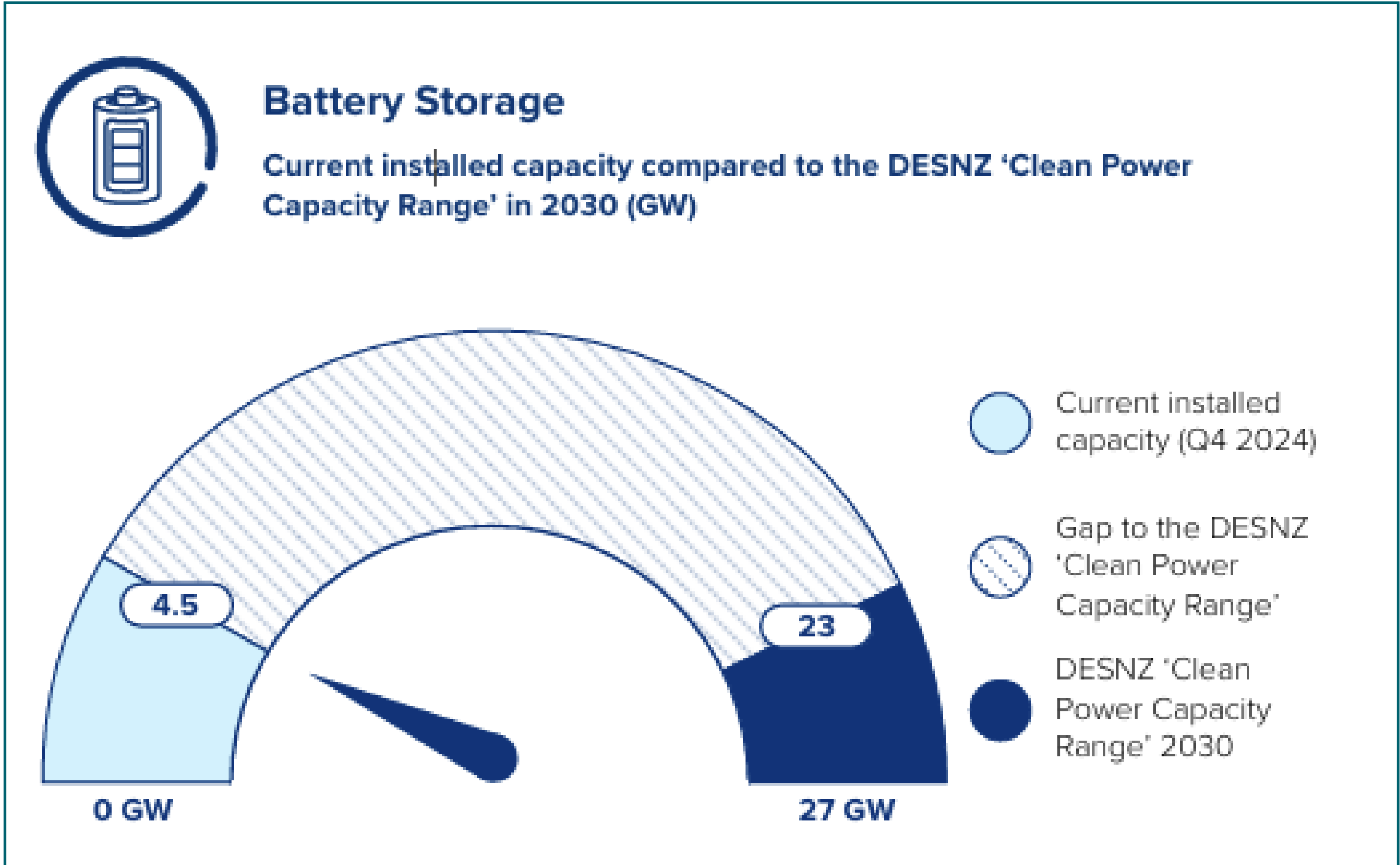


Illustration 7: Current scenario verse target provision. (Source: Clean Power 2030 Action

“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)

Other Planning Policy Matters

The Site is Located within the Green Belt. Policy 8 of NPF4 and Env 18 of CP2030 are therefore relevant.

An alternative site assessment was undertaken as part of the previous application that found no other available and more suitable sites for the development. The Reporter stated in his decision that:

“I am therefore satisfied that for a connection to be made to the Kaimes substation, and located within the City of Edinburgh area, it would require a green belt location based on the appellant’s land search.” (Applicant emphasis)

The development will avoid all existing trees and the proposed compound is outwith any biodiversity or flood risk areas. The access track does run parallel to the Local Biodiversity Site, and the burn will be thoroughly surveyed and ecology information updated.

The site is not within a designated landscape protection area or within a conservation area and there are no listed buildings in, or in proximity to the site.

Scottish Soils identify the site as potentially being Prime Agricultural Land. The proposals have been specifically designed to minimise land take. Were an alternate site to used, a cable connection would still need to then be implemented to connect to the sub-station. Co-locating the development with the sub-station has benefits in respect of visual impact and minimising the need for long connections via underground cables.

Future Planning Application

Any future planning application will be accompanied by updated:

- . Ecology Assessments
- . Noise Impact Assessment
- . Landscape Assessment
- . Transport Statement
- . Drainage and Flood Risk Assessment
- . Battery Safety Management Plan

The National Planning Framework 4 (NPF4) was approved by Scottish Government in February 2023. It sets out the overarching policy aims that development should seek to adhere to. The NPF4 states that *“When considering all development proposals significant weight will be given to the global climate and nature crises.”* The contribution the proposal would make to achieving net zero by 2050 is clear.



“The proposal would assist (indirectly) towards renewable energy and carbon emission targets. I am also aware that NPF4 policy 5 does allow for the use of prime agricultural land for essential infrastructure, in certain circumstances, and that there is not a blanket policy against such a use on prime agricultural land. Therefore, when I also consider the support of the other development plan policies in my findings above, I reach the conclusion that the proposal should be viewed as in compliance with the development plan when it is considered as a whole.” (Applicant Emphasis, Appeal Decision ref: PPA-230-2609)

Previous Application and Appeal

The previous application (ref: 24/01489/FUL) was submitted to the Council on 26th March 2024 and refused on 5th June 2025. An appeal (ref: PPA-230-2609) was lodged and dismissed (refused on 28th May 2026). The Appeal Decision is therefore a key material consideration in amended proposals.

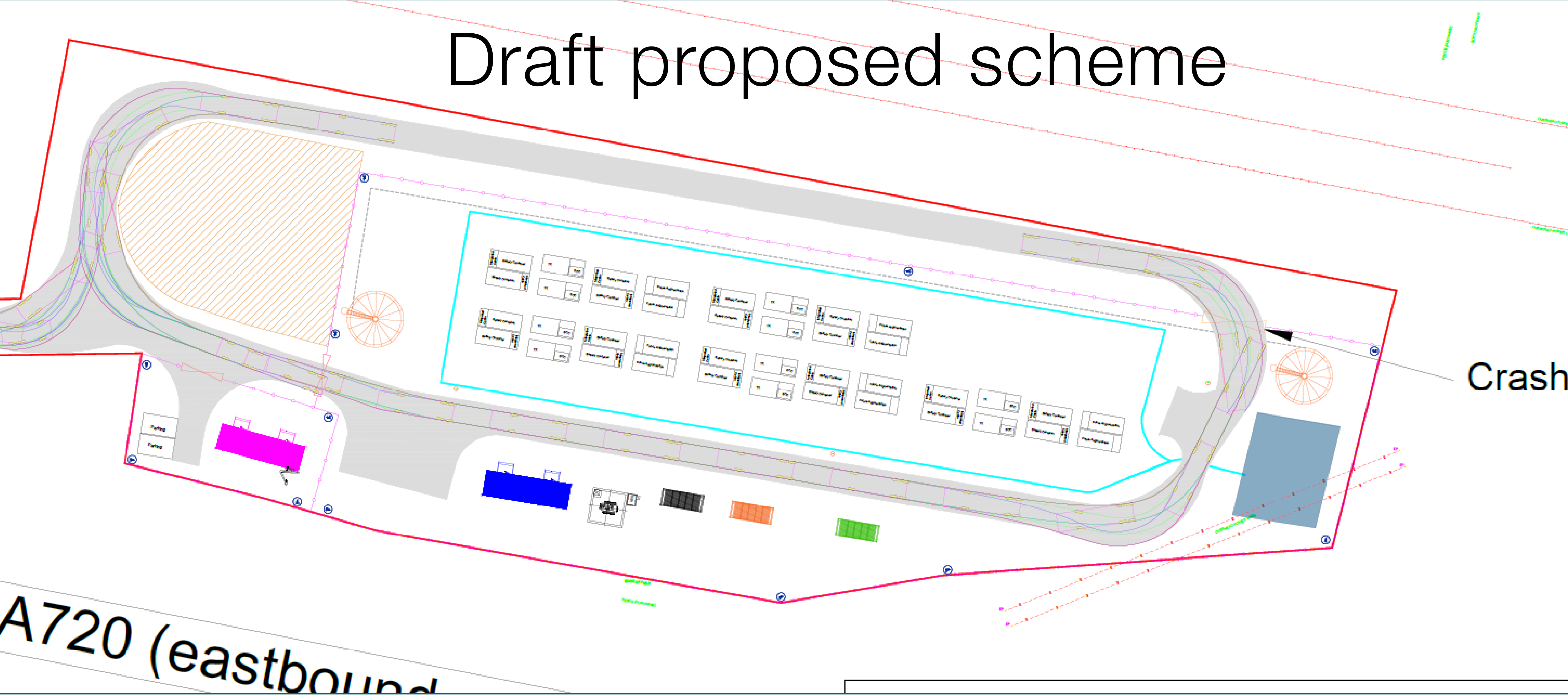
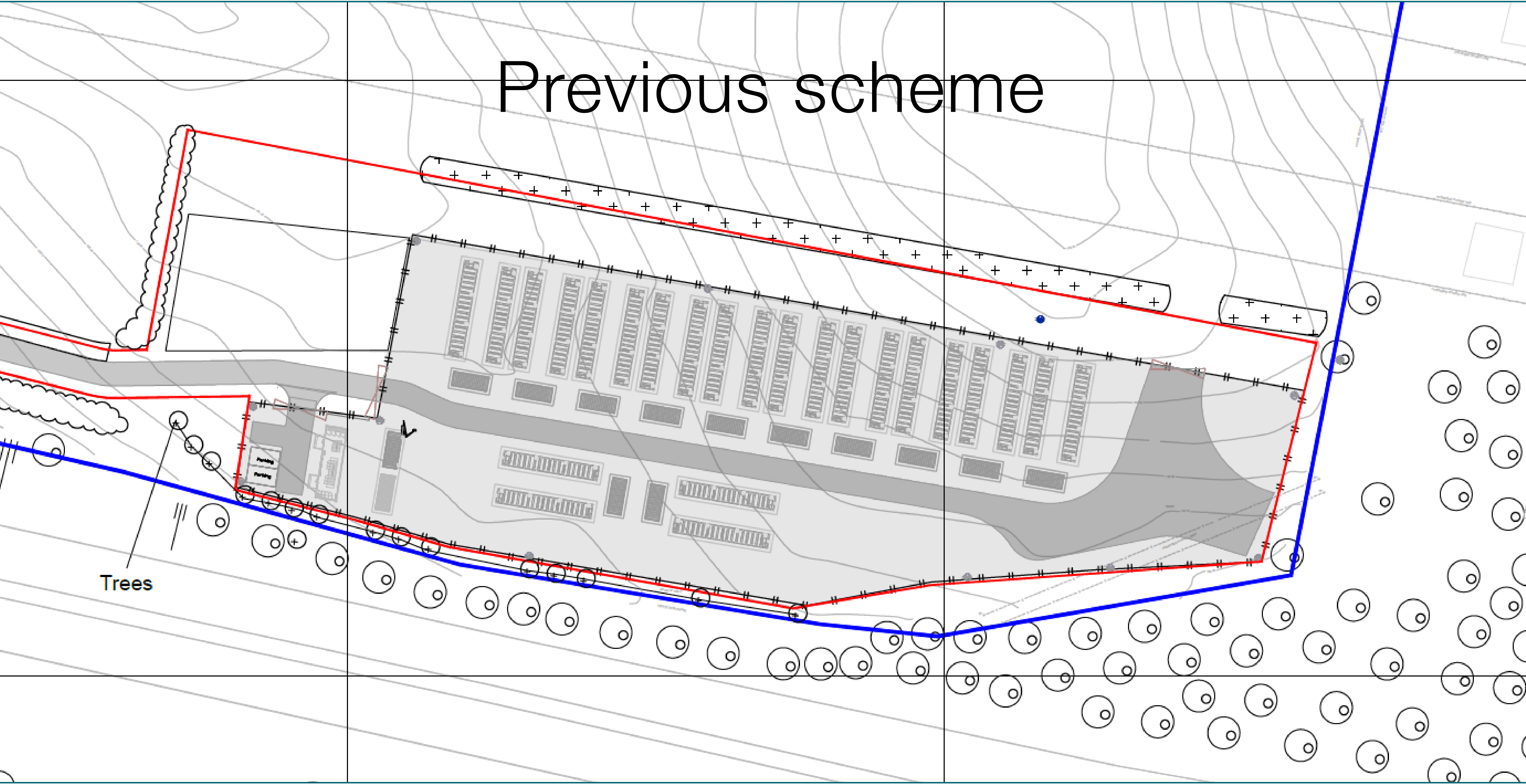
The Appeal Decision was refused principally on two grounds of compliance with NFCC Guidance, including having on site water supply and two points of access or periphery route. Both these matters are to be addressed in a new layout. The development would therefore be compliant with NFCC Guidance.

The Proposed Development

The development will consist of siting circa 25 Battery Storage Units (BSU) that would have circa 10 Transformer Units. In terms of other built form, some minor telecommunications (satellite dish), storage unit, ancillary substation as well as access track, parking and associated fencing and landscaping will be proposed.

The principal change from the previous application is the use of smaller units due to advancements in technology. There may be scope to reduce the number further. It is expected that the BESS development will have the ability to store up to 49.9MW.

To overcome the previous reasons for appeal dismissal, water containment is facilitated on site and a periphery emergency vehicle access route is provided. A SuDS pond is also proposed. Its exact location is to be confirmed.



The design matters that were not disputed by the Reporter at appeal have been retained. Principally this includes:

Siting—the co-location of the development with the substation brings benefits to the development.

Landscape Impact—The Reporter concluded that the landscape and visual impact of the previous development was not significant. The scale and massing is reduced modestly with a smaller battery unit proposed. The appeal Reporter stated, *“In my view, the nearby substation, and overhead lines/pylons, as well as the infrastructure associated with the Bypass (which encloses the site on one side), all create an appearance of edge of settlement infrastructure.”*

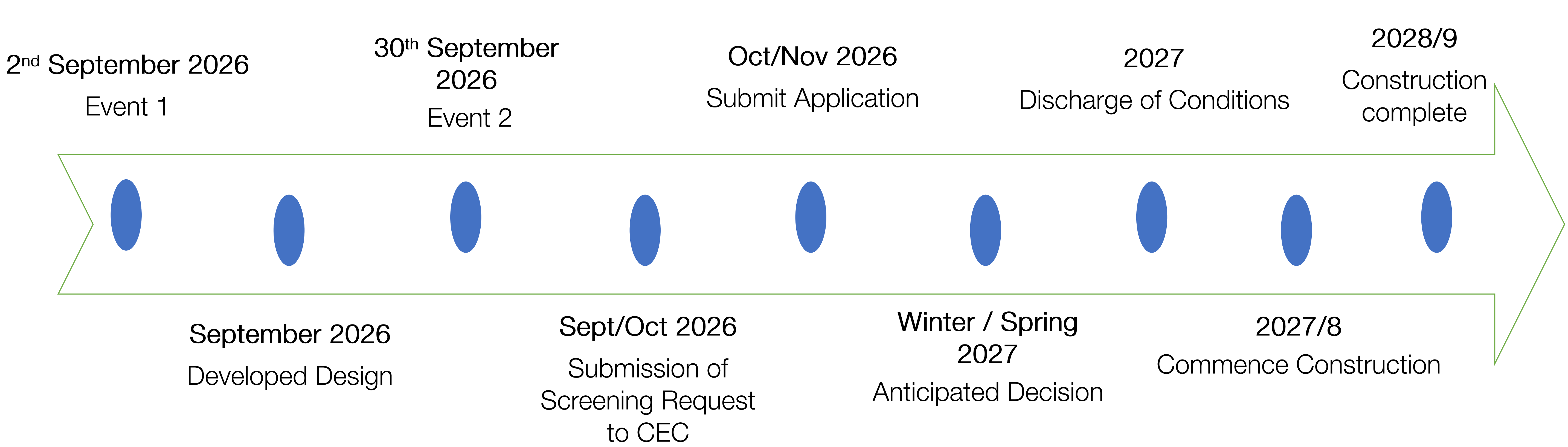
Ecology—The Proposed Planting Plan submitted previously was assessed by the Reporter and being sufficient to demonstrate biodiversity enhancement. A similar scheme would be proposed for a re-submission.

Transport—The proposed access route around the west and south of the field was assessed by the Reporter to be appropriate and as such is retained. The impact on the local highway network can be controlled through appropriate conditions. During construction phase, on average, HGV vehicles will number 3-5 visits daily.

Noise—A Noise Assessment was carried out as part of the previous application that determined the application did not result in any detrimental impact in respect of noise.

Flooding—A Drainage and Flood Risk Assessment was submitted to the previous application. Despite a small element of the access track within an area identified as potentially at risk of flooding, access during operation is limited for maintenance and even if a small area of the track were flooded, this is likely to be navigable.

Next Steps



Feedback Opportunities

A dedicated website has been set up where the information presented here is available to view. The website provides a digital version of the feedback form. The website domain is: <https://www.scotthobbsplanning.com/kaimes/> and can be accessed through scanning this QR CODE.



Please feel free to complete a feedback form and leave it with a member of staff.

Further comments can be submitted to consultation@scotthobbsplanning.com . Please include the words ‘**Kaimes**’ in the header of your email.

Whichever method you use, please ensure your comments arrive with us by **Wednesday 16th September 2026** so that we can assess your comments and take them into consideration in the evolution of our proposals.

The second consultation event will be held at **Valley Park Community Centre, 37 Southhouse Rd, Edinburgh EH17 8EU** between **1600 and 19:00 on 30th September 2026**. This will be predominantly for us to provide you with feedback from the pre-application consultation.

Please note that submissions made during the pre-application consultation 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 the City of Edinburgh Council (either in support, neutral or objection) when the planning application is submitted.

If you require further information please contact us at consultation@scotthobbsplanning.com or 0131 226 7225.

Thank you for attending this event and for participating in the evolution of our development proposals. Your attendance and comments are appreciated.