

Perth and Kinross Council
Planning & Development Management Committee – 29 June 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/107)

Formation of an energy storage facility comprising control building, battery storage container units, ancillary equipment, boundary treatments, bund, landscaping and associated works at land south of Newhouse Farm, Perth

Ref. No: [21/00007/PAN](#)

Ward No: P9 - Almond and Earn

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the formation of an energy storage compound of up to 49.99 megawatts (MW) capacity comprising elements including steel containers, mini substation, fencing and associated works at Newhouse Farm, Perth. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a valid Proposal of Application Notice (PoAN) on 11 May 2021. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming planning application in respect of a major planning application. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in any planning application.
- 2 This PoAN seeks to formally establish a major development. The exact scale and design of the development will be arrived at during pre-application discussions but based on the description of the development, will be of a scale capable of supporting up to 49.99MW storage capacity, contained and accommodated by associated infrastructure.
- 3 An earlier PoAN was submitted for a similar proposal at the same location, which was reported to Planning & Development Management Committee on 23 September 2020 (Ref: [20/00006/PAN](#)). The requests of Committee at that time are summarised in Paragraph 19. A new PoAN is now needed because it is now proposed to increase the area of the site, from 1.05 hectares (ha) to approximately 2.18ha. It is also indicated that the electricity generating capacity would also increase from 30MW up to 49.99MW.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 4 Due to the scale and nature of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 regulations. A screening request is required to be submitted by the applicant or shall be screened at the time of a formal planning submission.

PRE-APPLICATION CONSULTATION

- 5 The Proposal of Application Notice confirmed that Methven Community Council had received notice of the PoAN. As a result of the COVID-19 pandemic, the applicant followed current guidance from the Scottish Government on holding public consultations associated with major planning applications, which will include an online event hosted on the applicant's website: [Meetings.ili-energy.com/2020/08/18/newhouse-presentation/](https://meetings.ili-energy.com/2020/08/18/newhouse-presentation/). This will include a live presentation and question and answer session on the afternoon and early evening of 29 June 2021. The event was publicly advertised in the Courier on 7 June 2021. The applicant was recommended to follow up on this with notification to local ward Councillors, MSP and MP for the area, for consistency and providing an opportunity for further input. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 6 The Scottish Government expresses its planning policies through The National Planning Framework (NPF) 3, the Scottish Planning Policy (SPP) 2014, the National Roads Development Guide 2014 and Planning Advice Notes (PAN).

National Planning Framework

- 7 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc. (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. NPF3 provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

Scottish Planning Policy 2014

- 8 The SPP is a statement of Scottish Government policy on land use planning. The following sections will be of particular importance in the assessment of this proposal:
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Supporting Business & Employment: paragraphs 92-108
 - Delivering Heat and Electricity: paragraphs 152-174
 - Valuing the Natural Environment: paragraphs 193 – 218

- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268

Planning Advice Notes

- 9 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - Climate Change Plan: Third Report on proposals and policies 2018-2032
 - The future of energy in Scotland: Scottish Energy Strategy (December 2017)

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 10 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”

- 11 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:
- Policy 7: Energy, Waste and Resources
 - Policy 8: Green Networks
 - Policy 9: Managing TAYplans Assets

Perth and Kinross Local Development Plan 2019

- 12 The Local Development Plan 2 (2019) (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 13 LDP2 sets out a vision statement for the area and states that:
- “Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*
- 14 Within LDP2, the following policies are of particular importance in the assessment of this application:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 7: Employment and Mixed Use Areas
- Policy 15: Public Access
- Policy 23: Delivery of Development Sites
- Policy 33: Renewable and Low Carbon Energy
- Policy 35: Electricity Transmission Infrastructure
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

- 15 The following supplementary guidance and documents are of particular importance in the assessment of this application: -
- Developer Contributions Supplementary Guidance April 2016
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

PLANNING SITE HISTORY

- 16 [20/00006/PAN](#) Proposal of Application Notice for Formation of a battery energy storage system comprising siting of container units, installation of a substation, erection of fencing, landscaping and associated works – PoAN Agreed.
- 17 The site is also partly located within LDP2 site MU70, allocated for mixed use development.

CONSULTATIONS

- 18 As part of the planning application process the following bodies would be consulted:

External

- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Scottish Environmental Protection Agency
- NatureScot – formerly known as Scottish Natural Heritage
- Scottish Water
- Transport Scotland
- Methven Community Council

Internal

- Biodiversity Officer
- Developer Negotiations Officer
- Environmental Health (Noise and Light)
- Land Quality
- Planning & Housing Strategy
- Structures and Flooding
- Transport Planning

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

19 The key considerations against which any application will be assessed include:

- a. Visual Impact and Landscape
- b. Scale, Design and Layout
- c. Relationship to Nearby Land Uses (existing and proposed through designation)
- d. Natural Heritage and Ecology
- e. Water Resources and Soils
- f. Impacts from Construction and Operational Noise
- g. Transport Implications
- h. Flooding and Drainage
- i. Light Pollution
- j. Economic and Infrastructure impact (including renewable and low carbon energy and electricity transmission infrastructure)

20 The requests from Committee for the previous PoAN echo these considerations, which will again be brought to the applicant's attention:

- access to the site be considered, with specific reference to access for emergency vehicles be taken into consideration;
- vehicular access during the construction phase be taken into consideration;
- transport planning, land use with specific reference to the Core Path area, landscape, a habitat survey and noise and light issues; and
- the security of the site and noise pollution.

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

21 Should an EIA Report not be required; the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Transport Statement/Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment

- Habitat Survey
- Sustainability Assessment
- Noise and Light Assessment
- Draft Construction Environmental Management Plan

22 If an EIA Report is required, the necessary topics within the assessment will be determined through the EIA Scoping process. This would likely include at least some if not all of the above.

CONCLUSION AND RECOMMENDATION

23 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None
 Contact Officer: Callum Petrie
 Date: 17 June 2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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