

# Pre-Application Consultation Report.

**Full application for Battery Energy Storage System and  
Associated Infrastructure.**

On behalf of Cockenzie Storage Ltd.

Date: August 2023 | Pegasus Ref: P23-0093

Author: Rebecca Little

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## Document Management.

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# 1. Introduction

- 1.1. This Pre-Application Consultation Report has been prepared by Pegasus Group on behalf of Cockenzie Storage Ltd. (“the Applicant”) to accompany their full application for construction and operation of a Battery Energy Storage System, transformer, sub-station and associated infrastructure at Land south of Inglis Farm, Cockenzie, East Lothian.

## **Proposed Development**

- 1.2. This application seeks full permission for the following:

*“Construction and operation of Battery Energy Storage System (BESS), transformer, sub-station and associated infrastructure.”*

- 1.3. As set out below, this statement is prepared pursuant to advice and guidance which encourages applicants to consult the local community in preparing development proposals, to provide local people with the opportunity to shape development in their area.
- 1.4. This statement therefore provides a full explanation of the first pre-application consultation process and is accompanied by appendices that contain evidence of the consultation undertaken by the applicant. The outcome of the feedback will also be documented, and this Statement will establish how the applicant intends to address these responses.
- 1.5. The role of pre-application discussions is not to seek to persuade or cajole people into supporting a project or application; rather it is to provide appropriate opportunities and environments within which people can communicate their concerns or aspirations about the proposed development. Those issues and aspirations are recorded and reported to those involved in the design of the project, or who are directly involved in the decision-making process.
- 1.6. This Statement takes the following form:
- Section 2** looks at planning legislation, planning policy and guidance in relation to community engagement;
- Section 3** outlines the consultation process undertaken by the Applicant; and
- Section 4** details a summary of the consultation responses received and how they have been considered.

## 2. Planning Policy Context

### Legislative Background

- 2.1. The importance of effective community engagement in the planning process has been emphasised through the introduction of the Community Empowerment (Scotland) Act 2015, which provided a greater focus on localism and strengthened local voices in decision-making processes.
- 2.2. Part 10 of the Act encourages Scottish public authorities to promote and facilitate the participation of members of the public in the decisions and activities of the authority, including matters of planning and development control.
- 2.3. By involving people and communities in local decision-making, the community itself becomes strengthened and empowered to express their needs to the local authority and therefore the authority itself can target its budgets more efficiently.
- 2.4. The Act also allows community bodies to submit participation requests to local authorities should they believe outcomes could be improved.

### Planning Advice Note 3/2010: Community Engagement

- 2.5. The Scottish Government produced a Planning Advice Note (PAN) on Community Engagement in 2010, which highlights the main purposes of community engagement:
  - Community engagement must be meaningful and proportionate;
  - Community engagement must happen at an early stage to influence the shape of plans and proposals.
- 2.6. The PAN also states that there is an onus on applicants and their agents to comply with the legal requirements to engage with the community before an application is made for a national or major development.

### Energy Consents Unit: Good Practice Guidance for Applications under Section 36 and 37 of the Electricity Act 1989

- 2.7. When submitting an application to the Energy Consents Unit (ECU), there are expectations for pre-application consultation and engagement that have been established by the Scottish Government.
- 2.8. Carrying out pre-application consultation with the public is considered good practice and applicants should engage meaningfully with local communities who may be affected by the development proposals.
- 2.9. Applicants are expected to hold at least two public consultation events prior to submitting the application for their proposed development. These public events should give the local community the opportunity to make comments on the proposals and for their opinions to be voiced. The final consultation event should provide the public with feedback in light of their comments and how they have contributed to the process.

### 3. Pre-Application Consultation with the Energy Consents Unit (ECU) and East Lothian Council

- 3.1. When submitting an application to the ECU, there are expectations for pre-application consultation and engagement that have been established by the Scottish Government.
- 3.2. The ECU have an established pre-application procedure for applications such as the proposals subject to this application. The ECU aim to write back within 21 days from when they receive the completed form. In most cases, once a case officer has been allocated to the project, they will have a look to have an initial meeting to discuss the project in further details as early as possible.
- 3.3. A request for pre-application advice was submitted to the ECU on 30<sup>th</sup> March 2023. An initial response in the form of an email was provided from the ECU on 16<sup>th</sup> April 2023 which confirmed receipt of the submission. The response encouraged the submission of an EIA screening request, which following design iteration was submitted to ECU on 19<sup>th</sup> July 2023.
- 3.4. It is considered that the proposal is not EIA development. As such, the pre-application is currently pending while a screening opinion is sought from ECU.
- 3.5. Pegasus Group and the applicant's ecologist attended a meeting with East Lothian Council's Biodiversity Officer on 29<sup>th</sup> June 2023 to discuss the proposal further and to establish the scope of surveys to be undertaken. The ecology reports within the application submission reflects the advice received in the meeting.
- 3.6. A request for pre-application advice was submitted to East Lothian Council on 24<sup>th</sup> July 2023. A pre-application meeting was held with officers from planning, emergency planning & resilience, landscape, heat & energy efficiency strategy, sustainability & climate change, heritage & archaeology, and roads. During the meeting, the proposal was discussed further and an overview of the consultation undertaken to date was provided, along with the reports being prepared, and an explanation of the draft Landscape Masterplan and proposed access.
- 3.7. Officers were overall supportive of the proposal in its general principle terms. Comments included questions relating to example operational battery storage sites and fire safety. Further, the landscape officer acknowledged the landscaping proposed north of the battery storage area. They suggested additional landscaping along the southern boundary. Following this, the submitted Landscape Masterplan ref. P23-0093\_EN\_0002 rev. E has been updated to include seed mix and woodland planting mix along the southern boundary.
- 3.8. A follow up pre-application meeting was held on 23<sup>rd</sup> August 2023 with planning and highways officers. This was undertaken and no substantive issues were raised, other than acknowledging the approved link road application and also the Seagreen proposal.

## 4. The Community Consultation Process

### First Public Consultation

- 4.1. A public consultation exhibition was held on Thursday 1<sup>st</sup> June 2023 between 3pm and 7pm at Cockenzie House and Gardens, 22 Edinburgh Road, Cockenzie, EH32 OHY.
- 4.2. To advertise the consultation event, leaflets were posted to approximately 1,302 properties and businesses within 1km around the proposed site. The area of distribution was defined having regard to those residents which we considered may have a direct interest in the proposed development.
- 4.3. In addition, emails enclosing the leaflet were sent to the following parties:
  - Kenneth Wright MacAskill MP (East Lothian);
  - Councillor Lachlan Bruce (Ward Councillor for Preston, Seton and Gosford);
  - Councillor Neil Gilbert (Ward Councillor for Preston, Seton and Gosford);
  - Councillor Colin Yorkston (Ward Councillor for Preston, Seton and Gosford);
  - Councillor Brooke Ritchie (Ward Councillor for Preston, Seton and Gosford);
  - Ben Morse (Chair of Cockenzie and Port Seton Community Council); and
  - Jackie Muller (Secretary of Cockenzie and Port Seton Community Council).
- 4.4. The Energy Consents Unit and East Lothian Council were also advised of the public consultation.
- 4.5. The exhibition was also publicised in the local newspaper – the East Lothian Courier – on the 18<sup>th</sup> May 2023 (Appendix 1).
- 4.6. A project website ([www.cockenziebatterystorage.co.uk](http://www.cockenziebatterystorage.co.uk)) was launched on the 18<sup>th</sup> May 2023. The consultation boards which were displayed at the exhibition were added to the website on 30<sup>th</sup> May 2023 to coincide with the exhibition on the 1<sup>st</sup> June 2023. The website provided a comments facility for people to submit their feedback online. The online comments facility was open for a period of 14 days.

## Welcome to the Battery Energy Storage System (BESS) Land at South of Inglis Farm, Cockenzie Public Consultation Website

Welcome to the public consultation website for proposed development at Land South of Inglis Farm, Cockenzie, East Lothian, EH32 0UT.

It is proposed to construct and operate a Battery Energy Storage System, substation, and associated infrastructure on this site. The information provided on this consultation website will also be provided at the upcoming public consultation exhibition.

The proposed plans will be available to view at the exhibition. Members of the project team and Pegasus Group, the planning consultants, will be there to listen to your thoughts and answer any questions you may have.

We are asking people who live and/or work in the area to help us shape the proposals for the site. All thoughts and suggestions received as part of this consultation will be carefully considered before a second public consultation and exhibition. Details of the second exhibition will be circulated in due course. Subsequent to the second exhibition, an application will be submitted to the Energy Consents Unit.

Once the application has been submitted to the Energy Consents Unit, all formal application material will be publicly available to view on the Energy Consents Unit's website.

### Why This Site?



As part of the proposals a substation is proposed on the site which the BESS will connect to. The substation will be a point in the network where renewable generation, including Battery Storage, can provide this power quality and resilience. Locating the substation and BESS on the same site, ensures a cost effective and viable connection at this important node of the network.

The proposed battery storage energy facility would provide a significant contribution to the energy storage targets in the timescales necessary to contribute to the UK's progress in meeting its renewable energy targets. It would also provide rapid-response electrical backup to the Scottish Power Transmission, providing a flexible system to balance energy supply and demand.

### Site Analysis

The following works will be undertaken to support any future planning application on this site, and inform the final design of the scheme:

**Ecology**

The application proposal is envisaged to include a package of baseline, ecological and biodiversity benefits. These measures will be informed by a full Preliminary Ecological Appraisal which is currently being prepared and will be submitted as part of the planning application, together with extensive surveys required thereafter.

### What is Proposed?

The proposal consists of the construction and operation of a Battery Energy Storage System. Access to the site will be taken from the south of the site. The associated equipment will be split between two areas of the site and would comprise:

- Site 1 - 100MW 2h Site**
  - 50 no. sets of 10 batteries
  - 1x no. sets of 1 transformer and 2 inverter power skids
- Site 2 - 240MW 2h Site**
  - 100 no. sets of 10 batteries
  - 23 no. sets of 1 transformer and 2 inverter power skids





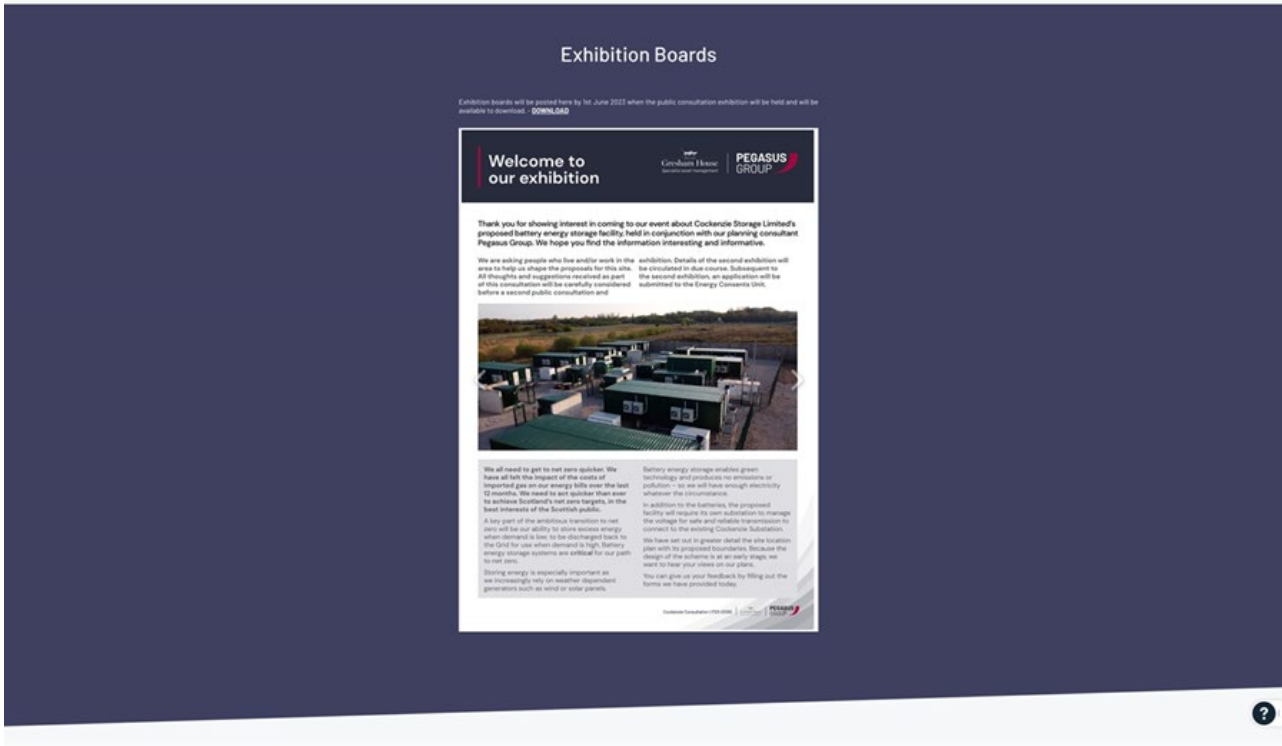


Figure 1: Screenshots from first consultation website.

- 4.7. At the exhibition, information was made available that provided details of the proposals, including background information on the applicant, context to battery storage developments and why the site was chosen. Recognising the early stage in the design iteration process, the preliminary development proposals were set out on display boards at the exhibition. The material included a Site Location Plan, Initial Site Layout and Site Analysis which informed the attendants of the proposals and why the site was chosen. Representatives of the applicant and Pegasus Group were in attendance throughout the exhibition and answered questions about the proposals, received feedback and answered queries.
- 4.8. A total of 30 people attended the event during the afternoon and early evening to discuss the proposals with the Applicant’s team.
- 4.9. Those attending the event were invited to record their views on comment slips available at the event. This could be completed at the event or attendees had the option to submit their comments via the consultation website that was live in tandem with the event.
- 4.10. A monitoring exercise was undertaken at the exhibition to record gender, age and broad address details of attendees for an understanding of the demographics present. This was a useful exercise to understand the demographic profile of attendees, however it should be noted that participation in this was optional, and the data will not reflect every attendee.
- 4.11. An aerial map of the site and surrounding area was also provided on a board and attendees were invited to mark the location of their home or their work with a locator sticker. This illustrated to visitors and the project team the location profile of attendees (see Figure 2 overleaf). Again, this was not compulsory and therefore the data will not be reflective of every attendee.

4.12. The map at Figure 2 shows that all of the attendees lived or worked in close proximity to the proposed site. Linked to the extent of direct notification of the consultation process (via the leaflet drop), it is therefore reasonable to conclude that the public exhibition effectively captured those residents likely to be affected by the proposed development. A photograph of the map is shown below.

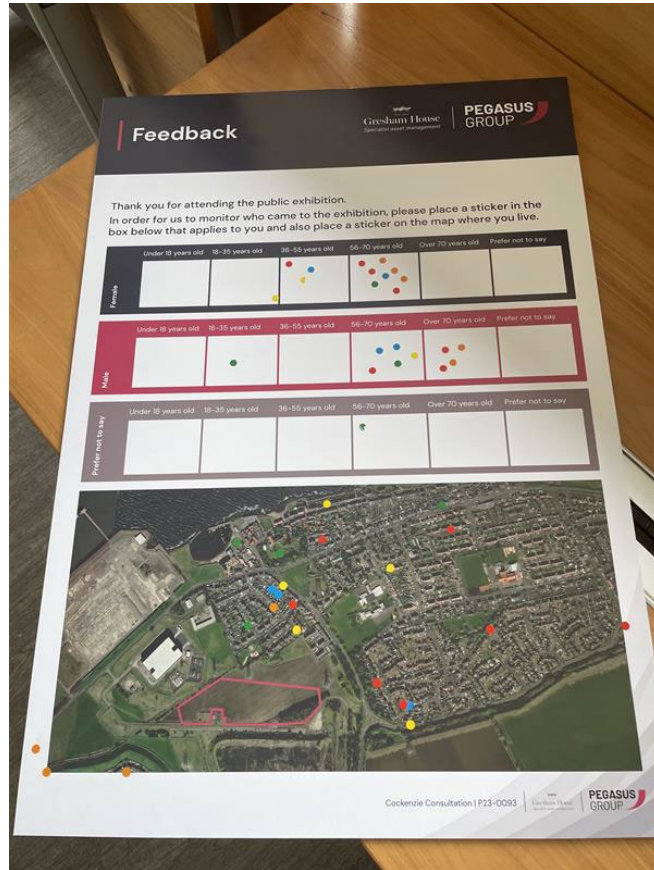


Figure 2: Registration board from first consultation event.

### Website

4.13. The consultation website was visited by 113 unique users between 18<sup>th</sup> May 2023 – 15<sup>th</sup> June 2023.

### Feedback

4.14. A total of 34 responses were received during the consultation period, with 22 coming directly from the exhibition, and the remaining 12 through the website.

4.15. The age profile of those who attended the consultation has been compared against the age profile of the ward, Preston, Seton and Gosford. The charts below show that the respondents to the pre-application consultation were mainly in the 36–55 or 56–70 age groups, which contrasts with the census data showing these age groups being more proportionate to those over 70.

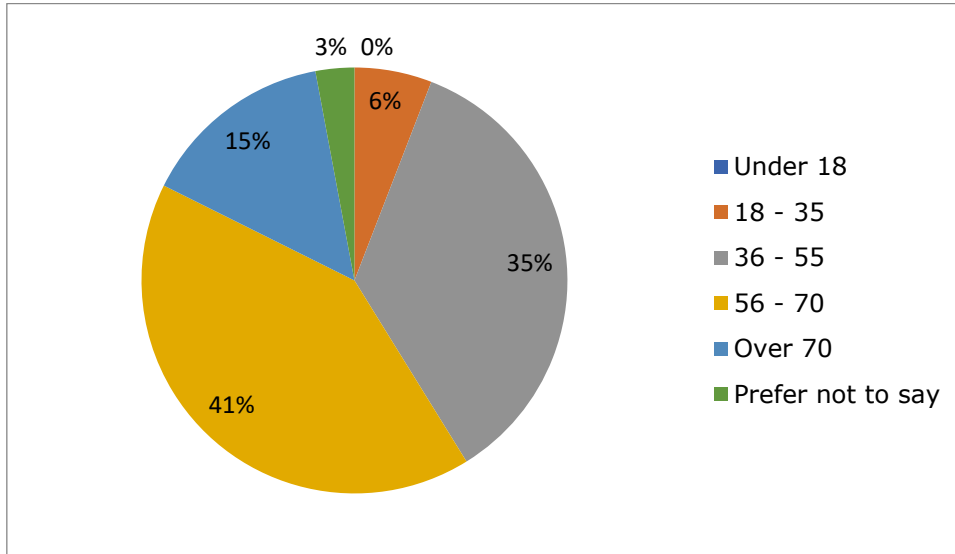


Figure 3: Respondents

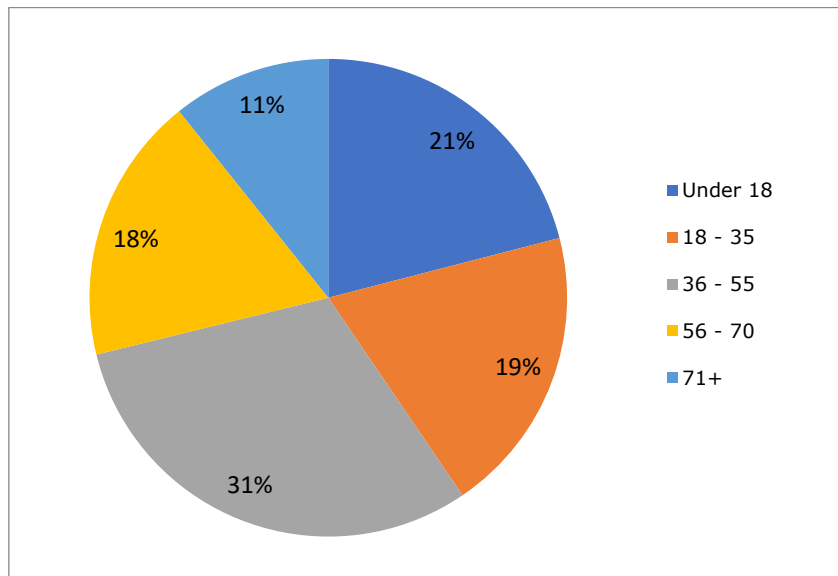


Figure 4: ONS data

**Second Public Consultation**

- 4.16. A second public consultation was held virtually and in person for approximately 4.5 weeks between 13<sup>th</sup> July and 14<sup>th</sup> August 2023. Residents were able to book appointments with the planning consultant team to ask any questions about the proposals and to build on previous information provided at the first consultation event. In-person appointments with the planning consultant team were also available on Thursday 20<sup>th</sup> July 2023 at Cockenzie House and Gardens between 3pm – 7pm.
- 4.17. The consultation was originally intended to be 3 weeks. However following discussions with Cockenzie and Port Seton Community Council, the consultation period was extended for an additional week and a half (approx. 4.5 weeks in total).
- 4.18. Flyers advertising the second consultation event were posted to the same 1,302 addresses as for the first consultation. The flyers advertised the times and dates that appointments

could be booked, along with providing contact details for booking an appointment and the link to the consultation website.

- 4.19. Local ward councillors and community council representatives were notified by email of the second round of public consultation. The Coal Authority, Nature Scot, ECU and the Planning department, Environmental Health and Road Services at East Lothian Council were also notified by email of the second round of public consultation.
- 4.20. The second consultation was publicised in the East Lothian Courier on 6<sup>th</sup> July 2023 (Appendix 3).
- 4.21. The consultation website was updated to reflect the revised proposals and plans and went live on 6<sup>th</sup> July, with the comment function opening at the beginning of the consultation period (13<sup>th</sup> July) for approx. 4.5 weeks. Figures 5 below show updated examples of the website.



Gresham House  
Specialist asset management



## What is Proposed?

The proposal consists of the construction and operation of a Battery Energy Storage System. Access to the site will be taken from the south of the site. The associated equipment will be split between two areas of the site and would comprise:

- Battery storage units – battery units arranged in rows around 7m in length, around 2.8m wide, and around 3.1m in height;
- Switchgear containers – around 20m in length, around 3.5m wide and around 4.1m in height;
- Inverters and transformers local to the batteries will be around 3m in height;
- 3 substations and substation equipment, with some elements being in the region of 14m in height. Further details are as follows:

**Substation 1 (132kV)**

- Control room – around 6.5m in length, around 3.9m wide and 3m in height;
- 132kV transformer – around 6m in length, around 3.5m wide and around 3.8m in height;
- Removable panels;
- 132kV switch house enclosure around 8.1m in length, around 6m wide, and around 6.3m in height;
- Auxiliary transformer around 2.6m in length, 2.4m wide and around 3m in height;
- Acoustic fence around 4m in height

**Substation 2 (132kV)**

- Control room/auxiliary room – around 11m in length, around 4m wide and around 3m in height;
- 2no. 132kV transformers around 11m in length, around 9m wide and around 5.7m in height;
- Fire wall to south and in-between the 2no. 132kV transformers, around 6.1m in height;
- Acoustic fence around 4m in height;
- 132kV switch house enclosure around 15m in length, around 11m wide and around 8.2m in height;
- Auxiliary transformer around 2.6m in length, 2.4m wide and around 3m in height.

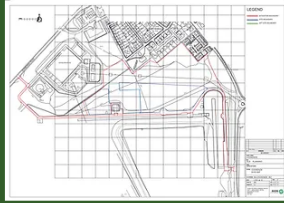
**Substation 3 (400kV)**

- Auxiliary transformer around 2.6m in length, 2.4m wide and around 3m in height;
- Customer control room around 11.4m in height, 3.3m wide and 2.5m in height.

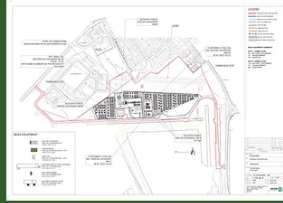
**Other Details**

- Landscaped bunds;
- Landscape features around the site will include trees and hedgerow planting;
- Site fencing, access gate and CCTV – around 2.4m high security mesh fence with access gates, CCTV and light poles to be around 5m high.
- Wires to existing pylons

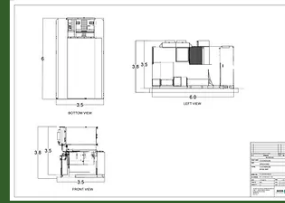
Here are our current plans for the scheme. We would welcome your thoughts on these.



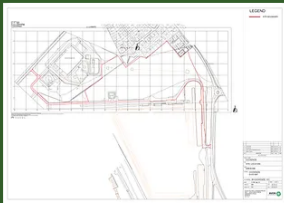
[RLB COUNCIL - CLICK TO VIEW](#)



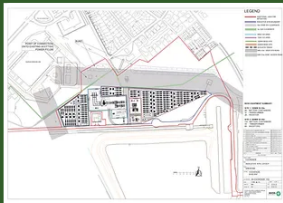
[CONSULTATION PLAN - CLICK TO VIEW](#)



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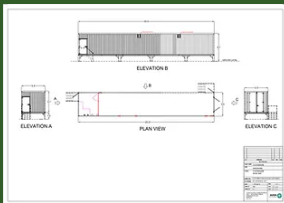
[SITE LOCATION PLAN](#)



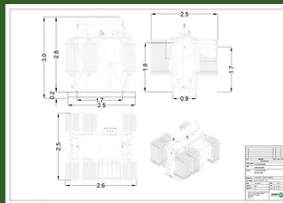
[SITE LAYOUT PLAN](#)



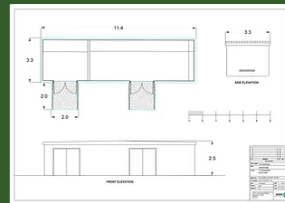
[EXISTING SERVICES PLAN](#)



[CUSTOMER SWITCHGEAR CONTAINER - CLICK TO VIEW](#)



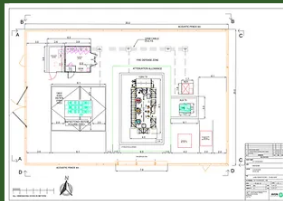
[AUXILIARY TRANSFORMER - CLICK TO VIEW](#)



[CUSTOMER CONTROL ROOM - CLICK TO VIEW](#)



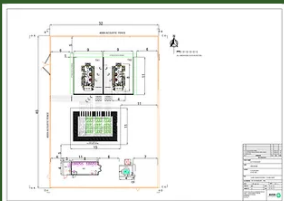
[CUSTOMER 1 SS ELEVATIONS - CLICK TO VIEW](#)



[CUSTOMER 1 132KV SS - CLICK TO VIEW](#)



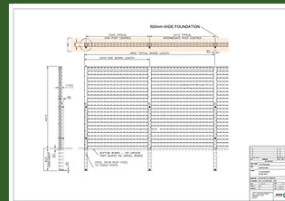
[CUSTOMER 2 SS ELEVATIONS - CLICK TO VIEW](#)



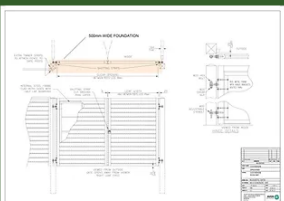
[CUSTOMER 2 132KV SS - CLICK TO VIEW](#)



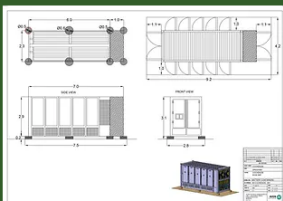
[400KV SPT SUBSTATION - CLICK TO VIEW](#)



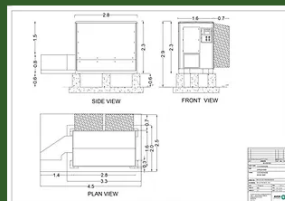
[ACOUSTIC FENCE - CLICK TO VIEW](#)



[ACOUSTIC GATE - CLICK TO VIEW](#)



[BATTERY CONTAINERS - CLICK TO VIEW](#)



[INVERTORS - CLICK TO VIEW](#)



Figure 5: Screenshots from updated consultation website.

4.22. As the above screenshots show, information was made available on the website that provided revised and more in-depth details of the proposals and how the design iteration has evolved since the previous consultation. The material included a Site Location Plan, Initial Site Layout and Site Analysis, and additional material included technical plans and the Applicant’s responses to common queries that arose during the first public consultation event.

4.23. More detailed information and plans were made available on the website as the design had evolved further to the first consultation. As much information was provided by the applicant team as possible for the public to consider prior to their booked consultation meetings.

Website

4.24. The consultation website was visited by 110 users for the second consultation between 6<sup>th</sup> July 2023 – 14<sup>th</sup> August 2023.

Meeting with Cockenzie and Port Seton Community Council

4.25. A representative from Pegasus Group met virtually with Cockenzie and Port Seton Community Council on 1<sup>st</sup> August 2023 and gave a presentation and questions & answers session during their monthly meeting to community council representatives and members of the local community.

- 4.26. A follow-up meeting was held on 2<sup>nd</sup> August with Cockenzie and Port Seton Community Council members to clarify any remaining queries that members may have had.
- 4.27. This meeting resulted in two responses from Cockenzie and Port Seton Community Council which established that the Community Council support and understand the need for such development, however they do not support the site in its current location. Comments were made in relation to the virtual format of the second round of consultation. Furthermore, the community itself was concerned about potential for fire, noise and air pollution. The proximity of the site to local housing, businesses and highways was also a concern to the Community Council.

#### Feedback

- 4.28. A total of 10 appointments were held with members of the public and the Applicant team, 2 of these were held virtually and 8 were held in-person.
- 4.29. A total of 30 responses were received during the consultation period, with 4 via email, 1 via phone call, and the remaining 25 coming from in-person consultation appointments and the consultation website.

## 5. Consultation Responses

- 5.1. The aims of the two public consultations were to provide local residents and stakeholders with the opportunity to comment on the development proposals, to establish their general views on the proposals, to raise any concerns that might have otherwise been missed and to make further suggestions to improve the scheme.
- 5.2. A total of 65 written responses were received as part of the two public consultations. The comments included a wide range of views, and such views were also expressed verbally at the in-person consultation events. A number of respondents supported the scheme and were pleased about the contribution to energy security in Scotland. Other respondents provided general comments and/or expressed objection to the proposals. The themes of these responses can be summarised as:
- The specific site location;
  - Noise impacts;
  - Impact on residential amenity;
  - Impact on ecology and wildlife;
  - Highways/transport impacts;
  - Landscaping provision;
  - Security of the site;
  - Decommissioning of the batteries; and
  - Likelihood of fire.
- 5.3. The responses received before, during and following the two consultation events have been considered as the application proposals have been finalised. The below table provides a summary of the most common matters raised and the applicant's response. Comment forms are available in full upon request.
- 5.4. It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal, but it ensures that there is an opportunity to openly review and discuss the proposals with the developers and their consultant team and help shape the development.
- 5.5. Where possible, the concerns raised have been considered and where appropriate addressed through the application revisions since the undertaking of the public consultation event and detailed within the supporting documentation.
- 5.6. The below table details the nature of the comments received and the applicant's response.



Comment	Respondent ref.	Applicant's Response
<b>Principle of Development</b>		
Support the aspects of the proposal that contributes towards net-zero.	11, 14, 16, 20, 25, 36, 45, 52.	Thank you for your support for the proposal.
No objections / providing factual information	1, 2, 4, 5, 6, 9, 10, 12, 17, 18, 19, 26, 31, 32, 35, 36, 37, 38, 39, 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 64.	Thank you for your comments.
Object to the development.	3, 13, 15, 39, 40, 44, 46, 61, 62, 63.	Thank you for your comments.
The former coal yard to the south of the site would be a more appropriate site for this development.	1, 5, 7, 8, 9, 13, 15, 17, 19, 20, 22, 23, 24, 28, 29, 31, 32, 39, 45, 53, 54, 60.	<p>Thank you for your comments. The site has been chosen due to its proximity to the Cockenzie substation.</p> <p>Furthermore, the site itself has been allocated by East Lothian Council for uses relating to energy production or storage, according to Policy EGT1 of the East Lothian Local Plan.</p> <p>The Cockenzie Masterplan shows that East Lothian Council are proposing that the former coal yard could be allocated for commercial or employment uses in the future. As such that land is not available.</p>
Querying why the consultation didn't feature final plans.	2, 4, 5, 27.	<p>Thank you for your comments.</p> <p>Comments received about the plans shown at the first consultation event were carefully considered before the second public consultation and exhibition, where more detailed plans were shown. Further to the second consultation, comments received as part of this consultation will again be considered before an application is submitted to the ECU which will contain the final plans.</p>

		As evidenced by the amendments to the landscaping scheme (to reflect the comments from the LPA landscape officer) the proposal has been through an iterative process, capturing those comments that have been made throughout the consultation process.
<b>Noise impacts</b>		
Concerns about the noise generated from the batteries.	15, 17, 21, 22, 25, 31, 36, 41, 43, 44, 50, 54, 55, 56, 58, 59, 60, 61, 62.	Thank you for your comments. The indicative plans showed the potential for noise attenuation on the site. A Noise Assessment has been commissioned for the project and any further changes to the design process will be informed by the conclusions of this report. The Noise Assessment that has been submitted as part of the application to the ECU demonstrates that the scheme is acceptable in noise terms, with the acoustic attenuation.
<b>Impact on residential amenity</b>		
Concerns about the proximity to residential properties and how this will affect their usual walking paths, views and play park for children.	1, 2, 8, 13, 22, 25, 31, 39, 40, 45, 46, 47, 51, 54, 56, 59, 60, 61, 62, 63.	Thank you for your comments. The site is to be located in an area without any discernible impacts on leisure amenity, given there are no formal Public Rights of Way that run through the site. The public right of way that runs along some of the northwestern boundary will be unaffected with planting proposed to reinforce existing planting. New permissive routes will be provided to the north of the scheme. These matters are considered further within the submitted application.
<b>Impact on ecology and wildlife</b>		
Concerns about the wildlife and habitats that may exist on the site.	13, 22, 45, 54.	Thank you for your comments. We have submitted a Preliminary Ecological Report and undertaken surveys to establish any ecological mitigation that will be required on site. Opportunities for a net gain in biodiversity terms is also accounted for within the submission.
<b>Highways/transport impacts</b>		

Concerns about construction traffic going through the village.	2, 17, 27, 31, 42, 44, 51, 56, 57, 60.	Thank you for your comments. A draft Construction Traffic Management Plan has been submitted, which emphasises that construction traffic will arrive at the site from the southeastern access and not through the village itself. The western access will be used for emergency and maintenance access only.
Alternative access should be taken from the roundabout at Aldes Road.	9, 10, 31.	A Construction Traffic Statement produced by Pegasus Group is submitted as part of the application. The statement considers that the proposed access arrangement and the construction route are suitable to accommodate the low number of construction and operation trips related to the proposed BESS.  The proposed access arrangements will remain in place until such a time as the consented new link road is implemented.
<b><i>Landscape and visual impact</i></b>		
Concerned about how the site will be landscaped to reduce visual impact.	2, 8, 25, 30, 60, 63.	Thank you for your comments. A detailed landscaping scheme will be submitted alongside the proposals to the Energy Consents Unit.
<b><i>Security</i></b>		
Concerned about the provision of adequate security on the site.	31, 49.	Thank you for your comments. The applicant will seek to ensure that the site is as secure as possible given the nature of the operations of the site involving the storage and transmission of electricity. Proposals include security fencing.
<b><i>Drainage impacts</i></b>		
Concerns about whether the built footprint of the site would have an impact on drainage.	31, 34.	A Flood Risk Assessment and Drainage Strategy has been submitted as part of the application. These assessments demonstrate that the scheme will not result in flooding within or off the site. A drainage attenuation basin is proposed as part of the scheme.

<b>Safety of batteries</b>		
<p>Comments relating to what the batteries will be made from and how safe they are.</p>	<p>47</p>	<p>The batteries used for this proposal are to be lithium-ion batteries. Lithium-ion batteries have been widely used for the last 50 years, and are a proven and safe technology to help electricity grids ensure a reliable supply of renewable energy. This similar technology is used in electric and plug-in hybrid cars and mobile phones as well as grid-scale batteries, although the latter using a slightly different type of lithium-ion chemistry. Additionally, where batteries used for BESS's differ is the environment they are stored in, the BESS units are in a controlled environment to ensure maximum safety and efficiency.</p> <p>The battery technology/chemistry is energy dense (i.e. they can hold a large amount of energy relative to their size). Additionally, there are numerous international standards and best practice guidelines which regulate their design, manufacture and distribution of lithium-ion batteries to ensure they are adequately tested for safety, reliability and durability.</p> <p>Batteries are continually applying new best practices and learning from experience to design BESS's that operate as safely as possible. A global approach to the management of the development of BESS projects has made the lithium-ion battery one of the safest types of energy storage system. Safety management is a fundamental feature of all lithium-ion energy storage systems. Safety incidents are, on the whole, extremely rare due to the incorporation of prevention, protection and mitigation measures in the design and operation of storage systems.</p> <p>The BESS will be continually monitored and protected to prevent problems and ensure the batteries are ready to deliver power to the grid when needed. As soon as it's detected that a specific battery cell, or group of cells, is acting in a way that it should not it can instantly reduce the flow the flow of electricity through the cell, switch it off, or disconnect it completely</p>

		<p>from the power supply depending on the seriousness of the problem. This minimises the risk of a problem escalating in a cell or group of cells and spreading to others.</p> <p>With respect to lithium-ion batteries, the main contaminant referenced is Hydrogen Fluoride. The generation of toxic combustion from such fires would pose a hazard to those in the vicinity. However, the fire mitigation strategy being proposed will minimise the risks of such events occurring, and in the event of any issue, the internal mist system will ensure the majority of gaseous emissions will be captured in the water mist. The water mist will also ensure that units are cooled therefore minimising the risk of any domino fire risk spreading to adjacent battery units/racks.</p> <p>The contaminated water would then be contained and subsequently removed for treatment at an external site. Therefore, unlike fires at other chemical storage sites, BESS sites have internal design measures to specifically address airborne pollution risks and specific designed containment systems and measures to address water and ground contamination risk.</p> <p>However, it is important to stress that there is no contamination unless the batteries and their individual cases fail. Therefore, the first response in this situation would be to switch off any battery with an issue and cool the unit to prevent thermal runaway.</p> <p>In the unlikely event that a problem occurs, BESS have additional design measures to detect any issues and can implement to contain and minimise any issues. Before constructing the project, BESS project developers work with the Local Authority, first responders and fire services to ensure they understand the kinds of batteries and technologies used in the storage facility, and how best to work together to deal with any problems that might arise.</p>
Concerns about the proposal being highly	47	Safety is fundamental to the development and design of energy storage systems. Each energy storage unit has multiple layers of

<p>volatile and asks how safe the proposal is.</p>		<p>prevention, protection and mitigation systems. These minimise the risk of overcharge, overheating or mechanical damage that could result in an incident such as a fire. International insurance and safety guidelines have aided in the design and operation of battery storage systems to create safe and secure BESS's.</p> <p>The applicants have implemented a number of design details to improve the safety of the proposal. This includes:</p> <ul style="list-style-type: none"> <li>-A fire wall to the south and in-between transformers for substation 2; and</li> <li>- Batteries spaced out for fire breaks so that any potential fire cannot escape one rack.</li> </ul>
<p><b><i>Other matters</i></b></p>		
<p>Asks if consultation has been undertaken with emergency services and disaster and recovery planning.</p>	<p>65</p>	<p>This matter will be raised with ECU and what is required to inform their decision making process.</p> <p>Discussions have also been had regarding the proposal with the emergency planning and resilience officer at East Lothian Council as part of our pre-application discussions with the LPA.</p>

## 6. Conclusion

- 6.1. The purpose of the pre-application public consultation undertaken by the applicant was to build an understanding and awareness of the project by local people and the local planning authority and to seek feedback to be used to shape the scheme.
- 6.2. The applicant has also worked pro-actively to engage the local community in advance of the application submission. Local people have had the opportunity to engage with the proposals through the distribution of response forms at the consultation event and physical leaflets delivered via post and email.
- 6.3. The comments and feedback received during the pre-application consultation with the local community have been reviewed and the applicant has responded to the comments, suggestions and questions raised. Where possible, feasible changes have been made and additional information supplied to address comments and suggestions the public provided.
- 6.4. In summary, the applicant considers that pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective.

## Appendix 1: Newspaper Notice of First Consultation

**Public Consultation Exhibition for a Battery Energy Storage System (BESS), substation, and associated infrastructure at land south of Inglis Farm, Cockenzie, East Lothian, EH32 0JT.**

You are invited to attend a public exhibition being held at Willow Room, Cockenzie House and Gardens, 22 Edinburgh Road, Cockenzie, East Lothian, EH32 0HY

on:Thursday 1st June 2023

Drop-in anytime between 3pm – 7pm

The proposed plans will be available to view at the exhibition. Members of the project team and Pegasus Group, the planning consultants, will be there to listen to your thoughts and answer any questions you may have.

[www.cockenziebatteryenergystorage.co.uk](http://www.cockenziebatteryenergystorage.co.uk), the project website is accessible to view with all of the information and will be available on the day for those that cannot attend in person.

A second exhibition will be held prior to an application being submitted to the Energy Consents Unit and details will be circulated in due course.



## Appendix 2: Flyer Notice of First Consultation

Development at  
**Land south of Inglis Farm, Cockenzie,  
East Lothian, EH32 OJT.**

**PEGASUS  
GROUP**

**The Site**

It is proposed to construct and operate a Battery Energy Storage System (BESS), substation, and associated infrastructure on land south of Inglis Farm, Cockenzie.

You are invited to visit a public exhibition which will be held at Willow Room, Cockenzie House and Gardens, 22 Edinburgh Road, Cockenzie, East Lothian, EH32 OHY on:

**Thursday 1<sup>st</sup> June 2023**  
**Drop-in anytime between 3pm – 7pm**

The proposed plans will be available to view at the exhibition. Members of the project team and Pegasus Group, the planning consultants, will be there to listen to your thoughts and answer any questions you may have.

[www.cockenziebatterystorage.co.uk](http://www.cockenziebatterystorage.co.uk), the project website is accessible to view with all of the information and will be available on the day for those that cannot attend in person.

A second exhibition will be held prior to an application being submitted to the Energy Consents Unit and details will be circulated in due course.

**We look forward to hearing from you!**

## Appendix 3: Consultation Boards at First Exhibition



## Appendix 4: Newspaper Notice of Second Consultation

**Public Consultation for a Battery Energy Storage System (BESS), substation, and associated infrastructure at land south of Inglis Farm, Cockenzie, East Lothian, EH32 0JT.**

An initial consultation exhibition for a BESS, substation, and associated infrastructure was held on 1st June 2023. A second consultation will now be held prior to an application being submitted to the Energy Consents Unit.

Appointment only surgeries are being held virtually on Thursday 13th July - Thursday 3rd August 2023 between 9am-5:30pm Mondays - Fridays. If you cannot make an appointment during these times, please contact us and we can make alternative arrangements.

Alternatively, there may be an opportunity to book an in-person appointment at Willow Room, Cockenzie House and Gardens, 22 Edinburgh Road, Cockenzie, East Lothian, EH32 0HY on Thursday 20th July 2023 between 3pm - 7pm. Please email Leeds.Admin.Team@pegasusgroup.co.uk or call 0113 287 8200 to book a 15 minute virtual or in-person appointment. If you would like an in-person appointment, please contact us by 5pm on the 13th July.

[www.cockenziebatterystorage.co.uk](http://www.cockenziebatterystorage.co.uk), the project website is available to view with all of the information, including the detailed proposed plans, for those that cannot attend an appointment.

Members of the project team with Pegasus Group, the planning consultants, will be available at appointments to listen to your thoughts and answer any questions you may have.

# Appendix 5: Flyer Notice of Second Consultation

Development at:

## Land south of Inglis Farm, Cockenzie, East Lothian, EH32 OJT.



Gresham House and Scottish Power Transmission PLC are proposing to construct and operate a Battery Energy Storage System (BESS), substation, and associated infrastructure on land south of Inglis Farm, Cockenzie.

An initial consultation exhibition was held on **1st June 2023**. A second consultation will now be held prior to an application being submitted to the Energy Consents Unit.

Appointment only surgeries are being held virtually between  
**Thursday 13th July – Thursday 3rd August 2023.**

Virtual appointments are available between **9am–5:30pm Mondays – Fridays**. If you cannot make an appointment during these times, please contact us and we can make alternative arrangements.

Alternatively, there may be an opportunity to book an in-person appointment at **Cockenzie House and Gardens, 22 Edinburgh Road, Cockenzie, East Lothian, EH32 OHY** on **Thursday 20th July 2023** between **3pm – 7pm**. Please email [Leeds.Admin.Team@pegasusgroup.co.uk](mailto:Leeds.Admin.Team@pegasusgroup.co.uk) or call **0113 287 8200** to book a 15 minute individual virtual or in-person appointment.

If you would like an in-person appointment, please contact us by **5pm** on the **13th July**. [www.cockenziebatterystorage.co.uk](http://www.cockenziebatterystorage.co.uk), the project website is available to view with all of the information, including the detailed proposed plans, for those that cannot attend an appointment.

Members of the project team with Pegasus Group, the planning consultants, will be available at appointments to listen to your thoughts and answer any questions you may have.



**We look forward to hearing from you!**




# Appendix 5: Boards on Website for Second Consultation

## Consultation Boards

Consultation boards are available to download [here](#).


### Welcome to our consultation

Thank you for showing an interest in the proposed development at Gresham House. This consultation is an opportunity for you to provide your views on the proposed development.




### About Gresham House

Gresham House is a specialist asset management company. It is a subsidiary of SP Energy Networks. The company is responsible for the development and management of the Gresham House site.




### Why this site?

The Gresham House site is a key location for the development of the Gresham House site. It is a key location for the development of the Gresham House site.




### What we showed you last time

We showed you a site plan of the Gresham House site. The site plan shows the location of the Gresham House site and the proposed development.




### What is being proposed?

The proposed development consists of a new building and associated infrastructure. The proposed development consists of a new building and associated infrastructure.



### Updated Concept Plan

The updated concept plan shows the proposed development and associated infrastructure. The updated concept plan shows the proposed development and associated infrastructure.




### Next steps

All responses to the consultation will be carefully considered and we will respond to you. The consultation will be open until 30th August 2023.

**5:00pm on 3rd August 2023**

**Key dates:**

Date	Event
2023	Consultation open
2023	Consultation closes
2023	Final decision
2023	Final decision
2023	Final decision



### Addressing Comments

This consultation is an opportunity for you to provide your views on the proposed development. We will respond to your comments and we will update you on the progress of the development.

**HOUSERS: There are concerns about the noise levels that will arise from the proposed development.**

**HOUSERS: Why isn't the site located on the former coal yard to the south?**

**HOUSERS: There are concerns that the construction traffic will impact residents living on the north access roads to the site.**

**HOUSERS: Will there be a visual buffer on the site the proposed residential development?**

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

# Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

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