Welcome to our consultation

Thank you for showing interest in our second consultation for Cockenzie Storage Limited's proposed battery energy storage facility, held in conjunction with our planning consultant Pegasus Group. We hope you find the information interesting and informative.

We are asking people who live and/or work in the area to help us shape the proposals for this site. An initial consultation exhibition was held on 1st June 2023 prior to this second consultation. Following this second consultation, an application will be submitted to the Energy Consents Unit.

We all need to get to net zero quicker. We have all felt the impact of the costs of imported gas on our energy bills over the last 12 months. We need to act quicker than ever to achieve Scotland's net zero targets, in the best interests of the Scottish public.

A key part of the ambitious transition to net zero will be our ability to store excess energy when demand is low; to be discharged back to the Grid for use when demand is high. Battery energy storage systems are critical for our path to net zero.

Storing energy is especially important as we increasingly rely on weather dependent generators such as wind or solar panels.

Battery energy storage enables green technology and produces no emissions or pollution – so we will have enough electricity whatever the circumstance.

In addition to the batteries, the proposed facility will require its own substation to manage the voltage for safe and reliable transmission to connect to the existing Cockenzie Substation.

We have set out in greater detail the site location plan with its proposed boundaries. Because the design of the scheme is at an early stage, we want to hear your views on our plans.

You can give us your feedback filling out the online forms on the consultation website **www.cockenziebatterystorage.co.uk**

About Gresham House

Specialist in sustainable alternatives

Gresham House is a specialist alternative asset management group, dedicated to sustainable investments across a range of investment strategies, including Battery Energy Storage, Renewable Energy, Sustainable Infrastructure and Forestry. Our origins stretch back to 1857, while our focus is on the future and the long term.

Gresham House is the owner of Cockenzie Storage Limited, and Gresham House New Energy is the clean energy division within Gresham House that will be responsible for the development of the proposed battery energy storage facility at this site.

Our New Energy strategy and investments aim to support the shift from a world powered by finite resources to a new energy world powered by renewables. The Gresham House New Energy team has a proven track record in developing and operating renewable generating and battery energy storage assets and currently manages operational and development solar, wind and battery energy storage projects of c.2,500MW. Of this, Gresham House Energy Storage Fund plc (GRID) the UK's largest battery energy storage fund, currently operates c.600MW of BESS (battery energy storage systems) at 21 sites around the UK.

Gresham House is listed on the London Stock Exchange and actively manages c.£8 billion of assets on behalf of investors which include institutions, charities and endowments, and family offices. We act responsibly within a culture of empowerment that encourages individual flair and entrepreneurial thinking.

For more information visit:
www.greshamhouse.com

Gresham House Website

Scan Here

Why this site?

The Scottish Government has set a target within The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, to achieve net-zero emissions by 2045.

National Grid stated that batteries are required to ensure that energy generated by renewables can be stored when it is not required, and then used when it is, as well as to provide power quality services as traditional generation is phased down. Gresham House can help to play a part in providing these vital batteries.

This battery project will further the progress on local and national net zero targets.

East Lothian Council itself declared a Climate Emergency on 27th August 2019, and resolved to lobby, support and work with all relevant agencies, partners and communities to make East Lothian a carbon neutral county as well as aiding the Scottish Government in its commitments.

The Cockenzie substation is located at a point in the network where renewable generation, including battery storage, can deliver the power quality and resilience we need. This means the proposed battery storage facility at land south of Inglis Farm can act as an importer and exporter of energy. Locating the project close to the existing substation ensures a cost effective and viable connection.

Local planning policy from East Lothian Council has played a significant role in deciding where this site should be located.

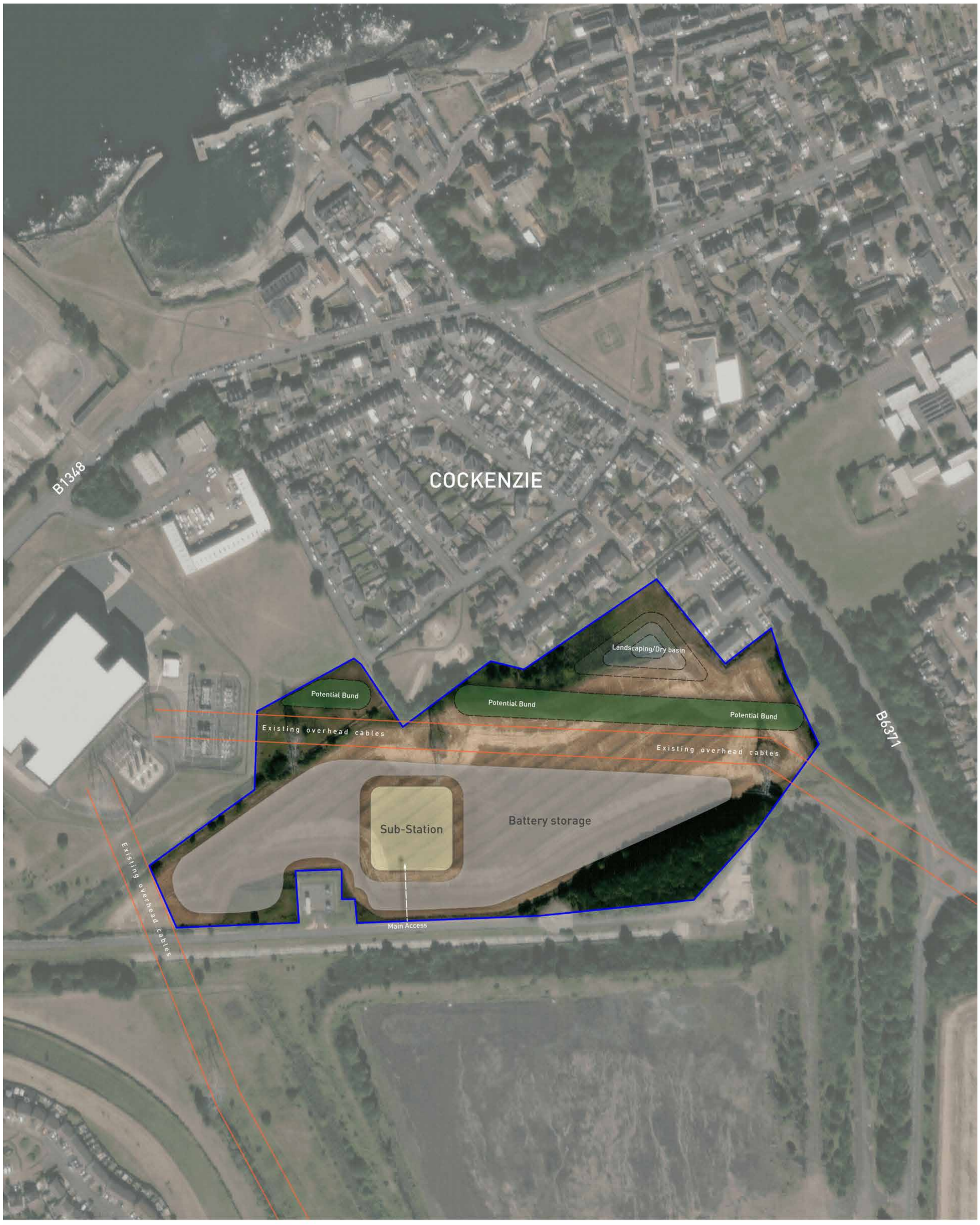
Since the site is located within the former Cockenzie Power Station site, the Council decided that this land should be utilised for reaching national net zero targets.

The site is located within land at the former Cockenzie Power Station under policy PROP EGT1 within the East Lothian Council Local Development Plan 2018. This policy states:

- "Land at the above site will be safeguarded for future thermal power generation and carbon capture and storage consistent with National Development 3.
- Land at Cockenzie may also present significant opportunities for renewable energy-related investment.
- The council will work together with developers, the landowner, the relevant agencies, local organisations and interested parties, including local residents to ensure that the best use is made of the existing land and infrastructure in this area.
- If there is insufficient land for competing proposals, priority will be given to those which make best use of the location's assets and which will bring the greatest economic benefits. Development proposals must avoid unacceptable impact on the amenity of the surrounding area, including residential development."

As such, the site is considered to be suitable for battery energy storage use.

What we showed you last time



What is being proposed?

The proposal consists of the construction and operation of a Battery Energy Storage System and temporary construction compound. Emergency and Maintenance access will be from the west off the B1348 Edinburgh Road (via the existing access). Construction access will be taken from the south east off the B6371 via the existing access. The associated equipment will be split between two areas of the site and would comprise:

Battery Site

- 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:

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.

3 Substations Comprising Of:

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;
- 2 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.

Updated Concept Plan

We are pleased to share with you the detailed drawings. We will be including further details regarding the bund and surface water design for the application submission.

Indicative Plant Schedule

Proposed planting to comprise plant species of local provenance with stock in accordance with seed zone 203 as described in Seed Sources for Planting Native Trees and Shrubs in Scotland (Forestry Commission Scotland, 2006).

Large Tree Species
Alnus glutinosa (common alder)
Betula pubescens (downy birch)
Betula pendula (silver birch)
Quercus robur (pedunculate oak)
Sorbus aucuparia (rowan)

Woodland Scrub Species
Malus sylvestris ssp sylvestris (crab apple)
Prunus padus (bird cherry)
Prunus avium gean (wild cherry)
Crataegus monogyna (common hawthorn)
Corylus avellana (hazel)

Native Hedgerow and Infill Planting
Crataegus monogyna (common hawthorn)
Corylus avellana (hazel)
Ilex aquifolium (holly)
Prunus spinosa (blackthorn)
Rosa canina (dog rose)
Salix cinerea (grey willow)

Notes

Existing vegetation on site perimeter to be protected and retained as far as practicable in accordance with BS 5837:2012.

An acoustic fence would extend around the site compounds. A hedgerow maintained at the height of the accoustic fence and low growing native shrub species would be planted within 1 metre (maintenance corridor) north of the accoustic fence.

Habitat creation such as bird and bat boxes, hibernaculum and bug hotels would be confirmed with the project ecologist.

Emergency and maintenance access will be from the west of the B1348 Edinburgh Road (via the existing access).

Construction access will be taken from the south east off the B6371 via the existing access.

Next steps

Please let us know your feedback, as your comments will help to inform the design of the scheme and the application which will be made to the Energy Consents Unit.

All responses the consultation will be carefully considered, and we welcome all feedback. Our intention is to examine all comments received and record them as part of our consultation process prior to submitting an application to the Energy Consents Unit.

Thank you for taking the time to visit. The application will soon be submitted to the Energy Consents Unit. Once the application is submitted, the appropriate way to leave feedback will be via their website.

All comments are gratefully received by:

5:30pm on 3rd August 2023.

Key dates:

2023 (Summer)	2024 (Spring/Summer)	2024 (Summer)	2024 (Autumn)	2026
Application validated	ECU decision expected	Planning condition discharge	Construction starts on Site	Start of commercial operations

Addressing Comments

This section relies on knowledge of how the design has changed based on comments received at the first consultation event. Examples of the concerns are below:

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

A Noise Assessment has been undertaken to consider the potential impact of the battery storage facility. The facility will offer additional power to the national grid during peak periods of demand, which is generally during day or evening periods only. The Noise Assessment will be submitted as part of the application. The assessment concludes that the proposed installation of the BESS, with attenuated noise sources, would not have a significant adverse impact on the neighbouring properties.

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

The site has been chosen due to its proximity to the Cockenzie substation. 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.

YOU SAID: *There are concerns that the construction traffic will impact residents living on the main access routes to the site.*

It in anticipated that low levels of construction deliveries will be taken during weekday daylight hours with a majority between 10:00 and 16:00 hours. We expect roughly 6-8 daily HGV construction vehicle movements, plus other smaller vehicle movements.

Construction traffic movements and impacts will be considered within a Construction Traffic Management Plan which is currently being prepared and will be submitted as part of the application.

YOU SAID: *Will there be a visual buffer on the site to protect residents' visual amenity?*

Further information about the landscaped bund will also be included within a Landscape and Visual Impact Assessment which will be prepared and submitted as part of the application. This will consider impacts on visual amenity and whether any mitigation measures are required to make the proposal acceptable.