Nettly Burn

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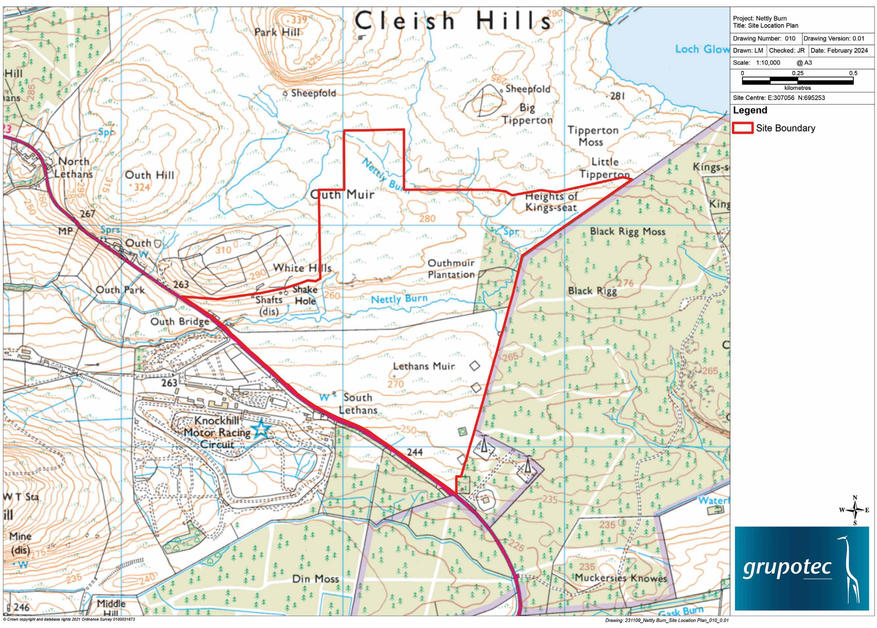

Site Location Plan

Welcome to Nettly Burn Renewable Energy park public exhibition

Welcome to this public consultation about our proposal to build a renewable energy park incorporating a solar farm and battery storage facility on land adjoining the A823, opposite the Knockhill Motor Racing Circuit.

The purpose of this event is for us to outline our proposal, answer your questions and to seek your feedback so that we can take your views on board as we develop our proposal.

There will be a further consultation event later this year where we will present an updated proposal ahead of submitting an application for development consent to the Scottish Government's Energy Consents Unit.

Your feedback is important to us. Please complete a feedback form here today and put it in the box or fill in the feedback form on our project website.

We want your views

Please explore the exhibition, ask any questions and share your views – you can complete the feedback form here or online using this QR code.

Project Partners

REG Power Developments (REG) and Grupotec are working together to roll out green energy projects across the UK, incorporating solar farms and battery storage. Both companies have an established and successful track record in renewables development both in the UK and abroad.

If approved, the Nettly Burn Renewable Energy park would be built and operated by Grupotec.

grupotec

Founded in 1997, Grupotec is a renewable energy developer operating in 16 countries. It has built over 60 solar farms in the UK and are proud to invest in UK renewable energy generation.

REG POWER DEVELOPMENTS

Since 2005, REG has developed nearly 1,000MW of wind, solar and bioenergy projects in the UK with around 40 projects built and in operation today.

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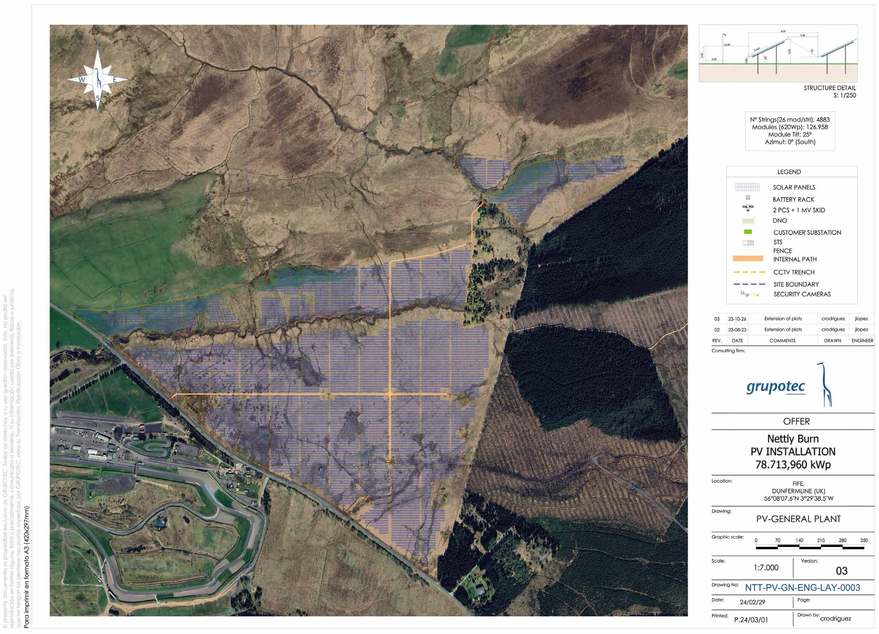

Layout Plan (indicative)

Nettly Burn Renewable Energy park proposal

The site is located on the edge of the Fife Council administrative area. It is gently undulating, generally rising northward from its southern boundary, it is open in nature and consists of rough and semi-improved grazing land.

The site was identified through a site screening and constraint mapping exercise and we consider it has excellent potential for solar farm development.

The project comprises two main elements

- A solar farm on some 80 hectares of land with a capacity of up to 80MWp of renewable energy; and
- Battery storage units to store electricity that is generated and discharged when it is most needed, to help balance the grid electricity network providing flexibility so that the system remains stable and runs efficiently.

Solar Farm

The Solar Farm is expected to comprise:

- Solar panels installed on a simple metal framework mounted on piles driven into the ground.
- The metal frames and piles are temporary structures and can be removed once the site is decommissioned in the future.
- The panels would have a maximum height of up to 3.3m (existing ground levels are not likely to be altered).
- A number of inverters, located across the site.

Battery Storage

The battery storage facility would comprise:

- A number of battery storage containers within a fenced compound.
- Batteries that meet recognised fire safety standards including automatic fire suppression technology.
- Switching station (single storey height) and associated electrical equipment.
- New hedge and / or tree planting to screen the battery facility from view.

We will work closely with the community and stakeholders as we develop our proposal and encourage you to share your views.

80MWp
Capacity

34,690 tonnes CO2*
Saved annually

19,775**
Homes powered annually

*Average CO2 emissions 2017-2021, inclusive, from non-renewable and non-nuclear generation is 450 tonnes/GWh (DUKES, BEIS 2022, table 5.15)
**Average solar PV load factor, unchanged configuration basis, 2017-2021 inclusive [DUKES, BEIS 2022, table 6.3] is 11.0%, 8,760 hours per year, average household, temperature corrected electricity consumption.

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Viewpoint 4: View south from Core Path at Dumglow

Key environmental considerations

Specialist field surveys are a key part of the development of a site and these establish the existing environmental conditions.

Where possible, the solar farm will be designed to avoid significant impacts on the environment. We will seek to mitigate or reduce negative impacts that are identified, while enhancing potential positive impacts. As part of our development proposal, we will consider:

Transport and access

The site will be accessed off a new junction with the A823, at a location agreed with the local highways authority following the completion of relevant baseline surveys.

A Transport Report will assess the specific access points for construction as well as the ability of the road network to accommodate construction-related traffic. Traffic generation associated with the project will be restricted almost exclusively to the construction period, which is likely to be up to 12 months. Once operational, traffic movements will be no more than a car or van visiting the site on average, 1-2 times per week.

Peat

The Proposed Development site does not contain high quality agricultural land. The site does, however, contain pockets of peat but most of this is relatively shallow. Solar farms are a relativity simplistic form of development which, by their very nature are non-intrusive with very little associated ground works required during construction. Although peat can be a sensitive environmental constraint, there are various construction techniques that can be adopted – if required – to minimise and mitigate effects. Nevertheless, significant impacts on peat will be avoided where possible, through site design. We will look for opportunities to enhance degraded peat as part of a wider package of environmental enhancement measures.

Cultural heritage

A desk top heritage assessment has been undertaken to highlight areas where there could be potential impacts (both above and below ground) on cultural heritage assets as well as the need for any further investigative work in consultation with Fife Council and others. A cultural heritage assessment will be included as part of a planning application and this will determine the impact that the proposal would have on historical assets.

Muirhead Farmhouse, surviving condition.

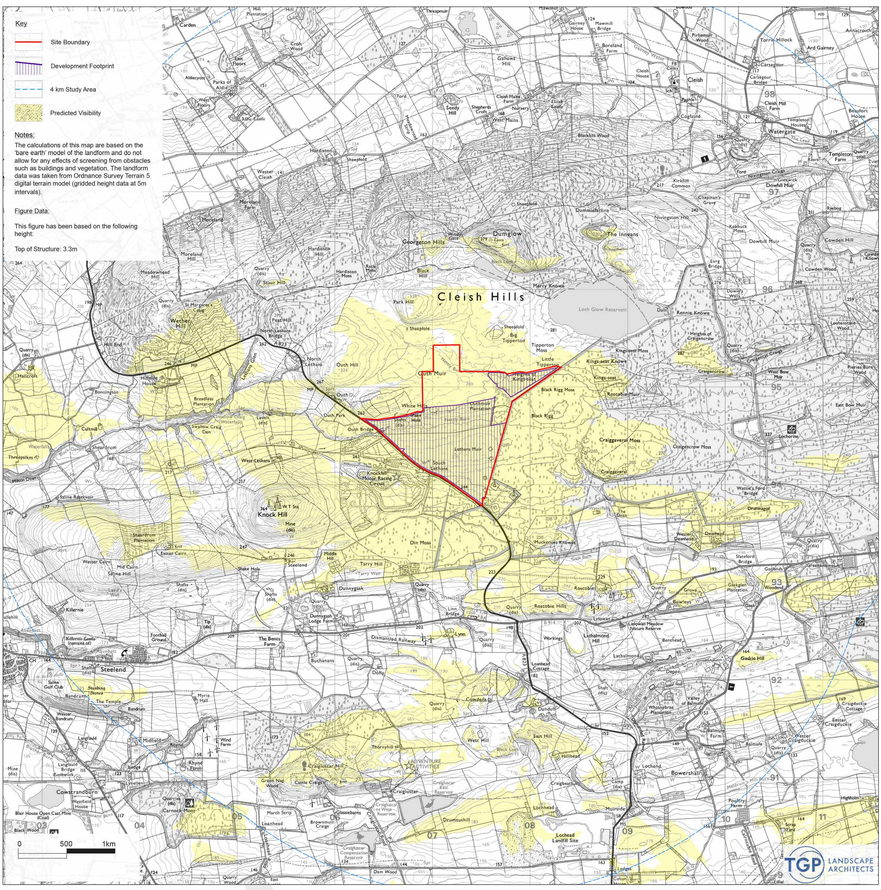
Flood risk and hydrology

This is not considered to be a major risk given that the site has a low flood risk potential and it does not involve the creation of large areas of hardstanding. However, a Flooding Specialist will undertake a Flood Risk Assessment (FRA) which will inform the design process. This FRA will be submitted with any future application. The assessment will evaluate the significance of potential effects on the water environment but the first principle of development will be to avoid impacts on watercourses or hydrological receptors through appropriate separation distances from infrastructure.

Decommissioning

At the end of its expected 40-year life, the site would be decommissioned, and restored to its current condition. Decommissioning will involve all elements; solar farm, battery storage facilities and all associated, above-ground infrastructure.

For all projects of this type, the decommissioning arrangements and commitment for the site's restoration and aftercare will be secured by planning condition and/or legal planning obligation, in agreement with the local planning authority.



Zone of Theoretical Visibility (ZTV)

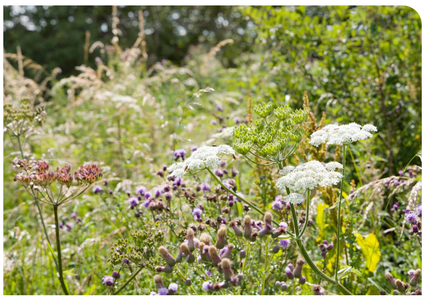
Key environmental considerations (cont.)

Visual impact

Views of the site from the surrounding area are very limited due to it being generally well contained, with hills and forestry screening it from many locations. It rises gently northward but is relatively flat with vegetation reducing visibility along the A823. Nevertheless, the proposal will include screening on the roadside boundary which will reduce the visibility of the project to passing vehicles.

The above graphic represents the geographical areas from which the solar park could theoretically be seen. These are represented by the areas shaded yellow. The panels are not predicted to be visible from areas left unshaded/white. The ZTV does not take into account some localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV does not show what the development would look like, nor does it show the diminishing visual effect of the development with distance.



Ecology

Ecological surveys of the site are ongoing and these will help to inform the design process and opportunities for environmental enhancement. These surveys will be considered along with a peat assessment to ensure that enhancement measures are an integral part of the proposals, from concept, design, through to formal submission of the proposal and construction.

Additional hedgerow planting along the road frontage will be delivered as part of the project. Further proposals to increase biodiversity across the site will follow the recommendations of the ecological survey work.

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Project Benefits

Renewable Energy Generation

The proposal will make an important contribution to Scotland's net zero targets, and in particular the Scotland-specific target for the deployment of solar PV.

Solar will have an important role to play in generating electricity in Scotland, building investor confidence and creating jobs in the sector as well as accelerating the transition to greener energy.

The Scottish Government's forthcoming Energy Strategy and Just Transition Plan will commit to a deployment ambition of at least 4GW, but up to 6GW, of solar power by 2030. This will mean a more than tenfold increase in the number of solar panels installed in Scotland.

Community Fund

We will work with the community to establish a benefit fund over the planned 40-year life of the project to be used by local people on local projects and initiatives.

Typically, funds can be used for conservation projects; upgrading community facilities such as halls and playgrounds; air source heat pumps and solar panels for community buildings and support for staff working with community groups.

We would welcome your views on how you think community benefit funds could be spent.

Economic Benefits

The project will contribute to the local economy, directly - by creating construction-related jobs - and indirectly, in the supply chain.

While the construction period is time-limited, this can be an important stimulus to the local economy and have knock on impacts in terms of trickle-down spend.

There will be a range of contracts available for tender.

Further local jobs will be created once the scheme is operational.

The project will also make an ongoing contribution to the local and wider economy through business rates.

Increased Biodiversity

Biodiversity and habitat improvements will form an integral part of the proposal, the intention of which will be to improve biodiversity on site and to explore opportunities for peat restoration.

Proposals to enhance local wildlife will be included as well as new hedgerow planting alongside existing vegetation by the road frontage which will help to screen the development from view.

Solar farms are a fully reversible form of development allowing for the restoration of land to its former use at the end of a project's operational lifetime.

The project will

- Help address the climate emergency
- Contribute to energy security
- Support the robustness of the local electricity supply in Fife

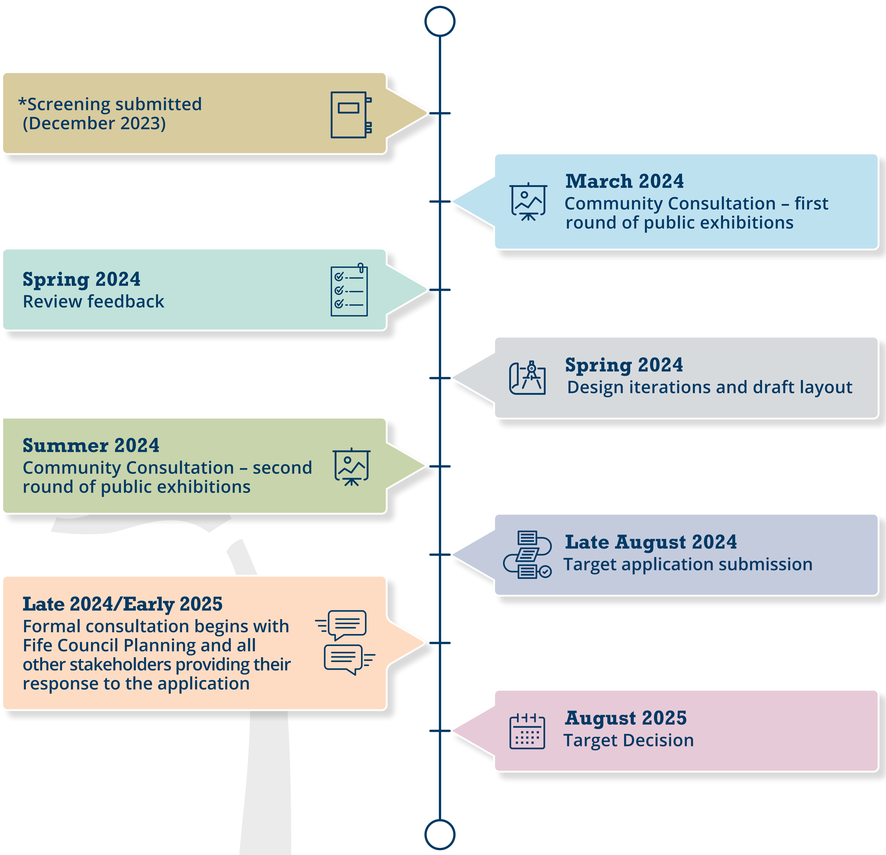
80MWp
Generate up to 80MWp of electricity

40 years
Generating clean energy during its 40 years of operation

The project could connect to the existing electricity system in late 2026.

Main milestones (indicative)

Proposals for Nettly Burn Renewable Energy Park are still at an early stage. Community feedback will help to shape our proposals. We plan to hold a second public consultation in the summer ahead of submitting an application for consent to the Scottish Government's Energy Consents Unit.



*A Screening report was submitted to the Scottish Government's Energy Consents Unit (ECU) in December 2023. The Report is the first formal stage that must be followed for certain types of project such as large scale solar farms, ahead of the production of an Environmental Report (ER). The ER procedure is a means of drawing together, in a systematic way, an assessment of a project's likely environmental effects. This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the relevant competent authority (in this case, the Scottish Government) before it makes its decision on a future planning application. A copy of the Screening Report is available on the project website.

Thank you and Feedback

Thank you for attending the exhibition. We would welcome your views on, and questions about, these early proposals. Your feedback is important to us.

We want your views

You can complete the feedback form here – and post it in the box provided or complete it online on our website, using this QR code.

If you have questions you'd like to ask the team please email us at **nettlyburn@pagodapr.com**.

There will be a second round of consultations in the summer of 2024 where we plan to present our updated proposals, informed by your feedback.

Please note that feedback provided at this stage will be used by us to shape the proposal. There will also be an opportunity to make formal representation to the Scottish Government, after we have submitted the application.

News, updates and information can be found on our website.