



Design and Access Statement

Binn Farm Solar & BESS

Trio Power Limited

Trio Power Limited
UK House
5th Floor
164-182 Oxford Street
London
W1D1NN

Prepared by:

SLR Consulting Limited

The Tun, 4 Jackson's Entry, Edinburgh, EH8 8PJ

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Basis of Report

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Acronyms and Abbreviations

AGL	Above Ground Level
AILV	Abnormal Indivisible Load Vehicle
ALC	Agricultural Land Capability
AOD	Above Ordnance Datum
BEMP	Biodiversity Enhancement Management Plan
BESS	Battery Energy Storage System
CEMP	Construction Environmental Management Plan
DAS	Design and Access Statement
FRDA	Flood Risk and Drainage Impact Assessment
HEDBA	Historic Environment Desk-Based Assessment
IEF	Important Ecological Feature
LEMP	Landscape Enhancement and Mitigation Plan
LLA	Local Landscape Area
LVA	Landscape and Visual Assessment
MW	Megawatts
PAC Report	Pre-Application Consultation Report
PAN	Planning Advice Note
PV	Photovoltaic
PKC	Perth and Kinross Council
PWS	Private Water Supply
SAC	Special Area of Conservation
SEIR	Supplementary Environmental Information Report
SPP	Species Protection Plan
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System



1.0 Introduction

This Design and Access Statement (DAS) describes the process and the resultant development proposal for the Binn Farm Solar & BESS (the 'Proposed Development'), located approximately 4 km north-west of Strathmiglo and wholly within the Perth and Kinross Council (PKC) administrative area. This DAS accompanies the planning application submitted to PKC to construct and operate the Proposed Development.

The purpose of this DAS is to provide information on the principles and approach that have guided the design process. It demonstrates how the Site and its surroundings have been fully assessed to ensure that the final design solution is the most suitable for the Site. It describes the starting point for the Proposed Development design, and subsequent alterations to the layout that were made in response to the issues that were identified through the consultation and appraisal process. Details are also provided on the access arrangements to the Site.

This DAS should be read in conjunction with the Planning Statement as well as the Supplementary Environmental Information Report (SEIR) and the Transport Statement, which contain information on the planning policy context, the design iteration process, predicted landscape and visual effects, and access arrangements.

The DAS fulfils the requirements of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which mandate a DAS for all 'national' and 'major' developments. As the Proposed Development Site exceeds 20 megawatts (MW) it is classified as a Major development under The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, Schedule, Part 4.

The preparation of this DAS has also considered relevant planning guidance, particularly Planning Advice Note (PAN) 68: Design Statements, which recommends that a DAS should include:

- Background information;
- Site details;
- Site and area appraisals;
- Design principles;
- Public involvement;
- Programme; and
- Design solution.

2.0 Background Information

2.1 Name of the Scheme

The Proposed Development is called Binn Farm Solar & BESS.

2.2 The Applicant

The application is submitted by Trio Power Limited, and the Proposed Development will be developed by BLC Energy Limited.



BLC Energy is a renewable energy development company specialising in developing solar PV and co-located battery storage projects across the UK. BLC Energy was set up in Scotland in 2022 to develop solar and BESS projects throughout the UK. The three partners have over 60 years' experience in developing renewable energy projects and have previously secured planning consent for three solar projects in Scotland.

BLC Energy is based in Perthshire and is currently developing eleven solar and BESS projects throughout the UK, including five in Scotland. Further information on BLC Energy can be found on the company website at www.blcenergy.com.

In 2023, BLC Energy entered into a development services agreement with Octopus Energy Generation (via Octopus Renewable Infrastructure Trust (ORIT)) on an exclusive basis. TRIO Power Limited was set up as the development company and is wholly owned by ORIT and managed by BLC Energy. BLC Energy is developing the Site on behalf of the Applicant, TRIO Power Limited.

ORIT is an Impact Fund with a core objective to accelerate the transition to net zero through its investments, building and operating a diversified portfolio of Renewable Energy Assets. ORIT is managed by Octopus Energy Generation.

Octopus Energy Generation is one of Europe's largest investors in renewables, operating around £4 billion of green energy generation across seven countries. Octopus Energy Generation operate solar and wind projects across the UK.

Further information on Octopus Energy Generation and Octopus Renewable Infrastructure Trust can be found on their company websites at:

- <https://www.octopusenergygeneration.com/>
- <https://www.octopusrenewablesinfrastructure.com/>

2.3 Advisors

The Applicant appointed SLR Consulting to undertake the environmental assessments and advise on the design of the Proposed Development. The SEIR has been supported by the following specialists

- David Bell Planning (planning policy)
- TGP Landscape Architects (landscape and visual)

SLR has completed assessments of ecology and biodiversity, cultural heritage, transport, hydrology, glint and glare, and noise.

3.0 Site Details

3.1 Site Location

The Proposed Development is located on land approximately 4 km north-west of Strathmiglo and 5 km north-east of Glenfarg, Perth and Kinross, KY14 7RU. The Site is centred on British National Grid NO 18188 12158. The location and boundary are shown on **Figure 1**.

3.2 Site Description

The total Site area within the red line boundary measures approximately 58.85 hectares (ha). The landform is gently sloping, with elevation varying from a high of 245 m Above Ordnance Datum (AOD) on the eastern edge to a low of 205 m AOD in the south-west of the



Site. The Site is currently used for rough grazing and arable farming. The Scotland Soils website (<https://soils.environment.gov.scot/>) indicates that the Site is Agricultural Land Capability (ALC) Class 4.1 (land capable of producing a narrow range of crops) to the east and Class 5.1 (land capable of high quality grassland) to the west.

The Site is adjacent to Binn Farm, and approximately 1 km south-east of Binn Eco Park. The Site includes an access track known as Millden Road which connects to the A912. There are no recognised walking routes, rights of way, or core paths in the immediate vicinity. There are a small number of residential properties in the vicinity, and those closest to the Site comprise Gamekeeper's Cottage (to the north), a small group of houses at Balvaird (to the west) and the small settlements of Glentarkie (to the east) and Pittuncarty (to the south-east). The closest designated heritage asset to the Site is the Category C listed Balvaird Farmhouse, adjacent to the access track.

There are no watercourses running through the Site. There is one stand of coniferous woodland adjacent to the northern Site boundary, but no trees within the Site. There are no designated ecological sites present within the Site, however there are two Special Protection Areas (SPAs) and Ramsar sites designated for pink-footed goose within 10 km of the Site boundary. The Site is within core foraging distance for the pink-footed goose and thus there is a possible functional link with these European/international sites.

The Site is a fringe upland landscape characterised within the immediate wider context by agricultural buildings, an off-road driving centre, and the industrial site of Binn Eco-Park. The Site is within the non-statutory landscape designation of the Ochil Hills Local Landscape Area (LLA), with the Lomond Hills LLA 2.7 km to the south-west.

The Site will be accessed from the A912 and the private Millden Road through Binn Farm. No Abnormal Indivisible Load Vehicles (AILVs) will be needed to deliver components to the Proposed Development.

4.0 The Proposed Development

A detailed description of the Proposed Development is provided within the SEIR and is illustrated on the accompanying figures and application drawings (also on **Figure 2**). A summary of the key elements of the Proposed Development is provided below:

- Photovoltaic (PV) module mounting frames;
- Battery units housed in containers;
- Substations;
- Inverter cabins to convert direct current (DC) electricity into usable alternating current (AC) power;
- Transformers;
- Underground cabling;
- Internal access tracks;
- Temporary construction compound;
- Spares container;
- CCTV cameras mounted on posts;
- Perimeter fencing;



- Site drainage; and
- Biodiversity and landscaping enhancements.

5.0 Site Selection and Alternatives

The Site was identified as being appropriate for the Proposed Development because of its proximity to an available connection point at Abernethy Substation, approximately 5 km to the north-east. The Applicant has accepted a grid connection offer at this point of connection for 2030.

Following engagement with landowners, a general area was identified, after which a feasibility and constraints analysis was undertaken by the Applicant which considered the following key issues:

- Residential amenity;
- Topography;
- Environmental, landscape and heritage designations;
- Visual impact;
- Flood risk;
- Traffic access;
- Agricultural land use;
- Land available to the Applicant; and
- Available grid capacity at nearby substation.

Based on the outcome of this work the Site was identified as an area which would be appropriate for solar and BESS development for the following reasons:

- Proximity to substation for grid connection;
- Opportunities for visual screening from nearest settlements;
- Avoid impact in respect of noise by keeping BESS location outside of 500 m from any residential receptors;
- Locating the solar infrastructure at least 100 m away from neighbouring residential receptors;
- Located away from sensitive environmental, heritage and landscape receptors;
- Generally low ecological value of the Site, which consists mainly of rough grazing and cropland. This allows for greater opportunity for biodiversity enhancement as part of the Proposed Development;
- Located on lower grade agricultural land suboptimal for food production;
- Good connection to the local road network to allow for easy vehicular access via the A912; and
- Avoids areas of high-risk flooding.

The above process confirmed the Site has good potential for solar PV and BESS development with minimal environmental impacts.



6.0 Public and Community Involvement

The Applicant has engaged with local communities throughout the design phases of the Proposed Development. This engagement has been undertaken through a variety of approaches. Refer to the **Pre-Application Consultation (PAC) Report** accompanying this planning application for more details on public engagement to date.

The Applicant held the following public consultation events:

- 25th June 2025 at Glenfarg Village Hall between 16:00 and 20:00;
- 30th June 2025, held online via Zoom from 18:30-19:30;
- 8th October 2025 at Glenfarg Village Hall between 16:00 and 20:00; and
- 13th October 2025 held online via Zoom from 18:30-19:30

The main design feedback received at the exhibitions included:

- Notification of private water supplies (PWS).
- Request for additional planting in the north-east of the site by the residential properties.

These issues were taken on board prior to the second event:

- Following site visits to confirm the locations of the PWS, these were buffered and incorporated into the design.
- Additional planting was placed within the PWS buffer in the north-east of the site.

7.0 Design Principles

7.1 Introduction

The design process for the Proposed Development involved the preparation and evaluation of multiple iterations for the layout and on-site ancillary infrastructure. To develop a layout that represents the most appropriate design, the process considered potential environmental impacts and effects, physical constraints, access requirements, and the relationship to adjacent land.

Key information was gathered through desktop research, field surveys, local planning policy review, planning constraints, and community engagement. This comprehensive baseline assessment helped identify and prioritise site-specific issues and sensitivities, guiding further detailed evaluations and influencing the design iterations of the Proposed Development.

7.2 Environmental Constraints and Opportunities

It is important to note that the identification of a constraint does not necessarily result in the exclusion of that area from the potential development envelope; rather it means that careful thought and attention was paid to the constraint and the design altered appropriately.

Environmental surveys were undertaken to inform the siting and design of the Proposed Development, and the environmental assessments detailed within the SEIR and associated technical appendices.

- Ecology and Ornithology Surveys: An ecological walkover survey was undertaken to confirm habitats on-site and to check for protected species on-site. These surveys confirmed the majority of the habitats on-site are arable fields and sheep grazed



modified grassland. Following consultation with NatureScot, a full season of breeding bird surveys was undertaken.

- **Landscape and Visual:** The landscape and visual impact assessment team undertook a site visit to familiarise themselves with the landscape context and to take photography which has formed the baseline of the Landscape and Visual Impact Assessment (LVIA).
- **Hydrology:** A hydrological walkover survey was undertaken which informed the basis for the proposed Sustainable Drainage System (SuDS) and the Private Water Supplies Risk Assessment (PWSRA).
- **Heritage:** A cultural heritage and archaeology walkover survey was undertaken which informed the baseline of the Historic Environment Desk-Based Assessment (HEDBA)

7.3 Design Consideration

Taking into consideration the above constraints, as well as advice from PKC and public feedback, the following principles were adopted where possible during the design iterations undertaken by the Applicant to ensure that the final design of the Proposed Development was the most suitable for the Site:

- Locating the BESS at least 500 m away from neighbouring residential receptors;
- Locating the solar infrastructure at least 100 m away from neighbouring residential receptors;
- Utilising an existing access junction already purposed for Heavy Goods Vehicles (HGVs) and existing internal access tracks where possible;
- Maintaining hedgerows within the Site and trees within the surrounding boundary;
- Avoiding areas of scrub vegetation and rocky areas on Site;
- Utilising existing vegetation and terrain to maximise screening;
- Optimising the opportunity for biodiversity enhancement measures;
- Respecting buffer zones from watercourses;
- Respecting buffer zones around woodland and key ecological habitats; and
- Respecting buffer zones around Private Water Supplies (PWS) on-site.

7.4 Embedded Mitigation

Landscape and Visual

There are no national or international landscape designations within the Proposed Development Site boundary. However, the Site is located within the Ochil Hills Local Landscape Area (LLA). The Loch Leven and Lomond LLA is located to the south, with a small part of it within the Study Area to the southwest of Strathmiglo. In addition, there are various pockets of Ancient Woodland Inventory (AWI) designations within the Study Area.

The Proposed Development would result in the alteration of a small area of agricultural pasture / arable land, which is the predominant land use within the view and area, and the introduction of new elements of built form.



There is potential for landscape and visual effects on a number of landscape and visual receptors including residential receptors, designated assets and landscape character. The advantages of the Site location from a landscape and visual perspective are that it:

- Is located away from most visual receptors, such as residential receptors, with the closest receptors being a small number of properties in the north-east and to the south of the Proposed Development.
- It takes advantage of the existing screening along the northern boundary in placing the BESS further away from nearby residential receptors and in a well screened location behind the woodlands.
- Through the additional landscaping proposals within the Landscape Enhancement and Mitigation Plan (LEMP) (**Annex D** of the LVA Report) which would be beneficial to the landscape fabric of the local and wider area.

The layout of the Proposed Development has been considered within the iterative design process in order to minimise the impacts on the nearest receptors.

The key elements of the design which have considered the potential landscape and visual effects include:

- The layout and positioning of array and BESS infrastructure;
- Colour and type of perimeter fencing; and
- Occasional / limited residual appearance of operations / maintenance vehicles and personnel

Overall, the Applicant has made best efforts to design the Proposed Development to limit its landscape and visual effects as far as is reasonably possible, while also ensuring the Site can maximise generation.

A full assessment of landscape and visual effects is presented in **Appendix C** of the SEIR.

Ecology

The ecological baseline has been considered throughout the design process for the Proposed Development with an aim to either eliminate or reduce the potential for any significant effects on receptors.

The Site does not overlap or intersect any statutory designated sites for nature conservation. The closest designation is Turflundie Wood SSSI and SAC located approximately 1.3 km north-east of the Site boundary. There are statutory and non-statutory sites within 10 km of the Site. The Site largely consists of arable fields and sheep grazed modified grassland.

The Proposed Development has been designed to avoid and minimise impacts on important habitats and protected species where practicable. This has been achieved through an iterative design process and commitment to embedded mitigation. This process is combined with further commitments to the implementation of mitigation measures both prior to construction and throughout the construction period.

The Ecological Impact Assessment (EcIA) concluded that following the successful implementation of mitigation measures, guided by the development of Species Protection Plans, (SPPs), Biodiversity Enhancement Management Plan (BEMP) and Construction Environmental Management Plan (CEMP), there will be no residual effects anticipated on important ecological features (IEFs) arising from the Proposed Development, either alone or in combination with other plans or projects. Successful implementation of mitigation



measures and those included as part of the OBEMP will be assessed by operational monitoring.

A full assessment of ecology, biodiversity and ornithology effects is presented in **Appendix D** of the SEIR.

Flood Risk and Drainage

A Water Environment Environmental Appraisal (**Appendix G** of the SEIR) has been undertaken, with a Flood Risk and Drainage Impact Assessment (FRDA) included as **Annex 1** which details the Sustainable Drainage System (SuDS) that has been designed into the Proposed Development. The required surface water attenuation is provided by a detention basin, which will be situated to the east of the compound, ensuring that surface water runoff can drain to the basin via gravity through interceptor drains eventually reaching the Binn Burn off-site. The proposed SuDS design can be seen in **Figure 2. Annex 2** provides details of the mitigation implemented to avoid impacts on the PWS within the Site boundary.

7.5 Layout Iterations

A number of alternative layout iterations were considered as part of the design process.

Layout 1 (Preliminary Layout – May 2025)

This layout (**Figure 3**) was an initial design that represents maximum coverage which considered known on-site constraints. Buffers were applied to trees and rocky outcrops in the northern part of the site.

Layout 2 (Design Update – September 2025)

This layout (**Figure 4**) updated Layout 2 following a Private Water Supply (PSW) survey. A 100 m buffer was applied to the PSW, which removed some solar panels in the north-east corner of the Site.

The main change to this layout was the addition of the SuDS pond, and a detailed layout of the BESS compound.

Layout 3 (Design Freeze 2 – October 2025)

The layout (**Figure 2**) was further updated following the October public exhibition, where a member of the public highlighted the existence of a PWS in the south of the Site. Following a hydrology survey to confirm the location of the PWS, a buffer was applied, thereby removing panels from the south of the Site.

8.0 Design Freeze

Consideration of the main design principles and avoidance and minimising of environmental impacts resulted in the final design freeze as shown in **Figure 2**. It is considered that this resulting design freeze is the most appropriate for this Site and has taken on board feedback from the public, local stakeholders, PKC, regulatory bodies, and the environmental assessments undertaken.

The Proposed Development will consist of an array of solar PV modules with an export capacity of up to 30 Megawatts (MW). The modules will stand approximately 1 m above ground level (AGL) at their minimum point and will be angled up to 20° to the horizontal and arranged in rows. The maximum panel height will be up to 2.7 m AGL (**Figure 5**).



Each PV module will be fixed and mounted upon a prefabricated alloy metal frame. The frames will be anchored to the ground via steel piles which will be driven approximately 1 to 2 m below ground.

The Proposed Development also includes a BESS with an export capacity of 6 MW in a compound in the north-west corner of the Site (**Figure 6**).

Further details of the Proposed Development are provided within **Section 4: Proposed Development** of the SEIR.

9.0 Access Strategy

Access to the Site will be from Millden Road at its existing junction with the A912. Large vehicles will be instructed to use the A912 to the south of Millden Road, using the A91 and M90 as required, while smaller vehicles will be able to use the A912 from the north and south.

Access to the Site within the Site boundary will be via the north-west, using an existing farm track. Within the Site, existing tracks will be used where possible.

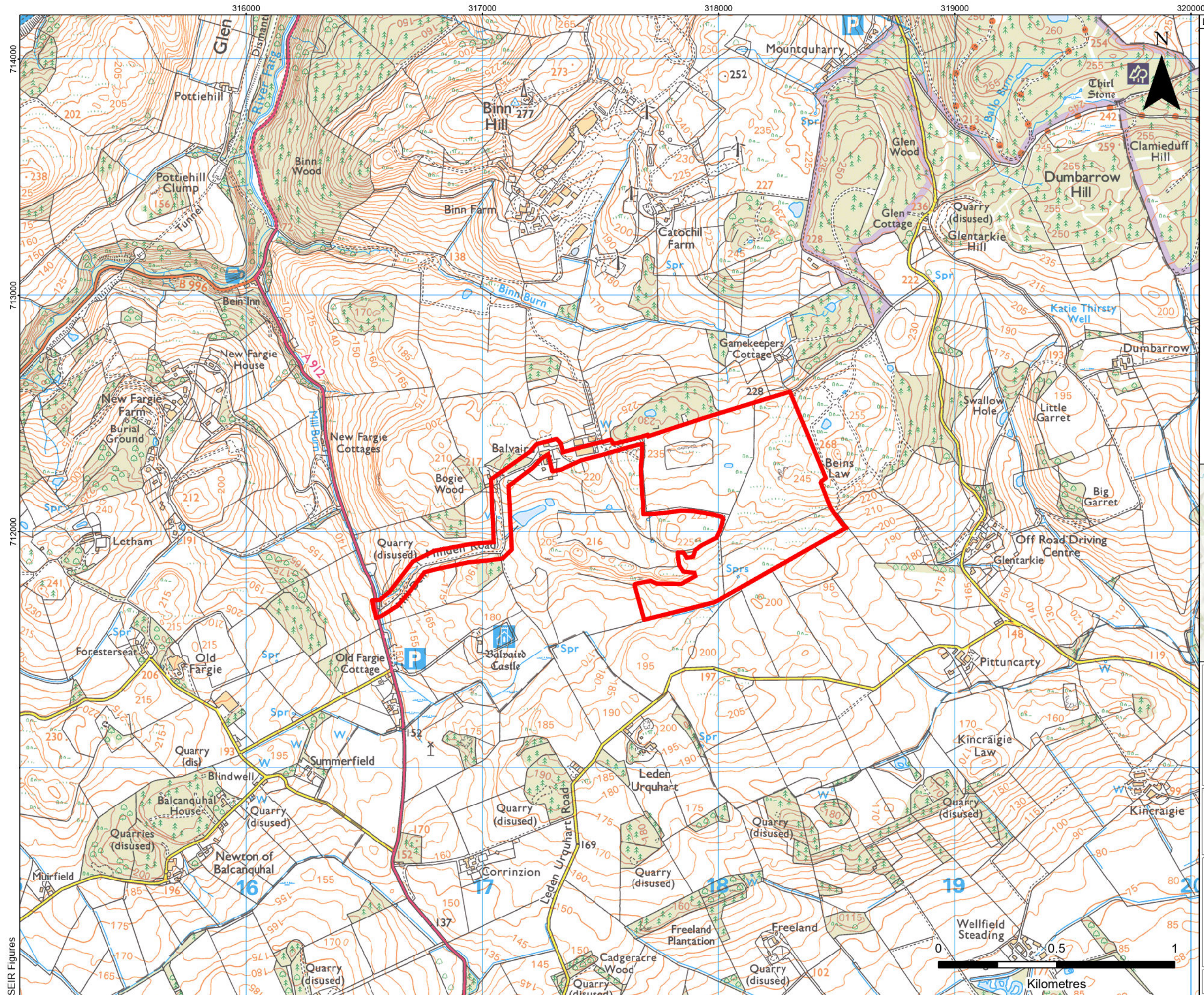
10.0 Conclusion

The final layout has been informed by a robust environmental assessment and design iteration process, taking into account physical constraints, potential environmental, landscape and visual impacts and their effects. The information used to inform the design iteration process included consultation responses received, baseline data and the impact assessment undertaken.


The final layout of the Proposed Development comprises an export capacity of 30 MW solar photovoltaic panels and an export capacity of 6 MW BESS, and their associated infrastructure, including transformers, underground cabling, internal access tracks and a temporary construction compound as shown in **Figure 2**.

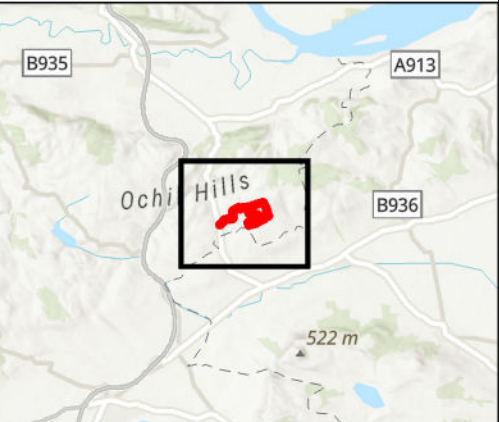
Overall, the Proposed Development is an appropriately designed, sensibly located, sustainable development which is in line with policies in the local and strategy development plans and confirms to national policy. It will provide a valuable contribution to energy security, Net Zero targets and economic growth in the Perth and Kinross area.







LEGEND

 Site Boundary







BINN FARM SOLAR & BESS

DESIGN AND ACCESS STATEMENT

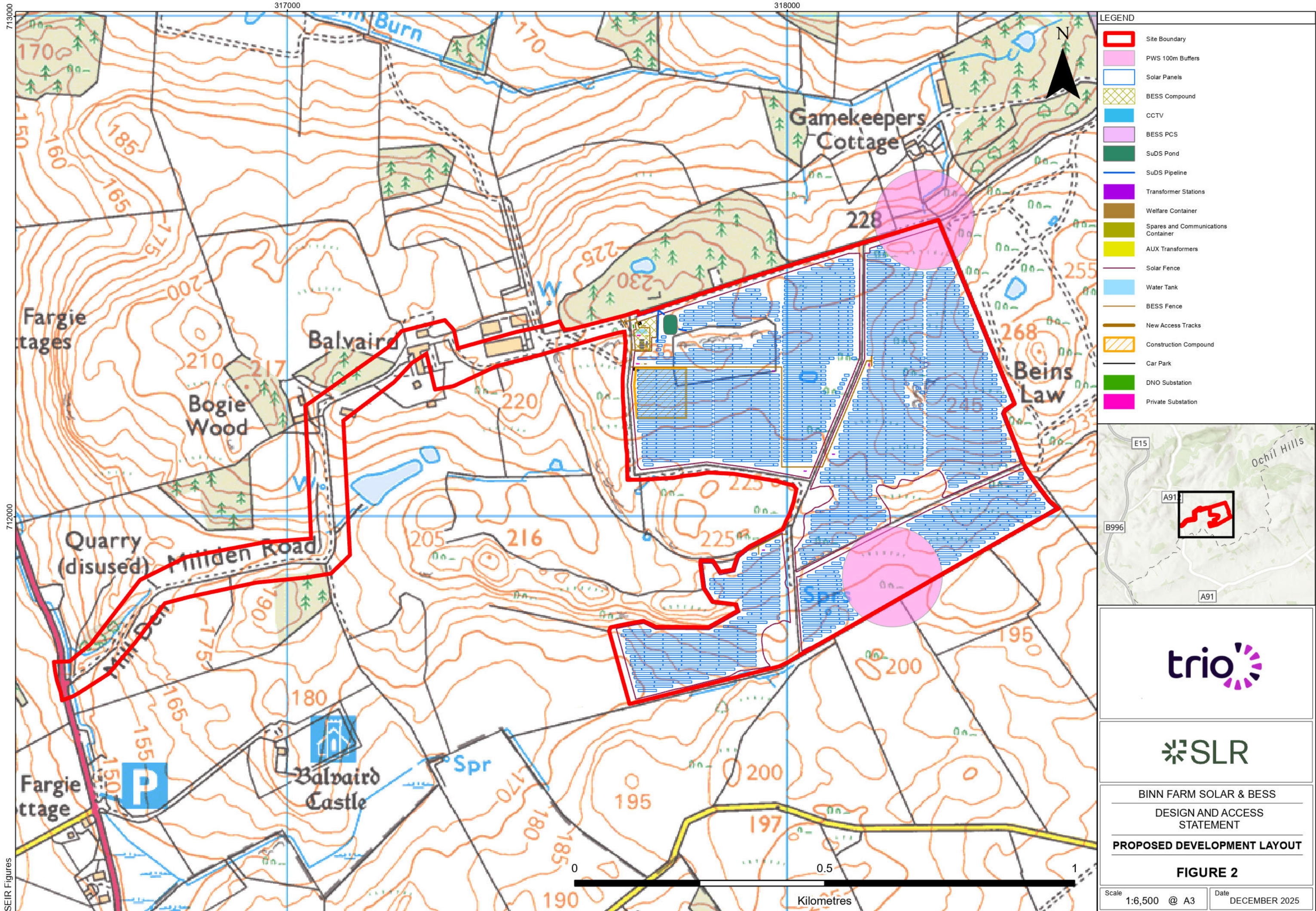
SITE LOCATION PLAN

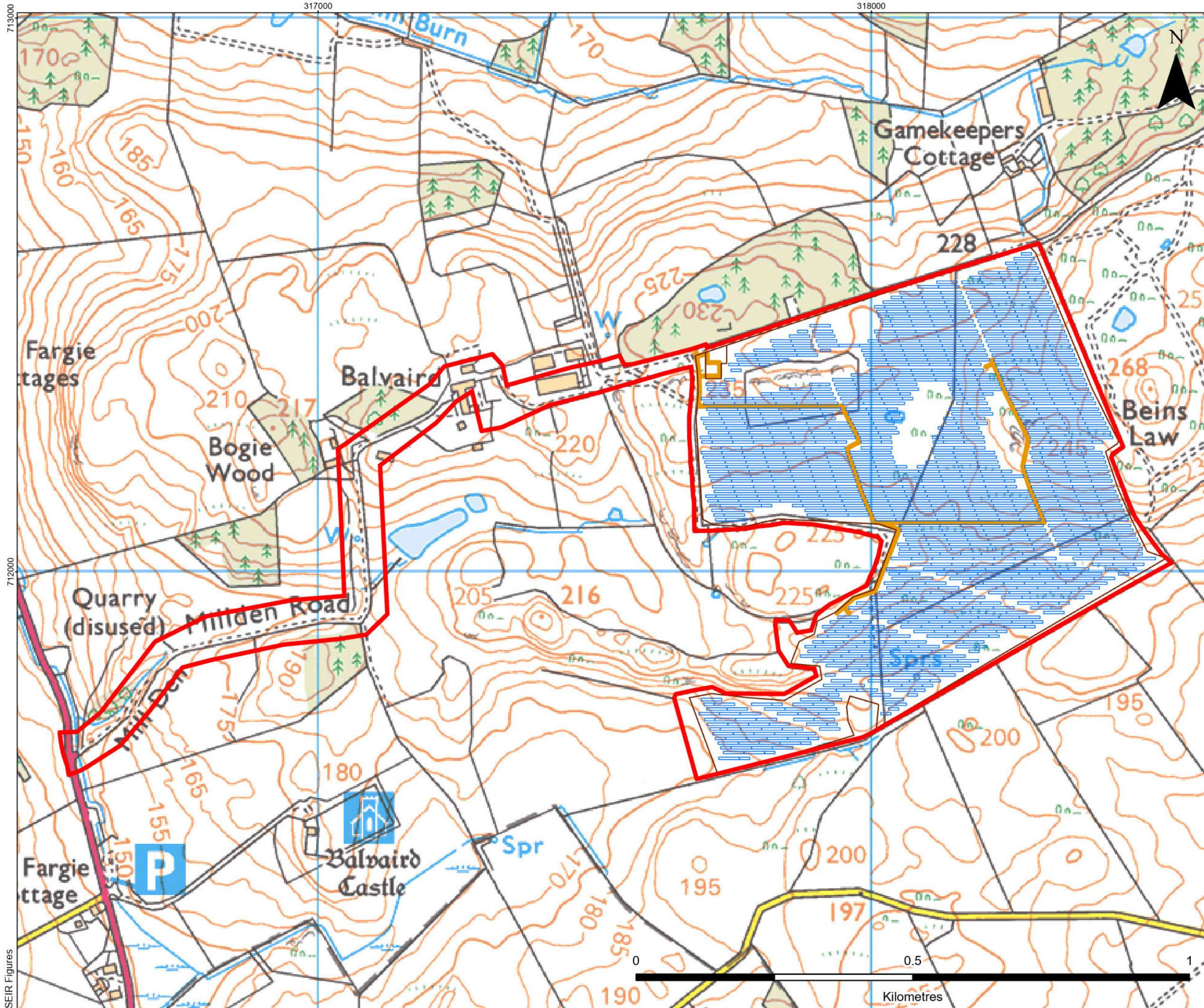
FIGURE 1

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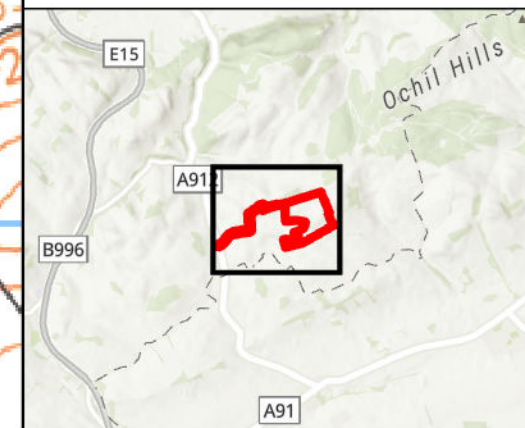
Date DECEMBER 2025

SEIR Figures





- LEGEND
- Site Boundary
 - Solar Panels
 - Solar Fence
 - BESS Compound
 - Access Tracks

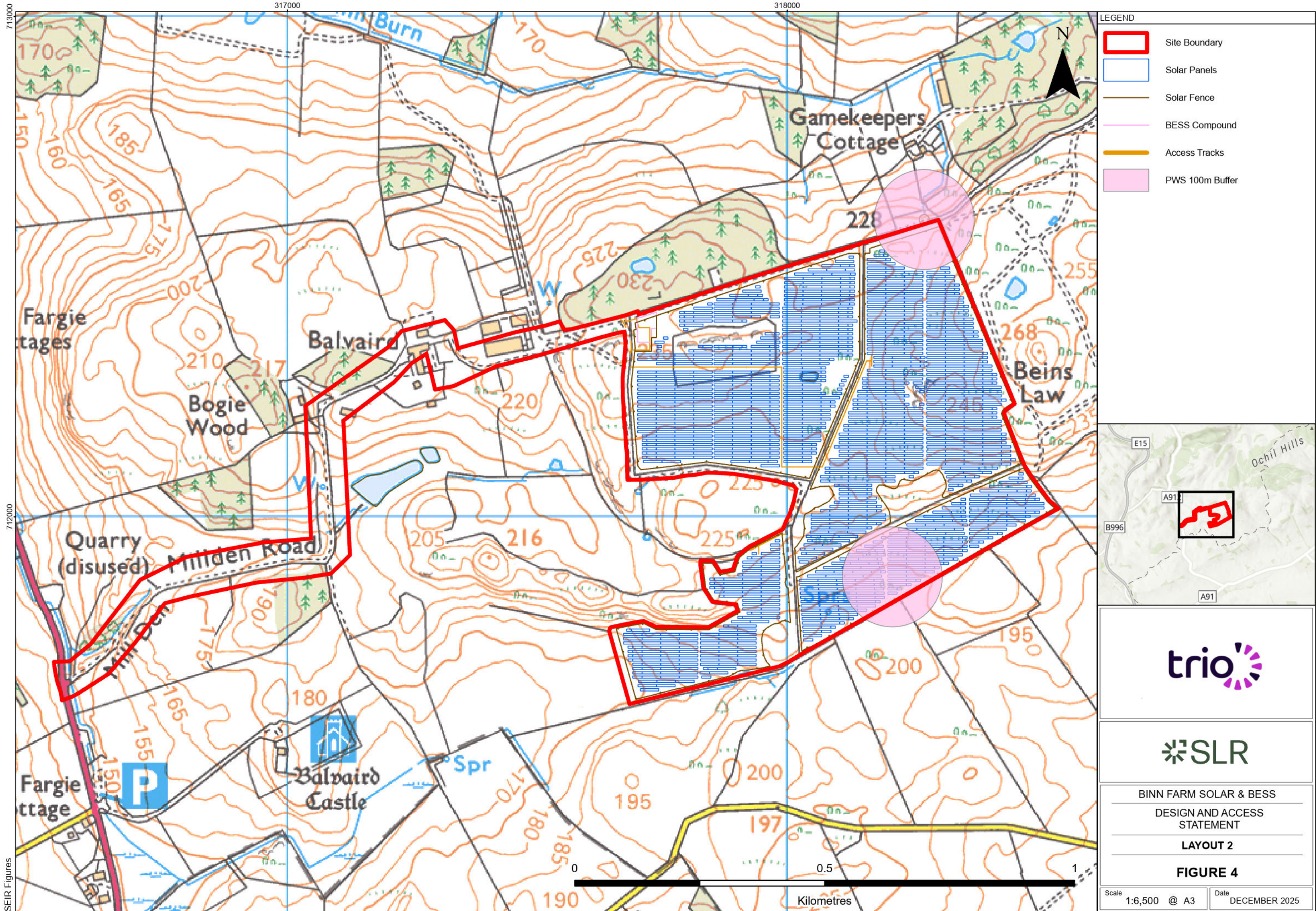


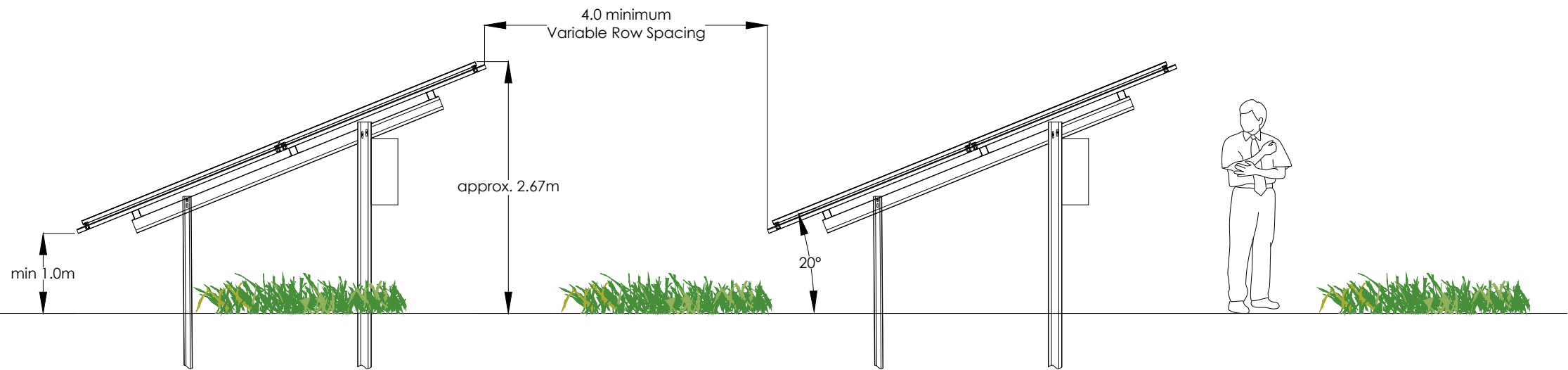
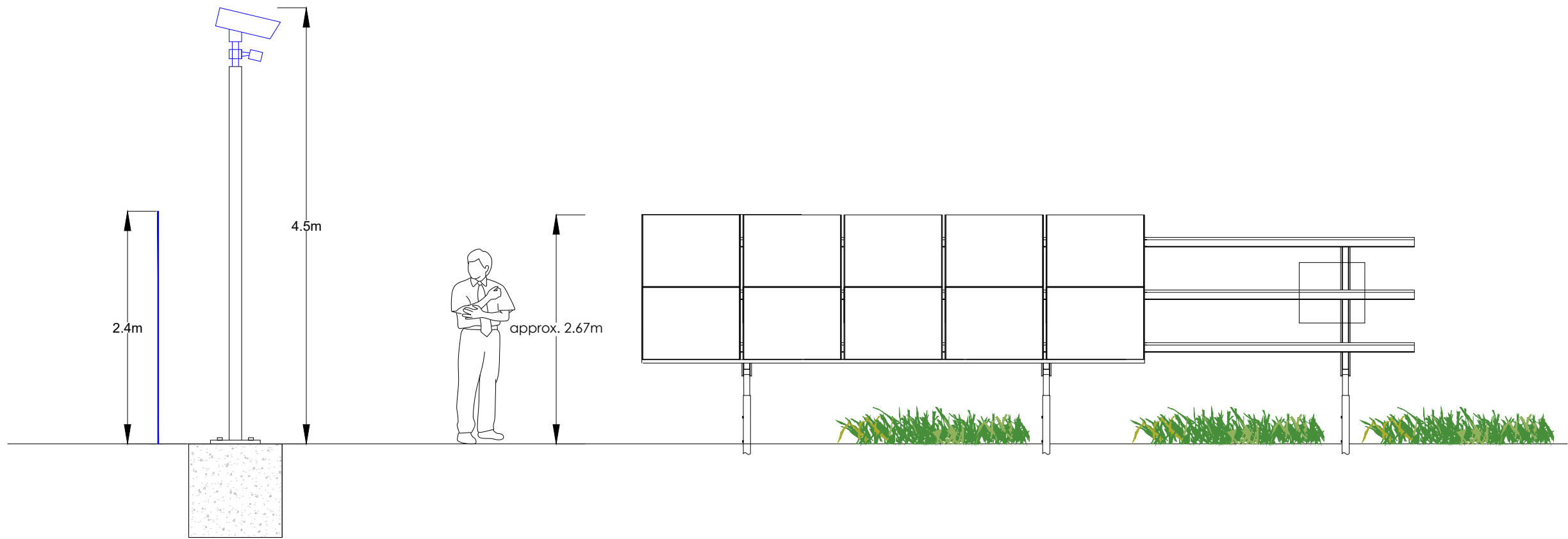
BINNA FARM SOLAR & BESS
DESIGN AND ACCESS
STATEMENT

LAYOUT 1

FIGURE 3


Scale 1:6,500 @ A3 Date DECEMBER 2025





Notes:

03	LAYOUT REVISED	18/01/26	AA	SC	
02	SCALE BAR ADDED	07/01/26	AA	SC	-
01	PLANNING	01/09/25	AA	SC	-
Rev	Amendments	Date	By	Chk	Auth




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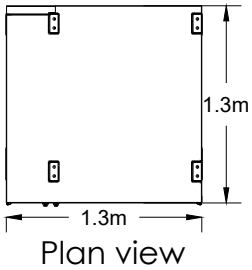
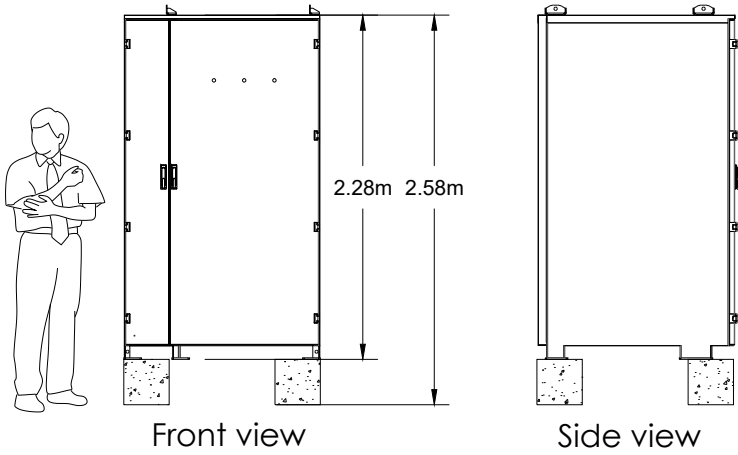
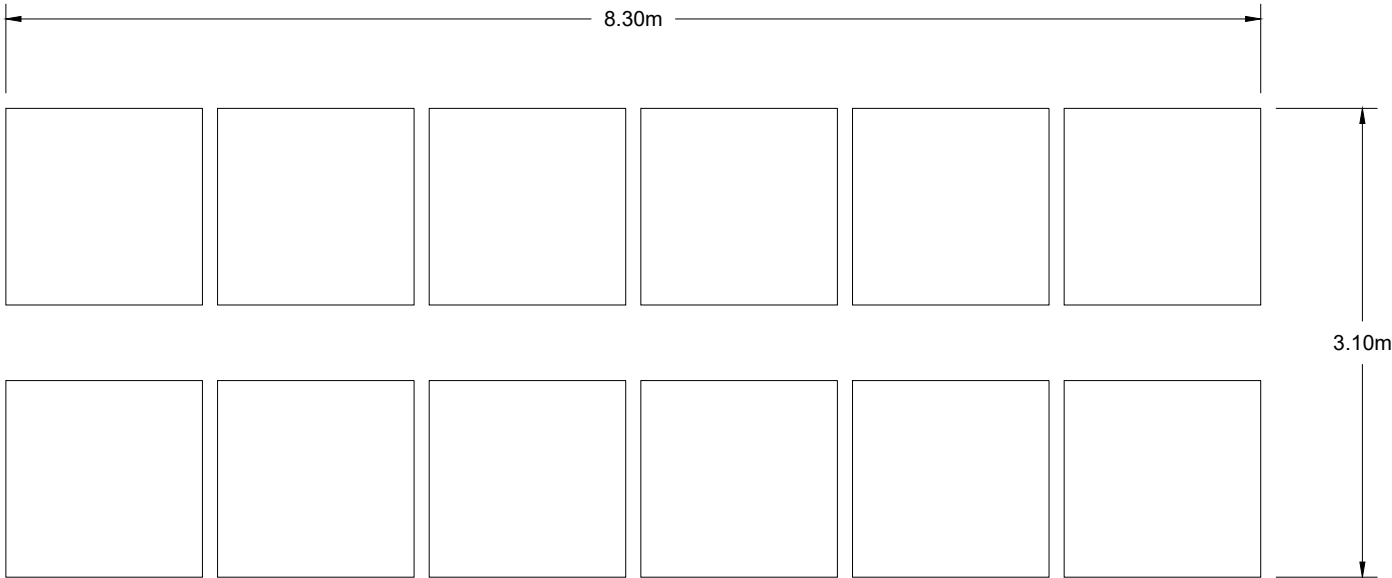
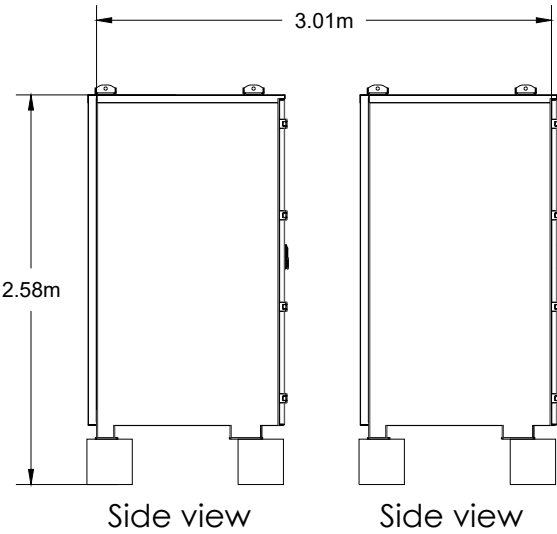
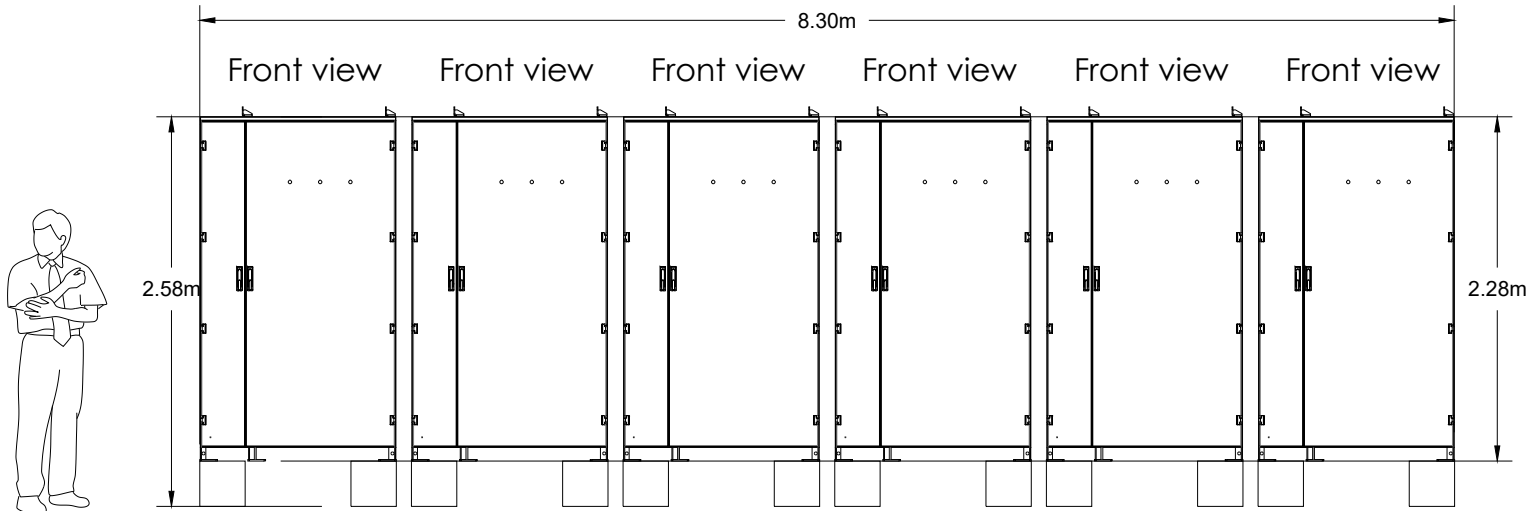
Project

Binn Farm Solar and BESS

Drawing Title


Typical Array Elevation

Scale 1:50		@ A3		SLR Project No.	
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Date 01/09/2025	Date 01/09/2025	Date	Date		
Drawing Number Figure 5					Rev. 03



Notes:

03	LAYOUT REVISED	18/01/26	AA	SC	
02	SCALE BAR ADDED	07/01/26	AA	SC	-
01	PLANNING	01/09/25	AA	SC	-
Rev	Amendments	Date	By	Chk	Auth




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Project

Binn Farm Solar and BESS

Drawing Title

Typical BESS Container

Scale <div>1:50</div>		SLR Project No.	
Designed <div>AA</div>	Drawn <div>AA</div>	Checked	Authorised
Date <div>01/09/2025</div>	Date <div>01/09/2025</div>	Date	Date
Drawing Number <div>Figure 6</div>			Rev. <div>01</div>

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Making Sustainability Happen