



Binn Solar and Battery Energy Storage System (BESS) Farm

Pre-application consultation report

Prepared by BLC Energy Ltd, November 2025

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Executive summary

Binn Farm Solar and BESS is being developed by BLC Energy, a Perthshire-based renewable energy developer. TRIO Power Ltd ('the applicant') owns the project. TRIO Power is owned and funded by Octopus Renewable Infrastructure Trust (ORIT), a fund managed by Octopus Energy Generation (OEGEN) and part of the Octopus Energy Group. OEGEN is one of Europe's largest renewable energy investors, managing more than 230 large-scale green energy projects with a combined capacity of 3.25GW.

The applicant has undertaken pre-application consultation as required under sections 35A(1) and B of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and in compliance with the Part 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, (as amended by the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021).

The PAC report sets out the approach to consultation, how it allowed for meaningful engagement, the outcomes of the process and how the applicant responded to the community's feedback.

Proposed development

The applicant proposes a solar farm of around 60,000 solar panels with an export capacity of 30MW and a Battery and Energy Storage System (BESS) with a capacity of 6MW, and all associated infrastructure, on lands north-west of Strathmiglo and northeast of Glenfarg. The proposal lies entirely within the Perth and Kinross Council (PKC) area, KY14 7RU.

The site covers approximately 59 hectares (ha) and the proposed development comprises the following infrastructure:

- Solar PV array mounted on south facing fixed tilted metal frames
- Approximately five inverter stations as well as transformer and protection equipment to convert the electricity generated by the PV panels from Direct Current (DC) to Alternating Current (AC) in order to export to grid;
- Site access junction and on-site tracks to allow internal access to PV panels across the site;
- Battery units housed in containers;
- Substations;
- Underground cabling;
- Temporary construction compound;
- Private substation;
- Spares container;
- CCTV cameras mounted on posts;
- Perimeter fencing;
- Site drainage; and
- Biodiversity and landscaping enhancements.

Community consultation programme

The community consultation programme was designed by the applicant and its consultants.

The purpose of the consultation with local people, political stakeholders and community representatives was to:

- describe and explain the proposed development: location, size, scale and output.
- gather and incorporate feedback from stakeholders to finalise the design.
- highlight the potential benefits of the proposed development, including its contribution to net zero targets and enhanced biodiversity.
- provide the public with opportunities for meaningful engagement and take account of their views.
- discuss any concerns the public might have and provide answers to their questions

Summary of pre-application consultation activity

- Glenfarg Community Council was contacted in February 2025 and updated regularly on the project. The applicant presented at two community council meetings.
- Ward councillors, the constituency and regional MSPs and the constituency MP were all sent introductory emails with project information and offered meetings with the applicant.
- A project website launched on 30 May 2025 (<https://www.blcenergy.com/projects/Binn/>). The website was updated throughout the consultation process; exhibition materials and news articles were added.
- Two public exhibitions were held at Glenfarg Community Centre, more than two weeks apart. An event for Phase One was held on Wednesday 25 June 2025 and for Phase Two on 8 October 2025. The events were advertised in the local media at least two weeks prior to taking place. Adverts included a description and location of the proposed development; where to find further information; date and location of the public event; how and when to submit comments to the applicant and a statement that comments to the applicant were not formal representations to Perth and Kinross Council.
- A virtual presentation was held after both public exhibitions for those who could not attend the in-person events. Neil Lindsay presented the project to attendees, followed by question-and-answer sessions.
- An invitation flyer was delivered to 50 households within a two-kilometre radius of the site two weeks prior to both public events.
- Feedback forms were provided at both the public events, and people were also invited to give their feedback by completing forms at the event or through an online form or by email and/or by downloading a form.
- The first exhibition had seven pull up banners and six kappa boards. The second exhibition had nine pull up banners and seven kappa boards on display. A 3D model was provided at each public exhibition. This showed the residents a clear visual effect of the solar panels in situ.
- A poster was designed and sent to the local shop in Glenfarg.
- The project team responded to requests for information submitted by email throughout the consultation and attended all the public and online events.

Consultation activity

Community council

- The project team emailed Glenfarg Community Council at an early stage of the project, 25 February 2025, to introduce the project and the team, offer a meeting and strengthen its involvement from the outset.
- Neil Lindsay attended the 13 March 2025 Glenfarg Community Council meeting and delivered a presentation. Advice was sought and given on where and when to hold the first public exhibition.
- Neil and the community council continued to exchange emails throughout the pre-application consultation activity.

Elected representatives

- An introductory email was sent to the site's ward councillors, constituency MSP, regional MSPs and constituency MP. These emails also contained the public and virtual exhibition details and a link to the website. The email made clear the applicant would be happy to correspond before the public exhibition.
- No elected representatives requested meetings with the applicant.
- A further email was sent on 4 June 2025 with a poster for the public exhibition, asking whether elected representatives could use this to advertise the events locally. The email offered to post printed copies, though none were requested.

Website

The project page went live on BLC Energy's website on 30 May 2025:

<https://www.blcenergy.com/projects/binn/>. The website included a map showing the site's location, a red line boundary map and a site layout plan; information about the public events and how to provide feedback or request more information and information about the proposed community benefit fund. Ahead of the second exhibition, a downloadable feedback form was made available on the site.

Promotion of the first public exhibition

A first public exhibition took place from 4-8pm, 25 June 2025, at Glenfarg Community Centre. The applicant maximised attendance by promoting the exhibition via the means below (including elected official activity already described).

Invitation to local households

A C5 invitation flyer inviting local people to the exhibition was delivered by Royal Mail. Fifty dwellings within a two kilometre radius of the site received the flyer, which was posted second class on 5 June 2025. The invitation flyer included a description and location of the proposed development; where to find further information; the dates and location of the public event; how and when to submit comments to the applicant; and a statement confirming that comments to the applicant would not constitute formal representations to Perth and Kinross Council.

Advert

An advert was placed in the Courier and appeared more than seven days before the event (05.06.2025). The advert included a description and location of the proposed development; where to find further information; the dates and location of the public event; how and when to submit comments to the applicant and a statement confirming that comments provided to the applicant would not constitute formal representations to Perth and Kinross Council.

Press release

An article on the project was published in the Glenfarg Newsletter, issue 263 in June 2025 (see appendix). Hard copies are sold through the Glenfarg village shop, with a circulation of 150 copies. An electronic copy is put onto an archive www.glenfarg.org.

Poster

A poster was designed using the same information as for the invitation and emailed to the site's community council, with an offer to provide printed copies. No printed copies were requested.

First public exhibition: 4-8pm, 25 June 2025

Around 30 members of the public attended the first public exhibition. The BLC Energy team included: Neil Lindsay, Andrew Ramand, Gavin Spowage, Jo Kerr, Kitty Lindsay and Carolyn Davie. Materials on display at the first exhibition included:

- Pop up banners (see appendix)
- Projector TV monitor of 3D image of site and surrounds
- Three viewpoint photomontages, Zones of Theoretical Visibility Maps, project layout maps
- A range of information sheets and publications, including Solar Energy UK's:
 - Briefing – Promoting pollinators on solar farms
 - Briefing – Supporting Ecological Enhancement in Scotland
 - Solar Farms Food Security - The Facts
 - Solar Farms and Agricultural Land
 - Solar Habitat Report
 - SEUK Farming Sustainably Report
 - Scottish Land Use

Online exhibition: 6.30-7.30pm, 13 June 2025

A virtual exhibition was held at 6:30pm on Monday 13 June so that those who couldn't attend in person had the chance to see the material, ask the applicant questions and provide their feedback.

One family attended the virtual exhibition, in which Neil Lindsay presented the exhibition boards, then answered their questions. Attendees were invited to fill in the feedback form online.

Feedback

Two feedback forms were collected from the first exhibition and the team received three emails with questions. These were collated and considered alongside questions raised by the public at the event. These were considered and incorporated into the materials for the second exhibition and the updated proposal.

Promotion of the second exhibition

Invitation to local households

A C5 invitation flyer was sent to 50 households within a two kilometre radius of the site. It was sent second class Royal Mail on 15 September 2025 for the second exhibition. It included a description and location of the proposed development; where to find further information; the dates and location of the public event; how and when to submit comments to the applicant; and a statement confirming that comments to the applicant would not constitute formal representations to Perth and Kinross Council.

Advert

An advert was placed in the Courier and appeared more than seven days before the event (18/9/25). The advert included a description and location of the proposed development; where to find further information; the dates and location of the public event; how and when to submit comments to the applicant and a statement confirming that comments provided to the applicant would not constitute formal representations to Perth and Kinross Council.

Poster

An updated poster was emailed to the shop in Glenfarg in the hope it would be displayed.

Second public exhibition: 4-8pm, 8 October 2025

Around 30 members of the public attended the second public exhibition.

The BLC Energy team included: Neil Lindsay, Andrew Ramand, Jo Kerr and Kitty Lindsay.

Materials on display at the second exhibition included:

- Pop up banners (see appendix)
- Projector TV monitor of 3D image of site and surrounds
- Three viewpoint photomontages, Zones of Theoretical Visibility Maps, project layout maps
- A range of information sheets and publications, including from Solar Energy UK, including:
 - Briefing – Promoting pollinators on solar farms
 - Briefing – Supporting Ecological Enhancement in Scotland
 - Solar Farms Food Security - The Facts
 - Solar Farms and Agricultural Land
 - Solar Habitat Report
 - SEUK Farming Sustainably Report
 - Scottish Land Use

Workshop on renewable energy and the Binn proposal with Arngask Primary School October 2025

BLC Energy visited Arngask Primary School with Earth Energy Education. A workshop was held with P6 and P7 pupils, aligning with what they were studying in science and in the school's eco club. The pupils were challenged to design a poster about solar energy - these were displayed at the second public exhibition.

Feedback analysis

Eight feedback forms were collected throughout the consultation. The applicant also received feedback by email and by conversations with local people during the in-person and online presentations.

Results: feedback forms

Do you support the use of solar energy in Scotland?	
Yes	6
No	1
Neutral	0

Are you supportive of our proposal for Binn Solar and BESS Farm in principle?	
Very supportive	5
Supportive	1
Neutral	0
Opposed	1
Very opposed	0

Which of the following do you think would be a benefit of Binn Solar and BESS Farm?	
Creating a reliable supply of renewable energy	5
Relatively low visual impact	2
Contribution to local and national net zero targets	5
Low maintenance, little noise	3

Respondents were asked to comment on how the associated community benefit fund could be used locally. Respondents provided the following suggestions

- I like the idea of affordable housing fund, the pub and community centre. Become members of Greener Glenfarg!
- Yes, supporting Glenfarg Community Centre
- Restoring and enhancing local amenities for neighbours

Concerns and questions

Eight feedback forms were received. In the section asking whether they had any concerns about the proposal, two respondents wrote 'no concerns'. We have included other concerns/ comments below, unedited.

We included form five's concerns in our qualitative analysis of the main themes from our small number of respondents. We have included the applicant's detailed response to this person in the appendices. Form five was submitted before the second exhibition, and information was included in those boards (see appendices).

Form	Concern/ comment
1	<i>Return land to natural habitat for ground nesting birds. Glenfarg would like to participate in direct feed in.</i>
2	<i>Good to see water supply concerns addressed. Would like the opportunity to input to <illegible> Environmental mitigation plan</i>
3	<i>We would like to attend your public consultation tomorrow and learn more about the development. We had considered something similar in Aberfeldy. Would also be interested in offering our civil engineering services at the appropriate time.</i>
4	<i>To see planning application when submitted to PKC and will respond</i>
5	<p><i>Although I'm in support of solar panels, I'm not a supporter of this size or where it requires digging miles of farmland to reach Abernethy storage, nor where it removes fields used in food production and involves vast fences and security in our rural areas. Why not put them on car parks, on top of farm buildings or warehouses?</i></p> <p><i>Other specific concerns and areas still to be addressed-</i></p> <ol style="list-style-type: none"> <i>1. Noise for neighbours from development and battery storage.</i> <i>2. The battery storage is too close to houses. It would surely be more efficient to have it closer to the middle of the planned area but definitely moved further away from houses</i> <i>3. Concern about the risks from batteries near houses and our water supplies</i> <i>4. Lack of clarity on the impact on the quality and quantity of water supplies locally and further downstream</i> <i>5. Lack of information on the water needs of the project and how this will be provided</i> <i>6. Impact on skyline and rural views.</i> <p><i>Impact on the views from local tourist sites such as West & East Lomond etc</i></p> <i>7. Impact on nearby houses and others who may be affected and who may be unaware this has been proposed due to the limited communication radius.</i> <i>8. Developers seem to be ticking the boxes of community engagement and not following through or making a genuine effort</i> <i>9. Developers (so far) missing opportunities to make a more positive impact</i> <i>10. Reduction in valuable farmland. These fields have been used for silage and grazing sheep/cows for decades</i> <i>11. Cumulative impact on the area</i> <i>12. Cumulative impact of huge increase in such applications on farmland and concerns for Scotland's landscape and food production</i>

Developer's response to issues raised

We identified several themes regarding concerns or issues about the proposed development, from detailed email exchanges with two households, the eight feedback forms received and conversations with local people and representative groups.

This feedback has helped shape and evolve the layout and design of the development, alongside the various technical surveys undertaken.

Where consultees have raised potentially significant issues, we have adapted the layout where possible and/or provided more information to help allay concerns or address misunderstandings. More information on the evolution of the layout can be found in the Design and Access Statement supporting the planning application.

The key issues raised are summarised in the table below, with commentary on how the applicant has responded to or addressed the concern.

Themes	Raised by	Applicant's response or mitigation
Land use and scale Concern over scale of landscape and questions about view from nearby homes; using agricultural land for energy; cumulative impact; why not put them on rooftops, car parks or brownfield sites.	Local residents	A full Landscape and Visual Impact report is included in the planning application. The report found no significant impacts. Landscape planting mitigation including woodland and new hedgerows will also help reduce views of panels. The applicant selected the site due to it having a grid connection, good irradiance and access.
BESS Distance of batteries from homes Questions about noise, fire and contamination risk, impacts on private water supplies	One household	We provided more information about BESS safety and noise at the second exhibition (see appendix)
Water supply Doubts about buffer zones around water collection points Concerns over private water supply Clarification sought on panel-cleaning methods (water vs detergents)	One household	A full hydrological assessment was undertaken in relation to the protection of private water supplies and is included in the planning application. The assessment was undertaken in accordance with SEPA guidance. Private water supplies on the site have been buffered by 100 m in accordance with SEPA guidance.
Landscape and visual impact Impact on skyline and rural character Views from nearby properties	Local residents	A full Landscape and Visual Impact report is included in the planning application. The report found no significant impacts. Landscape planting mitigation, including woodland and new hedgerows, will also help reduce views of panels. Planting and screening, including which species will be used, is included in the Landscape Enhancement and

<p>Visibility from tourist viewpoints</p> <p>Requests for mature boundary planting, more screening, improved woodland design and avoidance of non-native species</p> <p>Question over whether lighting would be used</p>		<p>Mitigation Plan (LEMP) (Annex D of Appendix C of the SEIR: Landscape and Visual Appraisal).</p> <p>No lighting will be used on the site.</p>
<p>Ecology and habitat</p> <p>Support for enhancing habitat for ground-nesting birds</p> <p>Requests for wildlife corridors</p> <p>Necessity of deer fencing</p>	Local residents	<p>A deer fence will surround the battery compound and palisade fencing around the solar area.</p> <p>The following ecological surveys have been conducted:</p> <ul style="list-style-type: none"> • UK Habitat Classification survey • Protected mammals survey • Bat survey (including daytime bat walkover and ground-level tree assessment) • Great crested newt survey • Breeding bird survey • Goose feeding distribution survey <p>Ecological mitigation includes:</p> <ul style="list-style-type: none"> • Using existing tracks • 10m minimum buffer around watercourses • 30m minimum buffer between woodland habitats and infrastructure • Protection of retained habitats including woodland • Planting of wildflower rich grassland on the site • Creation of the SuDS basins increase available habitat for fauna including amphibians and waders • Bird, bat and habitat boxes have been incorporated into the design to provide shelter and nesting opportunities for species using the site • An Ecological Clerk of Works will be employed during construction
<p>Engagement and communication (all from one respondent)</p> <p>Perception of limited engagement</p> <p>Desire for early input to mitigation plans and offer of contribution engineering expertise</p> <p>Requests for access to planning information and environmental reports</p>	One household	<p>The applicant has outlined its comprehensive approach to consultation in this report. All planning information and reports will be publicly available on the planning portal following submission.</p>
<p>Construction, access and traffic</p> <p>Questions about construction routes,</p>	Local residents	<p>The Transport Statement submitted with the Planning Application (Appendix G of the SEIR) outlines access routes and transport volumes. A construction environmental management plan (CEMP) will be agreed</p>

duration, deliveries Desire for reassurance that access will use existing roads		with Perth and Kinross Council post-consent. The applicant clarified construction is expected to take eight to 12 months. Access will be via Millden Road.
Grid connection Clarification on grid connection timing and whether it can be brought forward	Local residents	The applicant clarified the grid offer is currently for 2030. Within 12 months we will know if this could be brought forward. The connection will be via underground cabling via Binn Land to Abernethy substation.
Community benefit Benefits for nearest neighbours Questions about what the applicant would fund	Local residents	Community benefit is not a material planning matter More information about the applicant's approach and preferences can be found on the project website https://www.blcenergy.com/projects/binn/#community .

Appendix 1: Phase one consultation materials

Presentation to Glenfarg Community Council on 13 March 2025 (printouts were given to members)



BLC Energy Ltd & Octopus Renewable Infrastructure Trust (ORIT)

- BLC Energy was set up in 2022 to develop solar and BESS projects in the UK. The 3 partners have over 60 years experience of developing renewable energy projects and have secured planning consent for 3 solar projects in Scotland.
- We are a Scottish company based in Perthshire with offices and team members in Aberuthven and Edinburgh.
- 2 partners also, directors in SLR a leading environmental and engineering consultancy with 4000 staff, will be providing specialist input into the planning process
- We are currently developing 11 Solar and Bess projects throughout the UK of which 5 are in Scotland
- In 2023 we entered into a development partnership agreement with Octopus Energy (via Octopus Renewable Infrastructure Trust- ORIT) and work with them on an exclusive basis.



BLC Energy Ltd & Octopus Renewable Infrastructure Trust (ORIT)

- Octopus Renewable Infrastructure Trust (ORIT) is one of the funds managed by Octopus Energy Generation dedicated to operating renewable energy projects in the UK, Europe and Australia.
- ORIT has a market capitalisation of £378m and as part of the Octopus Energy Generation group, has £6.7bn assets under management and a total generating capacity of 802MW (47% of which is Solar) This equates to 362,000 homes powered by its renewable energy each year
- Octopus Energy is now the largest domestic energy supplier in the UK.

Why Solar?

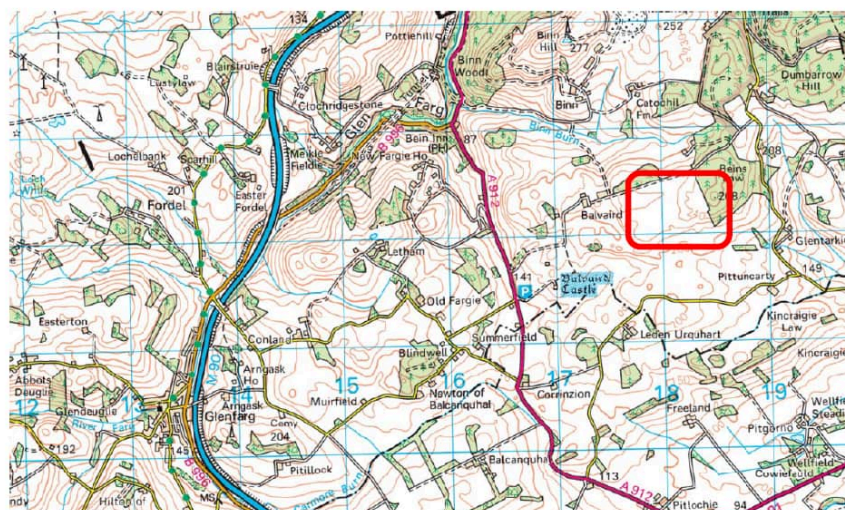
- It is the cheapest and fastest way to create new energy production in the UK.
- Provides Scotland and UK with better energy security from local generation
- Dependable generation and proven technology
- Does not need any Govt support to build or operate- no follow on cost to consumers
- Has minimum impact on land, environment and neighbours.
- Has potential to significantly improve local biodiversity and soil health

Why Binn?

- No obvious environmental constraints on the site- no designations
- Viable grid connection to Abernethy via underground cabling
- Access directly off public road with minimal disruption to local community
- Predominantly Grade 3 & 4 agricultural land classification
- Opportunity to buffer from neighbouring properties
- Supports Government targets for both Renewable Energy and Solar Generation



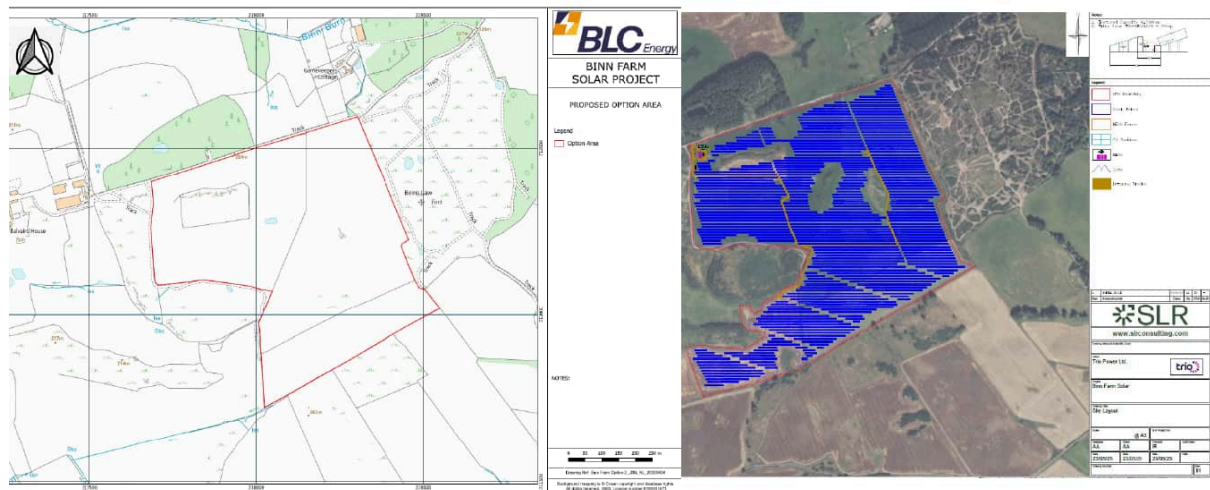
Project Location



Project Information

- 30MW Solar, 6MW Battery grid connection
- Build out to be c39MWdc – final design only once all constraints & mitigation known
- c34k MWh generation or c34m units of electricity each year
- Current design based on 700w panels and 2MWh battery
- Application will go to the Perth & Kinross Council as under 50MW

Project Information



Ongoing Activities

- Environmental studies March - October 25
- Design Freeze Oct 25
- 1st Public Exhibition June 2025
- 2nd Public Exhibition October 2025
- Planning submission to P & K Council November- December 2025

Community Engagement

- Community Council – Glenfarg
- As it is a major application to P & K Council, 2 public exhibitions are required at least 14 days apart- these will be advertised in the press, via the website, via the CC & by a local mailshot- 2km radius from the site centre.
 - 1st exhibition June 2025.
 - 2nd exhibition will be once final design is fixed and will show project plans, environmental studies, visualisations, 3D model of the project in the local area etc. Feedback forms will be provided. Suggested date October 2025
- Web pages will be created to provide information on the project, dates of key meetings, etc.
- Will engage with other local interest groups



Community Benefit

- BLC Energy & ORIT will set up a community benefit fund to support local initiatives in the area.
- The design and value of this fund to be worked on with the CB working group
- These funds are not linked to the planning determination in any way.
- Community Benefit good guidance is being prepared by Solar Energy UK and once published will be forwarded to the CB working group. It is likely to suggest a minimum donation of £400 per Solar MW per annum for the duration of the project life.
- BLC Energy & ORIT would like to offer £500 per MW per annum split into 2 funds. One to support local projects, one to be given as grants to local households struggling with cost of living increases, loss of winter fuel payment etc



Questions & Answers



Thank you

BLC Energy Ltd
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info@blcenergy.com
Tel: 0131 3804985

[illegible]

Press release: coverage in Glenfarg newsletter

THE GLENFARG NEWSLETTER



Issue 263 June 2025

Suggested Donation: £1.00

Binn Solar and BESS Farm

BLC Energy is a renewable energy development company specialising in developing solar PV and co-located battery storage projects across the UK. They are funded by one of Octopus Energy's funds, Octopus Energy Generation, and work closely with the Octopus Energy team to develop renewable energy projects that will help the U.K. achieve its' Net Zero targets.



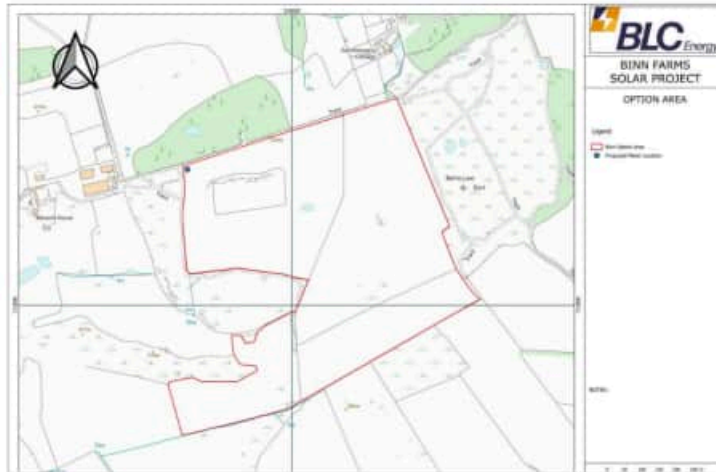
BLC Energy is proposing to develop a solar farm in conjunction with the Binn Group Ecopark. The solar farm will consist of ground-mounted photovoltaic (PV) solar modules with an estimated export capacity of up to 30 MW, supported by a 6MW battery energy storage system (BESS) and associated infrastructure. The development is proposed to happen on land 4km northwest of Strathmiglo and 5km northeast of Glenfarg.

The company is holding public exhibitions as part of its pre-application community consultation for this development proposal. A second set of public events should be held in autumn/ winter 2025. An in-person event will take place at the Glenfarg Community Centre on Wednesday 25th June from 4:00pm to 8:00pm. A virtual event will take place on Monday 30th June from 6:30pm


Further information can be found by emailing info@blcenergy.com

You can make comments on the proposals directly to the developer at this stage, either at the above events, by emailing the above address or filling in a feedback form at www.blcenergy.com Comments are requested by Monday 7th July.

Please note that comments made to BLC Energy at this time are not representations to the planning authority, Perth & Kinross Council. Formal representations can be made to Perth & Kinross Council once a planning application has been submitted.



Poster




Binn Solar and BESS Farm: Pre-application consultation public events

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 REGULATION 7

Development of a solar farm consisting of ground-mounted photovoltaic (PV) solar modules with an estimated export capacity of up to 30MW, supported by a 6MW battery energy storage system (BESS) and associated infrastructure on land 4km northwest of Strathmiglo and 5km northeast of Glenfarg.

BLC Energy is holding a second public exhibition as part of its pre-application community consultation for this development proposal.

An In-person event will take place at:
Glenfarg Community Centre
9 Greenbank Road
Glenfarg, Perth
PH2 9NW
Wednesday 8th October
from 4pm-8pm



A virtual event will take place:
Monday 13th October from 6:30pm

Further information can be found at the QR Code or by **emailing info@blcenergy.com**

You can make comments on the proposals directly to the developer at this stage, either at the above events, by emailing the above address or filling in a feedback form at **www.blcenergy.com**. We kindly ask for comments by **Monday 20th October**.

Please note that comments made to BLC Energy at this time are not representations to the planning authority, Perth & Kinross Council. Formal representations can be made to Perth & Kinross Council once a planning application has been submitted.

Press release in Glenfarg Newsletter: June 2025

Binn Farm Solar and BESS

BLC Energy is a renewable energy development company specialising in developing solar PV and co-located battery storage projects across the UK. They are funded by one of Octopus Energy's funds, Octopus Energy Generation, and work closely with the Octopus Energy team to develop renewable energy projects that will help the U.K. achieve its' Net Zero targets.

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Invitation to local households



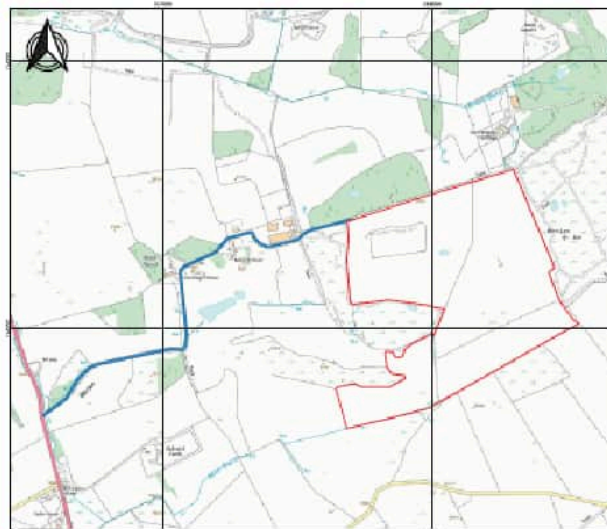
BINN Solar and BESS Farm: First public exhibition

We have the pleasure of inviting you to attend the first public exhibition for the proposed Binn Solar Battery and Energy Storage System (BESS) Farm at Binn Farm, Glenfarg, PH2 9PX.

Join us at the public exhibition:

**Wednesday 25th June
2025, 4pm to 8pm**

Glenfarg Community
Centre, 9 Greenbank
Road, Glenfarg,
PH2 9NW



About Binn Solar and BESS Farm

Binn Solar and BESS Farm will comprise approximately 60,000 individual solar panels with an export capacity of 30MW and a Battery and Energy Storage System (BESS) with a capacity of 6MW.

The project will generate enough energy to power over 15,400 homes per year and will supply power to

the National Grid via the Abernethy substation.

Binn Solar and BESS Farm will generate an annual community benefit fund worth £500 for every megawatt (MW) of export capacity on site, equating to £19,500 per annum for the 40-year project life.



We welcome your feedback

This exhibition is an opportunity to see up-to-date plans for the project and a 3D model, ask the project team questions and provide feedback on our proposals.

If you cannot attend in person, an online presentation will take place on **Monday 30th June at 6:30pm**. You can view details on how to join this online meeting at www.blcenergy.com.

The information boards and the availability to provide feedback on the proposal will also be available on the website.

You can comment on the proposals directly to the developer at this stage, either at the public exhibition or by emailing Info@blcenergy.com.

These comments must be submitted no later than **Monday 7th July 2025**.

Please note that comments made to BLC Energy at this time are not representations to the Perth & Kinross Council. Representations to Perth & Kinross Council can be made once the planning application has been submitted.



Further information about the project can be found on the website www.blcenergy.com




If you have any questions or would like to provide feedback, please email us at Info@blcenergy.com


About us

Binn Solar and BESS Farm is being developed by BLC Energy and owned by TRIO Power Limited. TRIO is backed by the Octopus Renewable Infrastructure Trust (ORIT), a fund managed by Octopus Energy Generation (OEGEN). OEGEN is one of the largest renewable energy investors in Europe, managing more than 230 large-scale green energy projects with a combined capacity of 3.25GW.



Website assorted screenshots: www.blcenergy/projects/binn






Project: Binn Solar and BESS Farm


[Introduction](#) [About](#) [Location](#) [Lease](#) [Community Benefit](#) [Public Engagement](#) [Timeline](#) [News](#) [Images](#) [Exhibition Material](#) [Application Documents](#) [Enquiry](#)

Introduction

Binn Solar and BESS Farm is expected to generate up to c42,000 kilowatt hours (kWh) of renewable energy.



Status



Size

In Development

c39MWp

About the project

- Binn Solar and BESS Farm will comprise solar panels producing up to 30MW of renewable energy (with a 39MWp buildout), supported by a Battery and Energy Storage System (BESS) with a capacity of 6MWh.
- Approximately 62,000 individual solar panels will be sensitively sited across the site. They will sit around 2.5 feet off the ground, facing south at an angle of up to 30°.
- The project will generate enough energy to offset over 15,400 homes electricity usage. The development will supply power directly into the grid via the Abernethy substation.
- A community benefit package will be available for locals to spend according to their own priorities throughout the project's lifespan.
- Binn Solar and BESS Farm is developed by BLC Energy and owned by TRO Power Limited. TRO is owned by the Octopus Renewable Infrastructure Trust (ORIT), a fund managed by Octopus Energy Generation (OEGEN). OEGEN is one of the largest renewable energy investors in Europe, managing more than 230 large scale green energy projects with a combined capacity of 3.25 GW.

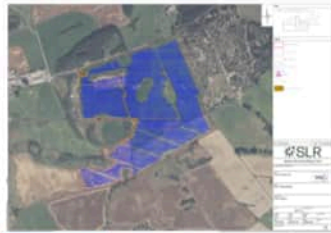
Site layout

Pre-Planning

Layout Plan



Download site map



Download layout plan

Community benefit

Binn Solar & BESS Farm will generate an annual community benefit fund worth £500 for every megawatt (MW) of export capacity on site, equating to £16,500 per annum for the 40-year project life.

The Binn Solar Farm and BESS will work with the local community council to establish how the communities local to the project wish to manage this benefit fund. We suggest making half of the fund available as energy grants to neighbouring properties.

To find out more about how community benefits can be managed please visit: <https://sustainableenergy.co.uk/energy-community-benefits-101616/>

Project timeline

May 2025

We attended a community council meeting to introduce the proposed project and gather feedback.

October 2025

8th October The Second public exhibition to present updated proposed plans, informed by feedback from the first exhibition, and gather further community feedback.

March to November 2025

Environmental surveys are ongoing.

November/December 2025

Submission of planning application to Perth & Kinross Council.

June 2025

The first public exhibition took place at Glenfarg.

2031

Grid connection date and commercial operation.

Project News

SECOND PUBLIC EXHIBITION PLANNED FOR BINN SOLAR AND BESS FARM

21 October 2025

September 2025 Residents and businesses were encouraged to attend the second public exhibition for the proposed Binn Solar and BESS Farm on land 4km northwest of Strathmiglo and 5km northeast of Glenfarg. [Read more...](#)

THE FIRST PUBLIC EXHIBITION TO BE HELD FOR BINN SOLAR FARM & BESS

30 May 2025

June 2025 BLC Energy is holding it's first public consultation for the proposed Binn Solar Farm and BESS, located 4km northwest of Strathmiglo and 5km northeast of Glenfarg with an [Read more...](#)

Feedback form



Binn Solar and BESS Farm Feedback Form

Do you support the use of solar energy in Scotland?

- ☐ Yes
☐ No
☐ Neutral

Are you supportive of our proposal for Binn Solar and BESS Farm in principle?

- ☐ Very supportive
☐ Supportive
☐ Neutral
☐ Opposed
☐ Very opposed

Which of the following do you think would be a benefit of Binn Solar and BESS Farm?

- ☐ Creating a reliable supply of renewable energy
☐ Relatively low visual impact
☐ Contribution to local and national net zero targets
☐ Low maintenance, little noise

Do you have any concerns about our proposal?

Do you have any suggestions for how the associated community benefit fund could be used locally?

Do you wish to be kept informed of our proposals for Binn Solar Farm and BESS

Please tick the box and include your email address below.

- ☐ Yes ☐ No Email address (Print)

Thank you for your feedback.

Please hand this completed questionnaire in or alternatively send to the address below by Monday 7th July 2025:


BLC Energy Ltd, Unit 4, Mullion House,
Aberuthven Enterprise Park, Maidenplain Place,
Aberuthven, Perthshire, PH3 1EL

 Info@blcenergy.com  www.blcenergy.com

Privacy Statement/Data Protection By completing this feedback questionnaire you are agreeing that we (BLC Energy Ltd) can hold the process data in relation to this current public consultation exercise for the purposes of Binn Solar & BESS Farm. We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of the European Economic Area. We will only share your personal data with members of the Binn Solar & BESS Farm project team for planning evaluation purposes only. Your identifiable personal data will not be used for any other purposes without your consent. We will use your data to: Send you updates about the project (where you provide us with contact details and indicate that you would like to receive such updates). In the event a Pre-Application Consultation report is submitted with the planning application, your comments will be anonymised, and we will only identify you in the report or any related documentation with your permission.


NB: ANY COMMENTS MADE TO THE APPLICANT DURING THIS EXHIBITION DO NOT AFFECT YOUR STATUTORY RIGHTS TO MAKE REPRESENTATIONS TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION ITSELF

Exhibition materials: pop up banners and kappa boards




Welcome

Welcome to the first of two public exhibitions for the proposed Binn Solar and Battery and Energy Storage System (BESS) Farm, on land 4km northwest of Strathmiglo and 5km northeast of Glenfarg.




LOCATION PLAN


Binn Solar and BESS Farm will comprise



-60,000
individual solar panels



30MW
export capacity




6MW
BESS

Consultation and your feedback

Today's event is so you can


- Learn more about the various aspects of our proposal.
- See visualisations of the solar and BESS farm from different locations.
- Talk to our team about the scheme and give feedback on our proposal.


If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.




About us

BLC Energy, a Perthshire-based Scottish renewable energy developer, is developing Binn Solar and BESS Farm. TRIO Power Limited owns the project. TRIO Power is owned and funded by the Octopus Renewable Infrastructure Trust (ORIT), a fund managed by Octopus Energy Generation (OEGEN) and part of the Octopus Energy Group. OEGEN is one of Europe's largest renewable energy investors, managing more than 230 large-scale green energy projects with a combined capacity of 3.25GW.







Our proposal

The proposed Binn Solar & BESS Farm site is 4km northwest of Strathmiglo and 5km northeast of Glenfarg.

It has an export capacity of 30MW, with an accompanying 6MW BESS.

The Binn Solar & BESS Farm comprises approximately 60,000 individual solar panels sitting approximately 2.8m off the ground, facing south and at an angle of up to 20%.

The development will supply power directly into the grid via a connection at Abernethy substation and will generate enough renewable energy to provide the equivalent needs of 15,400 homes per year.



We believe this is an excellent site for a solar farm because



Good solar radiation



Viable National Grid connection



No obvious environmental or technical constraints

The Binn Ecopark

Binn Solar & BESS Farm complements the wider Binn Ecopark initiative to bring new green companies and investment into the area by providing a strong foundation of renewable power. There is a growing realisation that we

need new approaches to economic growth to create a regenerative economy in Tayside, offering solution to the climate crisis and opportunities for good quality employment for our young people.

Why solar power?

- Solar can already produce as much as 30% of UK electricity at different points in the year.
- Solar power generation is extremely reliable because we know the exact time of sunrise and sunset each day. This means we can accurately forecast the electricity generation from a solar system.
- The primary input - light - is free, so its price is much less volatile than fossil fuels

- Solar farms can support biodiversity by supporting new and existing plant and animal life. The panels don't take up the whole site, which means space can be set aside for new hedgerows, grazing and restoration.

Read more about the benefits of solar power in Everything Under the Sun, published by the Solar Energy UK.

www.solarenergyuk.org

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.





INDICATOR: 20000



Battery Energy and Storage System (BESS)

Why does the site include a BESS?

Battery storage, or battery energy storage systems (BESS), are devices that enable energy from renewables, like solar and wind, to be stored and then released when the power is needed most. Battery

storage technology has a key part to play in ensuring homes and businesses can be powered by green energy, even when the sun isn't shining or the wind has stopped blowing.

BESS Features

- **Cells and containers:** We'll have approximately four six-metres-long containers. The exact model and manufacturer will be determined later, but they will be a maximum height of 2.6m.
- **Layout:** The containers will be placed on a raised platform, with 0.5m between each container.
- **Security:** The BESS will be secured by 2.4m tall fencing.
- **Monitoring and control:** Each of the containers will have early warning sensors.
- **Safety:** Each of the cells/ containers will be fitted with a water-based fire suppression system.
- **Location:** We've placed the BESS in part of the site where visual impact is minimised, and it is over 500m from any residential property.
- **Access:** The BESS will have two access points for vehicles.

According to the National Grid

Every day engineers at National Grid and electricity grids worldwide must match supply with demand. Managing these peaks and troughs becomes more challenging when the target is to achieve net zero carbon production. Fossil-fuel fired plants have traditionally been used to manage these peaks and troughs, but battery energy storage facilities can replace a portion of these so-called peaking power generators over time.

The UK government estimates technologies like battery storage systems – supporting the integration of more low-carbon power, heat and transport technologies – could save the UK energy system up to £40 billion by 2050, ultimately reducing people's energy bills.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.





Landscape and environmental considerations

We'll be undertaking a series of assessments and studies across the site and its boundaries. Some of these are already underway.

Assessments

- Landscape and visual
- Landscape and ecological mitigation
- Preliminary ecological appraisal
- Outline biodiversity enhancement management plan
- Flood risk and drainage
- Transport
- Noise
- Glint & glare
- Cultural heritage
- Outline battery safety management plan

Ecology surveys

- UK habitat classification survey
- Protected mammals
- Great Crested Newt habitat suitability index
- Daytime bat walkover
- Ground-level tree assessment
- Breeding bird surveys
- Wintering bird surveys
- Terrestrial mammal



If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



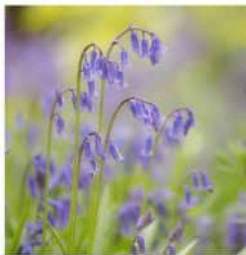
Biodiversity net gain

Binn Solar and BESS Farm will conserve, restore and enhance biodiversity following national and local guidance.

Bats

We aim to be bat-friendly. To support bats around the site, we will

- follow the most recent NatureScot guidance about bats and solar farms;
- create commuting corridors, stand-off distances from woodland, and we'll supplement vegetation and hedging to support connectivity with woodland stands; and
- undertake ground-level tree assessments to look for trees with potential roost features and buffer these appropriately.



Birds

To benefit birds, including ground-nesting birds and birds of prey, we will:

- seed a wildflower and grass mix within the site that is appropriate to the local area; and
- create a strip between the solar panels and fencing, ideally around four metres wide, and leave it mostly unmanaged. This will create different heights of grasses, which is good for hunting for birds of prey.

Trees and hedgerows

We will maintain existing and plant new trees and hedgerows to improve screening, as well as create new wildlife corridors for birds and small mammals.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Community benefit fund

Binn Solar & BESS Farm has committed to an annual Community Benefit Fund worth £500 for every megawatt (MW) of export capacity on site. This equates to £19,500 per annum for the 40-year project life.

We are dedicated to collaborating closely with the communities near our proposed solar and BESS developments. Our goal is to ensure that community benefits tackle local priorities and are managed and distributed according to the community's wants and needs as much as possible.



£500 per MW

value of annual community benefit



£19,500 pa

for the 40 year project lifespan



Tell us your ideas

The community, and its representatives, will decide how these funds will be allocated, and we welcome ideas on projects/ initiatives that would help support local families. Please include your ideas in the feedback forms.



Ideas from other similar projects have included:

- Grants to help with apprenticeships with local companies.
- Help with power bills for families and pensioners.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Next steps

Today's event is part of our public consultation activity and is intended to provide information to the community, as well as gather feedback about our draft proposal for the Binn Solar and BESS Farm development.

Your comments will be gratefully received and will help improve the quality of our project design and give us information that relates directly to the proposals for a community benefit fund.

We will continue our consultation with a second public exhibition in late October 2025. The second exhibition will show updated information on the

project design and the studies that helped shape this. Your feedback during the first and second consultation processes will help us ensure the proposal addresses any queries from the community.

The project website will be updated with online versions of the information presented today.

We'd like your feedback

Please take the time to complete the feedback form that can be found on the project page using the QR code. Please ensure the form is submitted no later than **Monday 7th July 2025**.

If you have any comments or questions about any aspect of the project, please talk to a member of the project team.



Please note that comments made to BLC Energy at this time are not representations to the planning authority. There will be an opportunity to make representations to Perth and Kinross Council once a planning application has been submitted.

Thank you for coming today.



Further information about the project can be found on the website www.blcenergy.com



If you have any questions or would like to provide feedback, please email us at info@blcenergy.com

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Appendix 2: Phase two consultation materials

Presentation to Glenfarg Community Council on 27 October 2025: printouts were given to members.

Binn Solar and BESS Farm

Presentation to Glenfarg Community Council
27 October 2025



Agenda



1. Project Information
2. Location
3. Project Design
4. Updated Design
5. Updated Layout
6. Buffers from Private Water Supplies
7. Landscape Mitigation Plan
8. Community Engagement
9. Next steps
10. Q&A

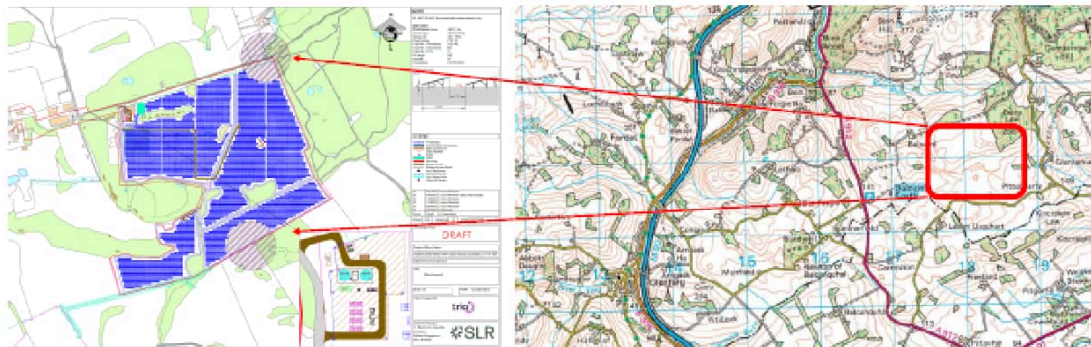


Project Information

- 30MW Solar, 6MW Battery grid connection to Currie GSP
- Current design based on **760w** panels and 2MWh battery
- Application will go to the Perth & Kinross Council as under 50MW
- P&K Council has screened as non-EIA



Project Location



- 100m Stand Off from Private Water Supplies
- New hedgerows and trees in North, South & West

- Feedback so far

- 9 attended & registered (50 households invited by post)
- 2 feedback forms returned
- 3 emails received All replied to.
- On-line presentation – 1 registered and joined

Exh. 1 Feedback Question	Do you support use of Renewable Energy in Scotland?	Are you supportive of our proposal for the Binn Solar & BESS in principle?
	Yes - 2	Very Supportive - 2
	No -	Supportive -
	Neutral -	Neutral -
		Opposed -
		Very Opposed -



Community Engagement

- Feedback so far
 - 2nd Exhibition
 - 43 attended & registered (coincided with another event at Hall) (50 invited by post)
 - 4 feedback forms returned
 - 1 emails received & replied to.
 - On-line presentation –0 registered 0 attended
 - Arngask Primary School visit

Exh. 2 Feedback Question	Do you support use of Renewable Energy in Scotland?	Are you supportive of our proposal for the Binn Solar & BESS in principle?
	Yes -5	Very Supportive -3
	No -1	Supportive -1
	Neutral -	Neutral -
		Opposed -1
		Very Opposed -



Next Steps

- Report back to Community Council
- Submit Planning Application early Dec 2025
- Grid Reform feedback Q2 2026
- 2030 Construction starts
- 2031 Current Grid connection date



Questions & Answers



Thank you

BLC Energy Ltd
www.blcenergy.com
info@blcenergy.com
Tel: 0131 3804985

Advert: The Courier (17/09/2025)

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NOTICES

Public Notices



Binn Solar and BESS Farm: Pre-application consultation public events

THE TOWN AND COUNTY PLANNING, DEVELOPMENT MANAGEMENT AND TRAFFIC MANAGEMENT (PDM) ACT 1984 (AS AMENDED) SECTION 19(1)(A) & (1)(B)

Development of a solar farm consisting of ground-mounted photovoltaic (PV) solar modules with an estimated export capacity of up to 30MW, supported by a 6MW battery energy storage system (BESS) and associated infrastructure on land 4km northwest of Strathmole and 5km northeast of Glenties.

BLC Energy is holding a second public exhibition as part of its pre-application community consultation for this development proposal.

An in-person event will take place at:
Glenties Community Centre
18 Greenbank Road
Glenties, Perth
PH2 9NW
Wednesday 8th October
from 4pm-6pm

A virtual event will take place:
Monday 13th October from 6:30pm

Further information can be found at the QR Code or by emailing info@blycenergy.com

You can make comments on the proposals directly to the developer at this stage, either at the above events, by emailing the above address or filling in a feedback form at www.blycenergy.com. We kindly ask for comments by **Monday 20th October**.

Please note that comments made to BLC Energy at this time are not representations to the planning authority. Perth & Kinross Council's formal representations can be made to Perth & Kinross Council once a planning application has been submitted.

FIFE COUNCIL

www.fife.gov.uk

THE FIFE COUNCIL (CUPAR ROAD & KIRK ROAD, NEWPORT-ON-TAY - 20MPH SPEED LIMIT) ORDER 2025

On 10/09/2025 Fife Council made an Order under the Road Traffic Regulation Act 1984, the effect of which is as stated in the issue of the Courier published on 07/07/2025.

A copy of the Order, which is operational from 28/09/2025 and a drawing showing the affected roads, may be inspected, without payment of fee, during normal office hours at Fife Council Headquarters, Fife House, North Street, Glenrothes and via public access points at your closest library. The documents will also be available online at www.fife.gov.uk/notices.

Any queries regarding this Order should be directed to Traffic Management, Roads & Transportation Services, Bankhead Central, Bankhead Park, Glenrothes, Fife KY7 6GH or by e-mail to traffic.management@fife.gov.uk.

17/09/25

PERTH AND KINROSS COUNCIL

(ROAD ADJUSTMENT) (TEMPORARY TRAFFIC RESTRICTIONS) ORDER 2025

On 15/09/25 the Council made the above Order under Section 14 of the Road Traffic Regulation Act 1984 to temporarily prohibit driving, parking and/or loading for all vehicular traffic on the B8062 Auchtermuchty from its junction with the access to Mill House to its junction with the access to Walthall Cottage, a distance of 2.122 kilometres or thereby. Alternative route: B8062 - A822 - A823 - CA67 Orkney Road - A824 - B8062. This applies from 23/09/25 for an estimated period of 4 days to permit BT works. The works will be done in phases. Should these works exceed the maximum duration in terms of this Order is 18 months. Pedestrian and emergency vehicular access to premises will be maintained.

PERTH AND KINROSS COUNCIL

(JUG MOUNTAIN) (TEMPORARY TRAFFIC RESTRICTIONS) ORDER 2025

On 15/09/25 the Council made the above Order under Section 14 of the Road Traffic Regulation Act 1984 to temporarily prohibit driving, parking and/or loading for all vehicular traffic on the B855 Murrumbidgee from its junction with the access to the property Piddisthall, a distance of 182.79 metres or thereby. Alternative route: A84 - B855 - B84 - B85. This applies from 23/09/25 for an estimated period of 3 days to permit drainage improvement works. Should these works exceed the maximum duration in terms of this Order is 18 months. Pedestrian and emergency vehicular access to premises will be maintained.

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- Low Mileage of 11,450 miles

See full description at www.msbcars.co.uk/2021-nissan-juke-1-0-dig-t-n-connecta-for-sale/


Invitation to local residents




BINN Solar and BESS Farm: Second public exhibition

We have the pleasure of inviting you to attend the second public exhibition for the proposed Binn Solar Battery and Energy Storage System (BESS) Farm at Binn Farm, Glenfarg, PH2 9PX.

Join us at the public exhibition:
Wednesday 8th October
2025, 4pm to 8pm
Glenfarg Community Centre, 9 Greenbank Road, Glenfarg, PH2 9NW





About Binn Solar and BESS Farm

Binn Solar and BESS Farm will comprise approximately 60,000 individual solar panels with an export capacity of 30MW and a Battery and Energy Storage System (BESS) with a capacity of 6MWh. The project will generate enough energy to power over 15,400 homes per year and will supply power to the National Grid via the Abernethy substation.

Binn Solar and BESS Farm will generate an annual community benefit fund worth £500 for every megawatt (MW) of export capacity on site, equating to £19,500 per annum for the 40-year project life.



60,000
individual solar panels



30MW
export capacity



15,400
homes powered

We welcome your feedback

This exhibition is an opportunity to see up-to-date plans for the project, including photomontages and a 3D model, ask the project team questions and provide feedback on our proposals. If you cannot attend in person, an online presentation will take place on **Monday 13th October at 6:30pm**. You can view details on how to join this online meeting at www.blcenergy.com.

Please note that comments made to BLC Energy at this time are not representations to the Perth & Kinross Council. Representations to Perth & Kinross Council can be made once the planning application has been submitted.


The information boards and the availability to provide feedback on the proposal will also be available on the website.

You can comment on the proposals directly to the developer at this stage, either at the public exhibition or by emailing info@blcenergy.com.

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Poster




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60,000
Individual solar panels



30MW
export capacity



15,400
homes powered

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Exhibition materials: pop up banners and kappa boards




Welcome

Welcome to the second public exhibition for the proposed Binn Solar and Battery and Energy Storage System (BESS) Farm, on land 4km northwest of Strathmiglo and 5km northeast of Glenfarg.




LOCATION PLAN


Binn Solar and BESS Farm will comprise



~60,000
individual solar panels




UP TO 30MW
export capacity




6MW
BESS


We believe this is an excellent site for a solar farm because of



Good solar radiation



Viable National Grid connection



No obvious environmental or technical constraints

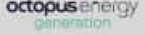
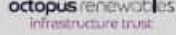

Your feedback

We have used the feedback from our first exhibition, held in June 2025, as well as other correspondence and conversations with local people, to inform and update our proposal. We have made changes to the layout, added information about the Battery Energy Storage System (BESS), the community benefit scheme and more.

Thank you for all your comments so far, and we look forward to hearing further suggestions from you today.

About us

BLC Energy, a Perthshire-based Scottish renewable energy developer, is developing Binn Solar and BESS Farm. TRIO Power Limited owns the project. TRIO Power is owned and funded by the Octopus Renewable Infrastructure Trust (ORIT), a fund managed by Octopus Energy Generation (OEGEN) and part of the Octopus Energy Group. OEGEN is one of Europe's largest renewable energy investors, managing more than 230 large-scale green energy projects with a combined capacity of 3.25GW.



Updated layout

We have made changes to the proposed layout of Binn Solar and BESS Farm based on the feedback received at the first public exhibition and the results of environmental surveys.

We have altered the layout so that the solar farm and BESS have a minimal impact on the local neighbourhood and environment, while ensuring the development remains viable.



ORIGINAL SITE LAYOUT



NEW SITE LAYOUT

We have...

- Designed a 100m buffer around private water supplies in the north-east of the site.
- Ensured infrastructure is maintained outside watercourse buffers.
- Planned additional scrub planting in the south-west of the site to provide screening of views from Balvaird Castle.
- Planning additional screening in the south-east of the site to screen from the glamping pods to the east.
- Increased the buffer along the north of the site to allow for planting.

Your feedback and questions from the first round of consultation

Using land for agriculture or renewable energy

Several people raised concerns over using prime agricultural land for energy production.

Our response

The site contains soils that are classified as Classes 4.1 and 5.1, neither of which is prime agricultural land.

Class 4.1 Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.

Class 5.1 Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.

If the solar farm is consented, the land will be used for grazing, which is an ongoing agricultural use. The site is predominantly used for livestock grazing currently.

Climate change poses a significant threat to food security in the UK, as it disrupts growing seasons, affects crop yields and increases the frequency of extreme weather events like floods and droughts.



Farming businesses need to diversify to remain viable. Land is already used for many non-food purposes, from tree planting and environmental schemes to pony paddocks, campsites and crops for the distilling industry. Renewable energy is another part of that mix. This project will allow the landowner to reinvest in their farming businesses.

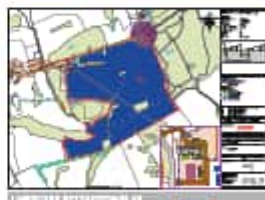
With a recent study warning that over a third of farms could go out of business within five years, projects like this provide a vital lifeline.

Trees, planting and screening

The potential for loss of mature trees and hedgerows, and the possible adverse visual impact of the solar farm and BESS, were raised as concerns at the first exhibition.

Our response

- No trees will be cut down to build and operate this scheme.
- New scrub and native woodland will be planted to increase screening of the scheme while enhancing the natural habitat for birds, mammals and insects.
- We will add additional hedgerow planting alongside the panels to minimise visual impact from the surrounding area. Please look at the computerised 3D model at this exhibition to get an idea of what this might look like.



- A habitat management plan will be developed with Perth and Kinross Council to ensure the right tree, hedge, shrub and grassland species are used to maximise habitat benefit.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Transport, vehicular access and construction

BLC were asked to provide more information on how construction might affect local people, how the site would be accessed and the number of vehicles that would require access.

Our response

A Construction Traffic Management Plan (CTMP) will be prepared, which will describe measures to manage and control construction traffic. These will be agreed with Perth and Kinross Council, but will likely include measures such as signage, restrictions

on vehicle routing and timing and contractual measures to ensure contractors and sub-contractors adhere to the measures in the CTMP. The deliveries will use the A912 and enter the farm on Mildred Road.



Sourcing the panels, equipment and infrastructure

Our response

The vast majority of the world's solar panels are manufactured in China.

Both BLC Energy and Octopus have signed up to the Solar Energy UK Supply Chain Statement. This includes a commitment to minimise and reduce the impact of extracting raw materials, to conserve water and to lower carbon emissions across the value chain, and to ensure the industry is free of any human rights abuses, including forced

labour, anywhere in the global supply chain, for any component.

Octopus is also a member of the Solar Stewardship Initiative, which means it will only source panels from tier one manufacturers that are independently assessed.

Find out more

www.solarenergyuk.org
www.solarstewardshipinitiative.org



If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Environmental assessments

We have undertaken a wide range of environmental surveys and technical assessments to understand existing site conditions. These have informed mitigation measures and will support our planning application to Perth and Kinross Council.

Surveys and assessments include:



Landscape and visual

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
The full assessment is underway. Baseline photography and photomontages have recorded existing landscape conditions.	<ul style="list-style-type: none"> Planting of native species on the northern edge to screen solar panels. Retention of local landscape features with added scrub planting at the southern corners.

Archaeology and cultural heritage

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
A walkover survey found no previously unrecorded assets. Impacts on the setting of heritage assets, including Balvaird Castle and a nearby potential prehistoric hillfort, are being assessed. A historic environment desk-based assessment will support the application.	<ul style="list-style-type: none"> Low potential for unrecorded archaeology across most of the site, moderate potential in the east near the hillfort. We'll agree mitigation with Perth and Kinross Council and Perth and Kinross Heritage Trust.

Hydrology

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
Walkover surveys confirmed the location of watercourses and private water supplies. A Sustainable Drainage System (SuDS), flood risk assessment, and drainage strategy are being prepared.	<ul style="list-style-type: none"> Minimum 50m buffer from watercourses for the BESS, 10m for solar panels. Drainage design includes a detention basin to manage runoff and retain pollutants in the event of a fire. Buffers maintained around private water supplies.

Transport

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
Access arrangements have been assessed. Traffic surveys will inform a Transport Statement and Construction Traffic Management Plan.	<ul style="list-style-type: none"> Access from the A912 with an agreed visibility splay. The Construction Traffic Management Plan will control delivery times, wheel cleaning, dust and noise.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.





Noise

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
Baseline monitoring has been undertaken at key receptors. The assessment will ensure BESS operations do not cause unacceptable noise effects.	<ul style="list-style-type: none"> No residences within 500m of the BESS (other than the landowner's) and 100m of solar panels/inverters. Construction noise limits and working hours to be agreed with the council. Operational noise managed with technology providers to ensure compliance.

Glint and glare

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
An assessment is underway to consider effects on residences and transport, including aircraft. No significant impacts are expected, but a full technical report will be compiled.	<ul style="list-style-type: none"> Solar panels are designed to absorb light, limiting glare. Assessment considers existing vegetation and proposed planting, with effects assessed up to 3 km away (residences, AG12, M50).

Ecology

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
Habitat surveys recorded grassland and arable land, with surrounding woodland and gorse scrub. No protected habitats were identified. Protected species surveys found: <ul style="list-style-type: none"> No evidence of great crested newts. No suitable bat roosts (trees assessed at ground level). No evidence of otter, water vole, badger, or red squirrel. 	<ul style="list-style-type: none"> Buffers maintained around trees and habitats to protect bats and other species. An outline Landscape Mitigation Plan will enhance biodiversity with wildflowers, shrubs, hedges, and native trees.

Ornithology

ASSESSMENT STATUS	MITIGATION MEASURES IN DESIGN
Breeding bird surveys identified 30 species, including six 'Red List' species: skylark, starling, house sparrow, greenfinch, linnet, and yellowhammer. Wintering bird surveys are ongoing.	<ul style="list-style-type: none"> Buffers from important habitats maintained. Vegetation retained and enhanced for connectivity, with new gorse scrub areas established. Pre-construction clearance outside breeding season. An ecological clerk of works will oversee construction.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



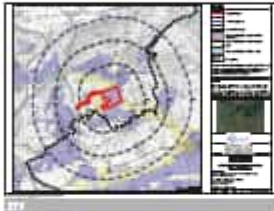
Biodiversity net gain

Binn Solar and BESS Farm will conserve, restore and enhance biodiversity following national and local guidance.

Bats

The development will be bat-friendly. To support bats around the site:

- We have undertaken ground-level tree assessments to identify trees with potential roost features and have buffered these appropriately.
- We are following the most recent NatureScot guidance about bats and solar farms
- We are creating commuting corridors, incorporating stand-off distances from woodland, and we'll supplement vegetation and hedging to support connectivity with woodland.



Birds

To benefit ground nesting birds and species and birds of prey such as the merlin, we will sow a wildflower and grass seed mix within the site that is appropriate to the local area. We have also included a strip between the solar panels and fencing, around four metres wide, which will be left mostly unmanaged to create different heights of grasses, which is good for hunting habitat for birds of prey.

Trees and hedgerows

We will maintain existing and plant new trees and hedgerows, which will improve visual screening and create new wildlife corridors for birds and small mammals.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.





Battery Energy and Storage System (BESS)

Why does the site include a BESS?

Battery storage, or battery energy storage systems (BESS), are devices that enable energy from renewables, like solar and wind, to be stored and then released when the power is needed most.

The BESS part of our proposal comprises:

- Approximately 40 battery cells and inverters are housed within six containers. The containers will have a maximum height of 2.6m.
- The containers will be placed on a slightly raised platform, with 0.5m between each container.
- The BESS compound will be secured by 2.4m tall fencing.
- One water tank, approximately 3m high, will be included for fire-fighting purposes.
- It is close to the site access, with two dedicated entry points, should there be a need for emergency access.

Safety

A few people asked about the safety of the BESS part of our proposal after the first exhibition.

Our response

BESS safety is ensured via regulations, site-specific features and best practice. Fires at BESS facilities are extremely rare. Nevertheless, all necessary safety features are being designed in compliance with the most up-to-date guidance from the National Fire Chiefs Council.

For example, the units will include early warning fire detection and suppression,

thermal management and best-in-class design, installation and maintenance.

Once the BESS is operational, regular, preventative maintenance of the individual units will be carried out to ensure the system performs well and the risk of any failures is minimised.

An Outline Battery Safety Management Plan will be submitted as part of our planning application.

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Community benefit fund

Binn Solar & BESS Farm has committed to an annual Community Benefit Fund worth £500 for every megawatt (MW) of export capacity on site, equating to £19,500 per annum, or £780,000 over the 40-year project life.

We are dedicated to collaborating closely with the communities closest to our proposed solar and BESS developments.

Our goal is to ensure that community benefits are used to tackle local priorities

and are managed and distributed according to the community's wants and needs as much as possible.

So far it's been suggested that the fund could support Glenfarg Community Centre.



Tell us your ideas

The community, and its representatives, will decide how these funds will be allocated, and we welcome ideas on projects/ initiatives that would help support local families. Please include your ideas in the feedback forms.



Ideas from other similar projects have included:

- Grants to help with apprenticeships with local companies
- Help with power bills for families and pensioners

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.



Next steps

Today's event is part of our public consultation and is intended to provide information, as well as gather feedback from the community about our proposed development.

If you have any comments or questions about any aspect of the project, please talk to a member of the project team. Your comments will be gratefully received.

The project website will be updated with online versions of the information presented today.

We are currently finalising our assessments and expect to submit our planning application to Perth & Kinross Council in **November 2025**.

We'd like your feedback

Please take the time to complete the feedback form and submit this to BLC Energy Ltd no later than **Monday 20 October 2025**.

If you have any comments or questions about any aspect of the project, please talk to a member of the project team.



Please note that comments made to BLC Energy at this time are not representations to the planning authority. There will be an opportunity to make representations to Perth and Kinross Council once the planning application has been submitted.

Thank you for visiting us today



Further information about the project can be found on the website www.blcenergy.com



If you have any questions or would like to provide feedback, please email us at info@blcenergy.com

If you have any comments or questions about any aspect of the project please talk to a member of the project team or visit our website.

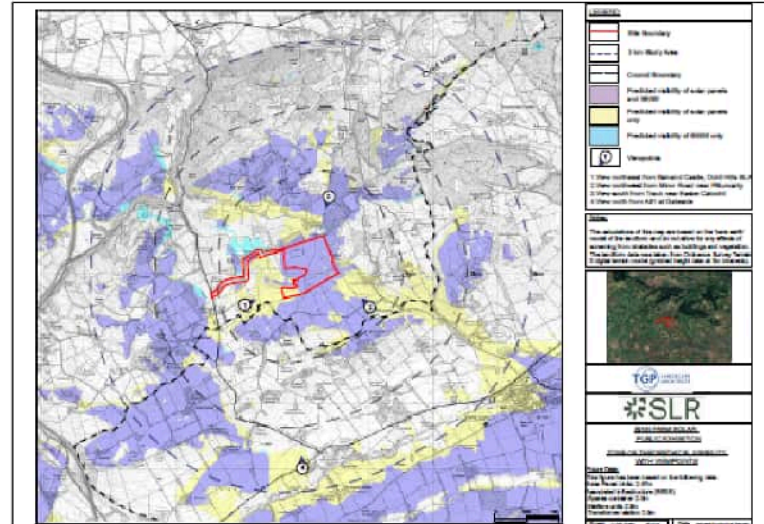




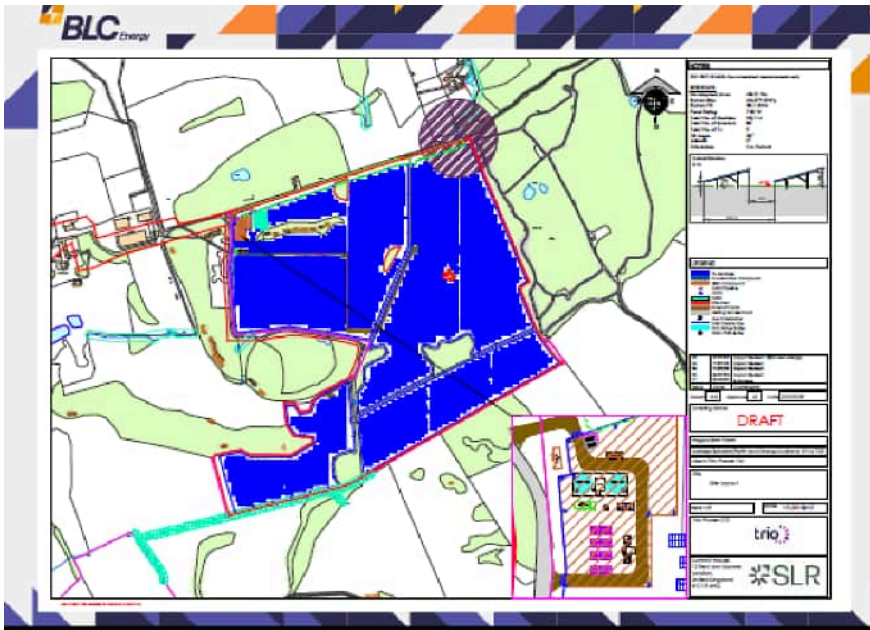
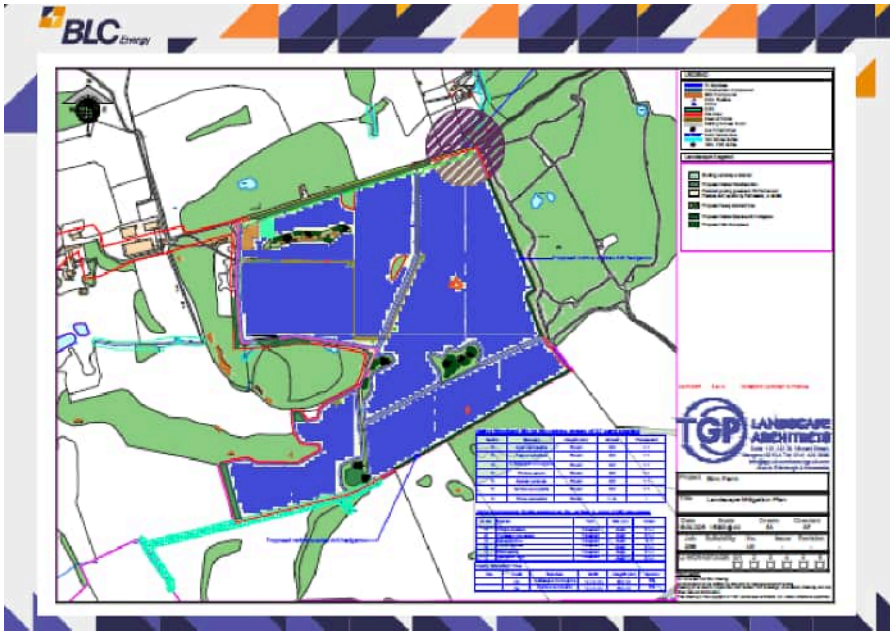
Abstract—This article has been accepted for inclusion in a future issue of this journal. Content is final as presented, with the exception of pagination.





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Feedback form



Binn Solar and BESS Farm Feedback Form

Do you support the use of solar energy in Scotland?

☐ Yes
☐ No
☐ Neutral

Are you supportive of our proposal for Binn Solar and BESS Farm in principle?

☐ Very supportive
☐ Supportive
☐ Neutral
☐ Opposed
☐ Very opposed

Which of the following do you think would be a benefit of Binn Solar and BESS Farm?

☐ Creating a reliable supply of renewable energy
☐ Relatively low visual impact
☐ Contribution to local and national net zero targets
☐ Low maintenance, little noise

Do you have any concerns about our proposal?

Do you have any suggestions for how the associated community benefit fund could be used locally?

Do you wish to be kept informed of our proposals for Binn Solar and BESS project



Please tick the box and include your name and email address below. Please print. ☐ Yes ☐ No

Name Email

Thank you for your feedback.

Please hand this completed questionnaire in or alternatively send to the address below by Monday 20 October 2025:

BLC Energy Ltd, Unit 4, Mullion House,
Aberuthven Enterprise Park, Maidenplain Place,
Aberuthven, Perthshire, PH3 1EL

 info@blcenergy.com  www.blcenergy.com

Privacy Statement/Data Protection By completing this feedback questionnaire, you are agreeing that we (BLC Energy Ltd) can hold the personal data in relation to the current public consultation exercise for the purposes of Binn Solar & BESS Farm. We treat all personal data in accordance with the General Data Protection Regulation (GDPR) (EU 2016/679) and your personal data will not be transferred outside of the European Economic Area. We will only share your personal data with members of the Binn Solar & BESS Farm project team for planning evaluation purposes only. Your identifiable personal data will not be used for any other purposes without your consent. We will use your data to send you updates about the project where you provide us with contact details and indicate that you would like to receive such updates. In the event a Pre-Application Consultation report is submitted with the planning application, your comments will be disregarded, and we will only identify you in the report or any related documentation with your permission.

NB: ANY COMMENTS MADE TO THE APPLICANT DURING THIS EXHIBITION DO NOT AFFECT YOUR STATUTORY RIGHTS TO MAKE REPRESENTATIONS TO THE PLANNING AUTHORITY OR THE PLANNING APPLICATION ITSELF

Post event website update (published on www.blcenergy.com)

Second public exhibition for Binn Solar and BESS Farm

Residents and businesses were encouraged to attend the second public exhibition for the proposed Binn Solar and BESS Farm on land 4km northwest of Strathmiglo and 5km northeast of Glenfarg, in Perth and Kinross.

The event took place on Wednesday 8 October, from 4pm to 8pm, at Glenfarg Community Centre, 9 Greenbank Road, Glenfarg, PH2 9NW.

For those who could not attend in person, an online event was held on Monday 13 October, 6.30-7.30pm.

Binn Solar and BESS Farm will comprise around 30MW of solar energy and 6MW of battery storage.

The project will generate the equivalent renewable energy required by over 11,800 homes, and will supply power directly into the grid via the Abernethy substation.

It complements the Binn Ecopark initiative to bring new green companies and investment into the area by providing a strong foundation of renewable power.

Neil Lindsay, managing director of BLC Energy, said: "Feedback from local people and stakeholders has already helped us update our proposal.

"We had over 40 members of the local community visit the second exhibition.

"It was very beneficial in that we were able to update them on the surveys and assessments that have taken place, and how we've incorporated people's suggestions."

Find all the project information on the Binn project page
<https://www.blcenergy.com/projects/binn/>

Sample responses to feedback emails

Neil Lindsay neil.lindsay@bionergy.com
 [REDACTED] John, Kittg. me

Thu 19 Jun, 11:39 ☆ ↶ ⋮

Dear _____

Thanks for the message via the website.

Having looked at the map in detail, I am convinced that due to the topography and existing trees, there will be no views of the solar project from [REDACTED]

Below is a screenshot of the initial Zones of Theoretical Visibility map which is used in the Landscape and Visual Impact Assessment which shows no views from your property. The areas shaded yellow shows theoretical visibility but does not take into account current tree cover so is a worst-case scenario.



We will however be looking at what new tree/ hedgerow planting will help screen the project once the design is finalised.

Please come down to the exhibition next Wednesday afternoon in Glenfarg village hall to discuss this, we also will have a 3D model which we can show you views from your property.

Kind regards

Mail

Neil Lindsay
Managing Director
BLC Energy Ltd

From: Neil Lindsay <neil.lindsay@blcenergy.com>

Sent: 28 October 2025 14:31

Cc: [REDACTED]

Subject: Reply to Binn Solar & BESS Fram questionnaire

Thank you for completing the on line feedback form and I am sorry if you were not able to join us at the exhibition.

I have provided replies to your concerns below, but if you have any other questions, please get back in touch so that I can answer them

1. Noise for neighbours from development and battery storage.

There will be a noise assessment that will be part of the environmental report accompanying the planning application. At the distances from the nearest houses, we are confident that there will be no noise issues from the Battery components. Noise issues from batteries typically occur from faulty air conditioning fans not working properly. The solar farm itself will produce minimal noise.

2. The battery storage is too close to houses. It would surely be more efficient to have it closer to the middle of the planned area but definitely moved further away from houses

The National Fire Chief Council guidance is that batteries should be at least 25m away from occupied properties (the consented battery project at Abernethy is c130m from the nearest house). However, on all our projects we keep the batteries at least 500m from houses. On the Binn project we are c640m from Game Keepers Cottage and over 1,000m from Easter Catochil. The site has been chosen as the wood to the North provides screening from the two properties just mentioned.

3. Concern about the risks from batteries near houses and our water supplies

The batteries are not near any private water supplies (PWS), they are placed at least 500m from the PWS. The 2 PWS identified on the development area have had a 100m exclusion zone buffer incorporated into the final design layout in line with SEPA guidance, and detailed assessment is being undertaken to assess the extent of any impact on PWS sources and identify any required mitigation to safeguard these. The assessment will form part of the planning application and be reviewed by both the Environmental Health department and SEPA.

4. Lack of clarity on the impact on the quality and quantity of water supplies locally and further downstream

A detailed hydrology report will accompany the application and the PWS have been assessed as described above. This will consider both the quality and quantity of water at identified PWS sources and to surface water groundwater generally.

5. Lack of information on the water needs of the project and how this will be provided

A water supply will be provided from the farm buildings. Water is required for cleaning panels (once a year) and only water (no chemicals) is used for this. Water for welfare use will also use this source or bottled water will be used. All foul water would be contained and removed from site.

6. Impact on skyline and rural views. Impact on the views from local tourist sites such as West & East Lomond etc

A detailed landscape & visual impact assessment will accompany the planning application. Typically, visual impacts from solar projects is limited after 2-3km as over this distance it can be hard to pick out panels in the landscape. The 5 viewpoints for the LVIA agreed with the Council and Nature Scot are within this 3 km radius. West Lomond peak is c7km away and East Lomond peak is c 9.4km and so at this distance would not be visible.

7. Impact on nearby houses and others who may be affected and who may be unaware this has been proposed due to the limited communication radius.

We agreed with the community council that we would consult out to 2km and each household would have received an invite to the 1st and 2nd exhibition. We also advertised the events locally and kept the community council informed. A total of 50 households were written with invitations to the exhibitions.

8. Developers seem to be ticking the boxes of community engagement and not following through or making a genuine effort

We apologise you feel this way, but do not feel this is the case on this project. We have done over and above what is generally required in terms of local engagement. We have met with the community council on a number of occasions (and did again on Monday 27th), written to all properties within a 2km radius, hosted both in person exhibitions and on line presentations. We have also presented to children at Arngask Primary School about renewable energy and its role in our lives and the future. Due to the likely grid connection date (2028 or after) we will continue dialogue with the community council after planning is submitted.

9. Developers (so far) missing opportunities to make a more positive impact

There will be a detailed landscape mitigation plan (still being finalised) which will show areas of new planting (hedgerows/ trees etc) which will both provide screening from neighbouring properties whilst improving the biodiversity on site. Across the UK, we find that wildlife thrives under solar farms and we expect this also to be the case here. A recent RSPB & Cambridge University study found nearly 3x more birds used ground beneath panels compared to nearby farmland. In addition to this the land will be sown with a mixture of grasses and wildflowers to improve pollinators and insects numbers which in turn attracts more birds and small mammals.

We are also in discussion with the community council about setting up a community benefit fund to support local projects. We have suggested that a proportion of this fund could be reserved for local households struggling with cost of living increases. These discussions are ongoing and it will be the community, not us, that decide how to use the funds. This is not part of the planning process and will have no sway on any planning decision.

10. Reduction in valuable farmland. These fields have been used for silage and grazing sheep/cows for decades

The land will continue to be used for sheep grazing and so there will no loss in farmland used by Binn Fram

The land use concerns will be taken into account during the LVIA and will be taken into account in the LVIA.

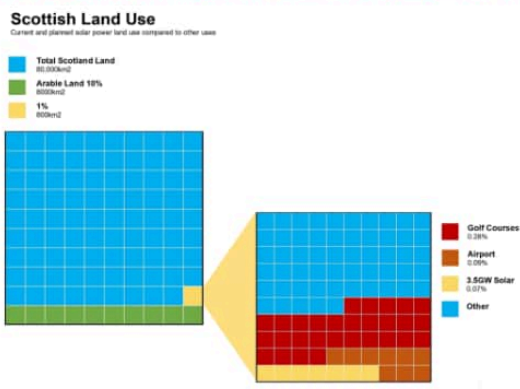
11. Cumulative impact on the area

This will be assessed in the LVIA

12. Cumulative impact of huge increase in such applications on farmland and concerns for Scotland's landscape and food production

"Scotland's Fair Share" was released in 2021 and endorsed by the Scottish Government set a target of between 4-6GW on Solar production in Scotland by 2030. Of this c 3.5GW (3500MW) would be expected to come from solar farms such as the Binn. As of this month just over 150MW of solar farms are in operation so 4% of the 2030 target.

To get to the 3.5GW the land required would equate to 0.07% of available land. The image below puts this into focus. The impact on food production is minimal when compared to impacts currently being faced by the farming sector from climate change and global politics. I have attached some documents that you may find of interest on this subject



As mentioned, please contact me if you have any other questions,

Kind regards

Neil

Neil Lindsay
Managing Director
BLC Energy Ltd

Tel: 07941541637

Email: neil.lindsay@blcenergy.com

Web: www.blcenergy.com



www.blcenergy.com

Primary school event press release

Press release
20 October 2025

Renewable Energy Workshop at Arngask Primary School

BLC Energy & Earth Energy Education Collaborate with P6 & P7 Pupils

Before the October holidays began, BLC Energy dedicated an afternoon to working with pupils at Arngask Primary School, specifically targeting the Primary 6 (P6) and Primary 7 (P7) year groups. The focus of the visit was a workshop on renewable energy, organised and delivered by Earth Energy Education, a group committed to fostering understanding and enthusiasm for sustainable energy solutions among young people.

The workshop addressed class needs by focusing on renewable energy, particularly solar power, BLC Energy's area of expertise. Its goal was to engage pupils with relevant activities and inspire them to think about how these technologies affect their day to day lives and environment.

Pupils took part in hands-on activities, demonstrations, and group discussions about solar energy. They learned how it works, considered its practical uses at school, home and globally. The teams worked well together looking at locations around the school where they could generate solar power and understand the impact of renewable energy.

P6 and P7 pupils created posters using their workshop findings from the afternoon. The posters were then displayed at the Glenfarg Community Centre where BLC Energy held its 2nd public exhibition for the Binn Solar Farm, a c39MWp Solar Farm currently in development.

ENDS