



# COYLTON GGP S.36 APPLICATION

## LANDSCAPE AND VISUAL STATEMENT

TGP Landscape Architects Ltd  
Suite 1.1, The Exchange  
142 St. Vincent Street  
Glasgow  
G2 5LA

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# 1 Introduction

This Landscape and Visual Statement (LVS) has been prepared by TGP Landscape Architects Ltd, a firm of independent landscape consultants. It has been prepared to accompany the Section 36 Application in relation to the extension of the Coylton Greener Grid Park ('GGP') (the 'Proposed Development'), located on land immediately east of Coylton Substation, to the south of the A70 (grid ref: NS 46528 19641) (the 'Site').

The Proposed Development would be located entirely within the same Site as the consented up to 50MW Coylton GGP (planning ref: 23/0580/PP). This is described further in the following Section of this LVS. The Proposed Development is based on a layout comprising battery container blocks and associated infrastructure, including High Voltage (HV) Yard, auxiliary transformers, site office and welfare, comms house, storage containers, CCTV and lighting columns, perimeter fence, grid connection, associated access, internal access roads and parking, as well as associated landscaping and SuDS (the 's.36 Layout').

The LVS reviews the potential landscape and visual effects in relation to the proposed extension. These effects are considered in the context of existing Coylton Substation and the consented up to 50MW Coylton GGP development, which form key parts of the local baseline. The LVS is undertaken in accordance with the *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)*<sup>1</sup> and is supported by the following figures:

- Viewpoint Visualisations 1-6; and
- TGP Drawing no. 2223/L01: Landscape Plan.

## 2 Project Background and Description

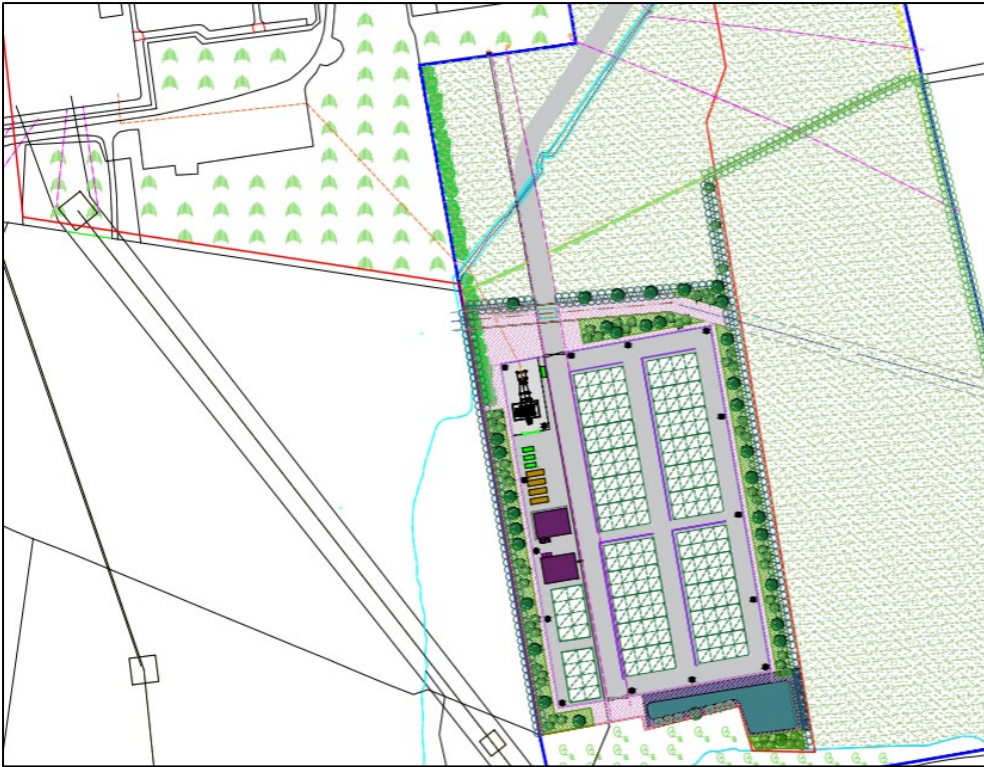
### 2.1 Project Background

The consented up to 50MW Coylton GGP (ref: 23/0580/PP) (the 'consented scheme') was approved by East Ayrshire Council on 29<sup>th</sup> February 2024. This incorporates battery storage units and associated infrastructure on land to the east of the existing Coylton Substation.

The consented scheme is currently under construction at the Site. This includes all works for the first phase of 50MW of BESS. The approved layout (ref. 23/0580/PP) is shown in Image 1 below.

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<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3); Institute of Environmental Management and Appraisal and the Landscape Institute, 2013



*Image 1: Consented up to 50MW Coylton GGP (ref: 23/0580/PP)*

As the permission has progressed to an implementable development, amendments to the site layout and some components approved under the application and in the previous discharge of condition application (ref. 24/0096/AMCPP) are required. A discharge of condition application is being sought to regularise the amendments to the site layout. This layout mirrors the design provided for this s.36 application, as shown in Image 2. This hereafter referred to as the 'Revised Layout'.

This Section 36 application seeks an increase in capacity from 50MW to 150MW; all physical works will be covered by the discharge of the conditional application; however, for completeness, this Landscape and Visual Statement (LVS) is submitted in conjunction with it. Further information on the planning background to the Coylton GGP is provided in the separate Planning, Design and Access Statement produced to support the Section 36 application. The Revised Layout is illustrated below.

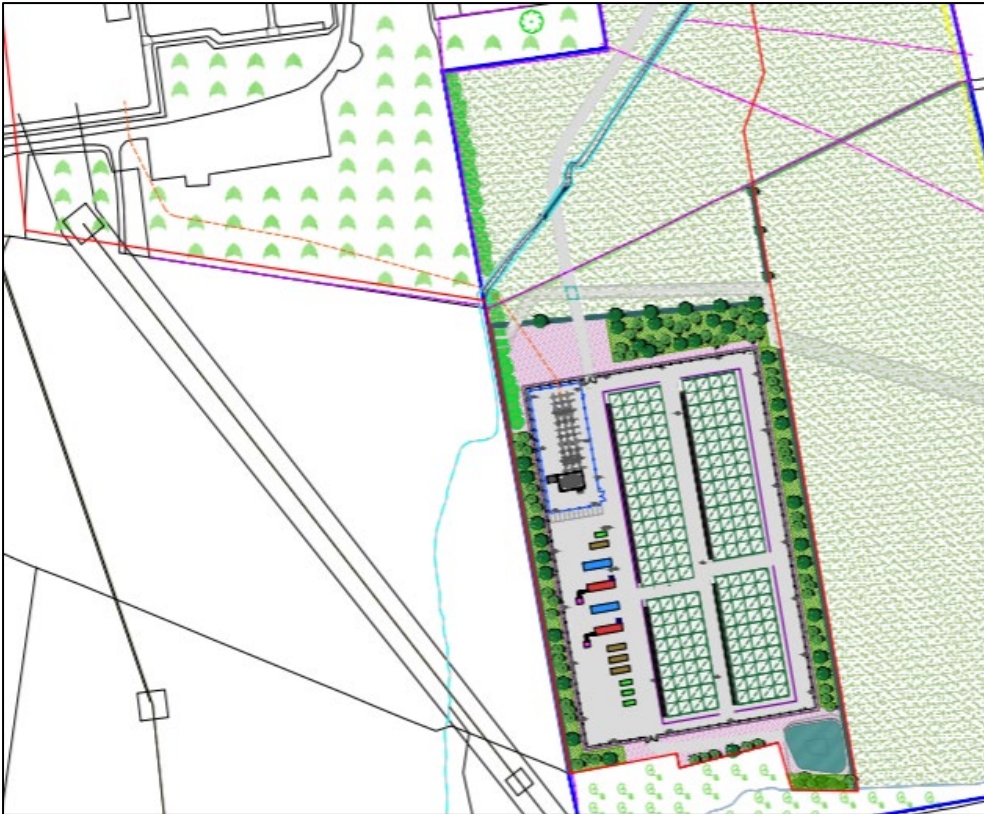


Image 2: Proposed Development – Revised Layout

## 2.2 Project Description

The Revised Layout occupies the same footprint as the consented scheme, and primarily incorporates the same elements, including battery containers and associated infrastructure, as well as ancillary works including fencing, access and parking.

The proposed infrastructure is as follows:

- Blocks of battery Units and Convertors: 4m max height (28m x 15m);
- HV Equipment: 8m max height (46m x 14.4m);
- Comms House / LVAC Control Room: max height 5.63m (14.7m x 3.9m);
- Comms House / Switchroom: max height 5.63m (14.7m x 3.9m);
- Aux transformer: 2.5m max height (3.2m x 3.1m);
- Earthing Transformer: max height 4.0m (5.05m x 3.35m);
- Stores 2.6m max height (6.1m x 2.4m);
- Offices: 3.6m max height (9.8m x 3.1m);
- LV Supply cabinet: 2.05m max height (2.0m x 2.0m);
- Internal Noise Attenuation Fence: 4.5m height;
- Perimeter Noise Attenuation Fence (closed-board): 3.5m height with 0.5m security top;
- HV Yard internal security fence: 3.4m height; and
- CCTV poles: 6m height.

There would be no increase in the heights of the proposed infrastructure in comparison to the

consented scheme. The Revised Layout would comprise the same external colours as the consented scheme, including a recessive green colour for the perimeter and interior noise attenuation fences.

The Revised Layout would also incorporate the same approach to landscape planting within the Site as a means of softening the appearance of the Development, and contributing towards local landscape character and habitat enhancement. This is based on native woodland and hedgerow planting (refer to TGP drawing no. 2223/L01 for full details). The Revised Layout would result in a slight increase in the overall number of trees planted, as well as a slight increase in the extent of new woodland and hedgerow planting in comparison to the consented scheme.

The key changes within the Revised Layout are therefore limited to the internal layout of Site infrastructure and minor adjustments to the access track.

The retention of the same Site footprint, maximum heights, external colours, consistent landscape mitigation (with slightly increased amounts of native tree planting and hedgerows) suggests that the landscape and visual effects of the Revised Layout should be no greater than those of the consented scheme. However, taking a precautionary approach, potential changes to previously reported levels of effect are considered within this LVS. Accordingly, this LVS makes reference to the LVA for the consented scheme (undertaken by TGP Landscape Architects as part of the original planning application in October 2023), hereafter referred to as the '2023 LVA'.

### **3 Viewpoint Analysis**

To assist in the review of potential landscape and visual effects, revised visualisations have been prepared to accompany this LVS (refer to Coylton GGP Viewpoint Visualisations 1 – 6). These are based on the same six viewpoint locations included within the 2023 LVA and allow for a direct comparison between the consented layout and the Revised Layout.

#### Viewpoint 1. A70 at East Tarelgin

The Proposed Development would be experienced within the lower-lying landscape beyond the intervening roadside hedge and field. It would be fully back-clothed by the rising landform in the distance, and experienced in the context of existing large-scale pylons and telecoms posts. There would be no discernible change to the location or spread of infrastructure in comparison to the consented scheme, and no change to the level of effect described within the 2023 LVA. By Year 15 the Proposed Development would be predominantly screened.

#### Viewpoint 2. Core Path (C9) near Clydenoch

The Proposed Development would be experienced beyond the brow of the intervening hillside, within the same angle of view as the existing Coylton Substation and associated pylons. It would be fully back-clothed by the rising landform and tree cover beyond. There would be no discernible change to the location or spread of infrastructure in comparison to the consented scheme, and no change to the level of effect described within the 2023 LVA. By Year 15 the Proposed Development would be predominantly screened.

### Viewpoint 3. Core Path (C9) at Treesmax

The Proposed Development would be located in the middle distance, beyond gappy tree cover and pylons extending across the intervening landscape. It would be fully back-clothed by the rising landform in the distance. There would be no discernible change to the spread of infrastructure in comparison to the consented scheme, and no change to the level of effect described within the 2023 LVA. By Year 15 the Proposed Development would be predominantly screened.

### Viewpoint 4. Minor Road near Rodinghead

The Proposed Development would be located in the middle distance, within the same field of view as the existing Coylton Substation. It would be located beyond intervening large-scale pylons, and experienced below the skyline. In comparison to the consented scheme, there would be no discernible change.

### Viewpoint 5. Minor Road at Provost Mount

The Proposed Development would be located beyond a slight rise in the intervening landform, which would screen the northern parts of the compound. Accordingly, views would be primarily limited to parts of the perimeter fence at the southern end of the Site. In comparison to the consented scheme, there would be no discernible change.

### Viewpoint 6. Minor Road and Core Path (D19) at Carston

The Proposed Development would be located in the middle distance, beyond gappy tree cover. It would be experienced within the same field of view as the existing Coylton Substation, beyond intervening large-scale pylons. In comparison to the consented scheme, there would be no discernible change.

## **4 Potential Landscape and Visual Effects**

### **4.1 Potential Construction Effects**

The construction operations would involve the localised clearance of existing grassland within the Site, alongside excavations for foundations, increased vehicular activity. As described above, these activities are already underway / present within the Site as part of the consented scheme. Further construction activities, including the gradual introduction of the proposed elements of infrastructure, would be temporary and of short duration. Accordingly, in comparison to the consented scheme, there would be no change to the effects as described within the 2023 LVA.

### **4.2 Potential Operational Landscape Effects**

The Revised Layout would occupy the same footprint as the consented scheme, which has already been cleared of existing grassland vegetation in accordance with the consented scheme. There would be no further loss of landscape features or ground cover within the Site, and therefore no change to the effects on the existing landscape fabric within the Site as a result of the Revised Layout.

In relation to landscape character, the Proposed Development would be located within the

Agricultural Lowlands LCT. As per the consented scheme, the Revised Layout would represent a localised element of built form within the adjoining, low-lying landscape to the east of the existing Coylton Substation. There would be no change to the location of the Site, or increase in its geographic extent in comparison to the consented scheme. Furthermore, all proposed infrastructure associated with the Revised Layout would be consistent in terms of size and colour. Accordingly, there would be no change to the effects on landscape character from those described within the 2023 LVA. The key effects would continue to be predominantly limited to the Site and adjoining landscape within approximately 300-400m.

There would be no discernible effects on any landscape designations.

### **4.3 Potential Operational Visual Effects**

The Revised Layout would be located within the same Site and footprint as the consented scheme and would comprise similar infrastructure of a consistent height. Accordingly, potential views would be restricted to the same visual receptors as assessed within the 2023 LVA. The key views would be experienced from:

- Local residents in closest proximity to the Site (including East Tarelgin Farm and bungalow to the north of the Site, as well as Macquittiston and the Bungalow east of Clydenoch); and
- Walkers on Core Paths C7, C9 and D19, form a continual route between Drongan and Lessnessock.

In each case, the Proposed Development would be experienced within the low-lying landscape in the vicinity of Coylton Substation. The Proposed Development would be back-clothed by the surrounding landform, and experienced in the context of existing large-scale pylons and telecoms posts. In comparison to the consented scheme, there would be no increase in height, location or spread of infrastructure, and no change in the geographic proximity/viewing distance. Accordingly, based on the Revised Layout, there would be no change to the level of effect described within the 2023 LVA. By Year 15 the Proposed Development would be predominantly screened.

From the wider surrounding area, views of the Proposed Development would remain tempered by intervening landform, vegetation and built form. The large-scale pylons associated with the existing overhead power lines would remain the most prominent elements within the view.

### **4.4 Potential Cumulative Effects**

As described within Sections 4.2 and 4.3 of this LVS, the landscape and visual effects of the Proposed Development would be no more extensive than those already described within the 2023 LVA. Accordingly, its cumulative influence would also be consistent with the consented layout.

In terms of the cumulative context, in the intervening period following the 2023 LVA, the cumulative baseline at the Site remains predominantly unchanged. However, a planning application for a separate 29.9MW BESS development on 'land south of Coylton Electricity Substation' (planning ref: 23/0604/PP) has recently been approved with conditions. This will represent an additional



infrastructure element within the local landscape (to the west of the Site) that will result in landscape and visual effects in its own right.

In terms of potential cumulative effects, this will merge with the existing Coylton Substation and associated overhead lines, within the same local landscape context as the Proposed Development.

As described above, the cumulative influence of the Revised Layout would be no more extensive than that of the consented layout at the Site. As such, the potential cumulative effects would be consistent with those already considered during the determination of the 29.9MW BESS development on land south of Coylton Electricity Substation (in which the consented layout represents a key part of the future baseline).

From the wider surrounding area, cumulative views would be restricted by intervening landform, vegetation and built form. The large-scale pylons associated with the existing overhead power lines would remain the most prominent elements within the view.

## **5 Summary**

In summary, the Proposed Development would be located on land immediately east of Coylton substation, south of the A70, within the same Site and footprint as the consented up to 50MW Coylton GGP. This s.36 Application seeks to increase the operational capacity of the BESS Facility. A discharge of condition application is being sought for the layout amendments and this LVS is submitted alongside this s.36 application for information.

Due to the retention of infrastructure within the same geographic area as the consented scheme, and the consistency in terms of heights and colours, it is assessed that there would be no discernible change to the landscape and visual effects from those in relation to the consented up 50MW Coylton BESS (as described within the 2023 LVA for the original planning application). The proposed extension would result in consistent effects, which would be localised in nature, and focused within a landscape context that is already influenced by existing infrastructure at Coylton Substation and associated overhead lines. Accordingly, the extension can be accommodated at the Site with no additional effects on landscape character or visual amenity.