

HALFWAY

ENERGY PARK

Welcome to the Public Exhibition for the Proposed Halfway Energy Park

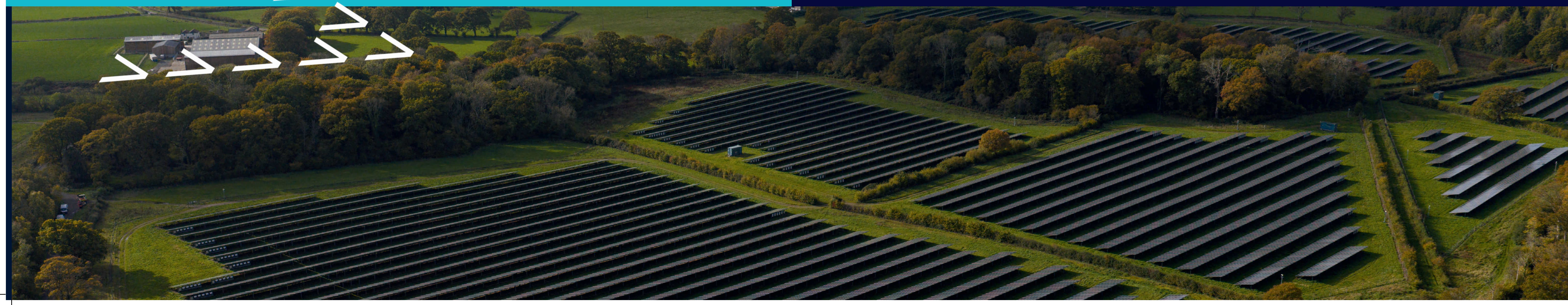
Thank you for attending this public exhibition.

The exhibition provides information on the Proposed Development, the consultation process, and the environmental and technical assessments undertaken to date. It also includes visualisations to help illustrate how the proposed solar PV and BESS could appear within the surrounding landscape.

The purpose of this exhibition is to:

- Provide information on the Proposed Development at this stage in the process;
- Explain the project and its key components;
- Present the technical and environmental studies undertaken to inform the design to date;
- Invite feedback from the local community; and
- Answer any questions you may have about the project.

We welcome your views and encourage you to share your comments as part of the consultation process.



About Halfway Energy Park Ltd

We are Halfway Energy Park Ltd, an Aukera Special Purpose Vehicle (SPV). We are a renewable energy Independent Power Producer (IPP) operating across the UK and Europe. We specialise in utility-scale solar, onshore wind, and Battery Energy Storage Systems (BESS), and are actively involved at every stage of the project lifecycle.

With 58.4MWp of renewable energy infrastructure already operational in the UK and a further 295.5MWp under construction, we are building a significant and growing presence with 60% of the pipeline located in Scotland. Our team works from offices in London and Edinburgh, combining national reach with local expertise.

Responsible development and genuine community engagement sit at the heart of everything we do, as we continue to invest in projects that support a sustainable, low-carbon energy future.

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Halfway Energy Park Ltd is committed to facilitating **up to 10% community ownership** as part of the Proposed Development, providing the local community with an opportunity to secure a direct financial interest in the project.

This would be in addition to the **community benefit fund**, which would support local projects and initiatives throughout the operational lifetime of the Proposed Development.



Why Solar Energy?

Scotland has committed to achieving net zero by 2045. Renewable energy projects such as Halfway Energy Park will help reduce greenhouse gas emissions, strengthen energy security, and support the transition to a low-carbon future.

Solar energy is a proven technology that harnesses the sun to generate clean renewable electricity without burning fossil fuels. As electricity demand continues to grow, projects such as the Proposed Development will play a vital role in powering homes, businesses and communities as well as supporting and advancing energy security in Scotland and the UK.



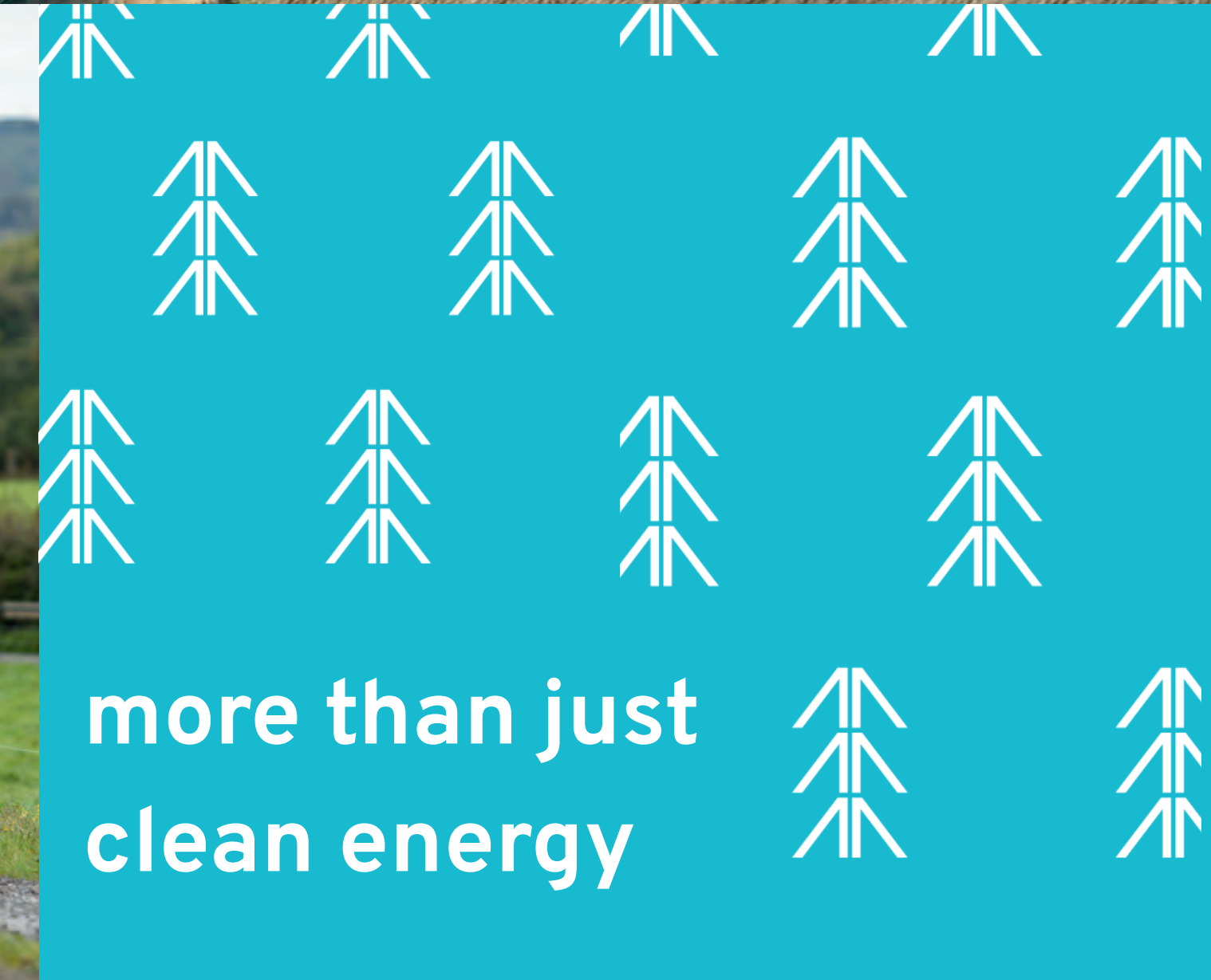
Site Selection

The Site location has been identified due to its ability to make efficient use of existing and planned electricity infrastructure in the area, including opportunities to connect to and support the strategic reinforcement of Scotland's electricity network. Given the scale of the Proposed Development, access to suitable grid infrastructure is an essential factor in selecting an appropriate site.

Land Capability

The James Hutton Institute is undertaking an independent assessment of the Site's agricultural land capability. This will identify the land's farming value and help inform the project design to understand and minimise potential effects on agricultural land and inform future management to safeguard the quality and potential of the land during its operational lifetime and beyond.

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Introduction to Proposed Development

Halfway Energy Park is a proposed **500MW solar and 100MW battery energy storage** development located on relatively level, open, lowland agricultural and grazing land between Inchtute, Errol and Rait, in Perth and Kinross. The design is currently in draft form and will go through multiple stages of design iterations, informed by extensive survey work and consultation.

The project would generate clean, renewable electricity, helping to support Scotland's renewable energy and net zero ambitions while strengthening energy security.

What is Proposed?

The Proposed Development is expected to include:

- Solar photovoltaics (PV);
- Battery Energy Storage System (BESS);
- Substations and transformer stations;
- Underground cabling;
- Access tracks;
- Security fencing and CCTV;
- Temporary construction compounds;
- Landscaping and planting; and
- Biodiversity enhancement measures.

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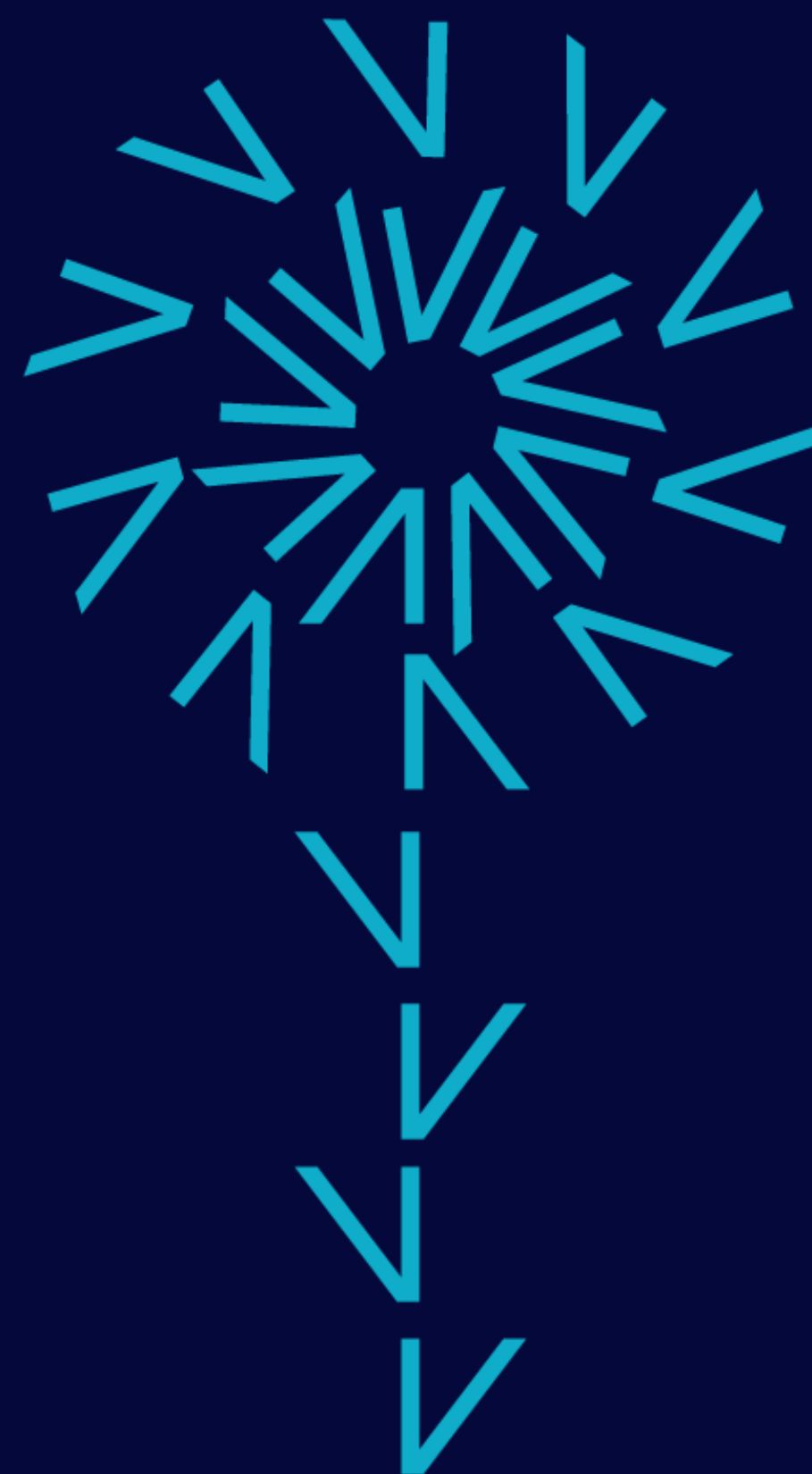


Figure 1

Site Location

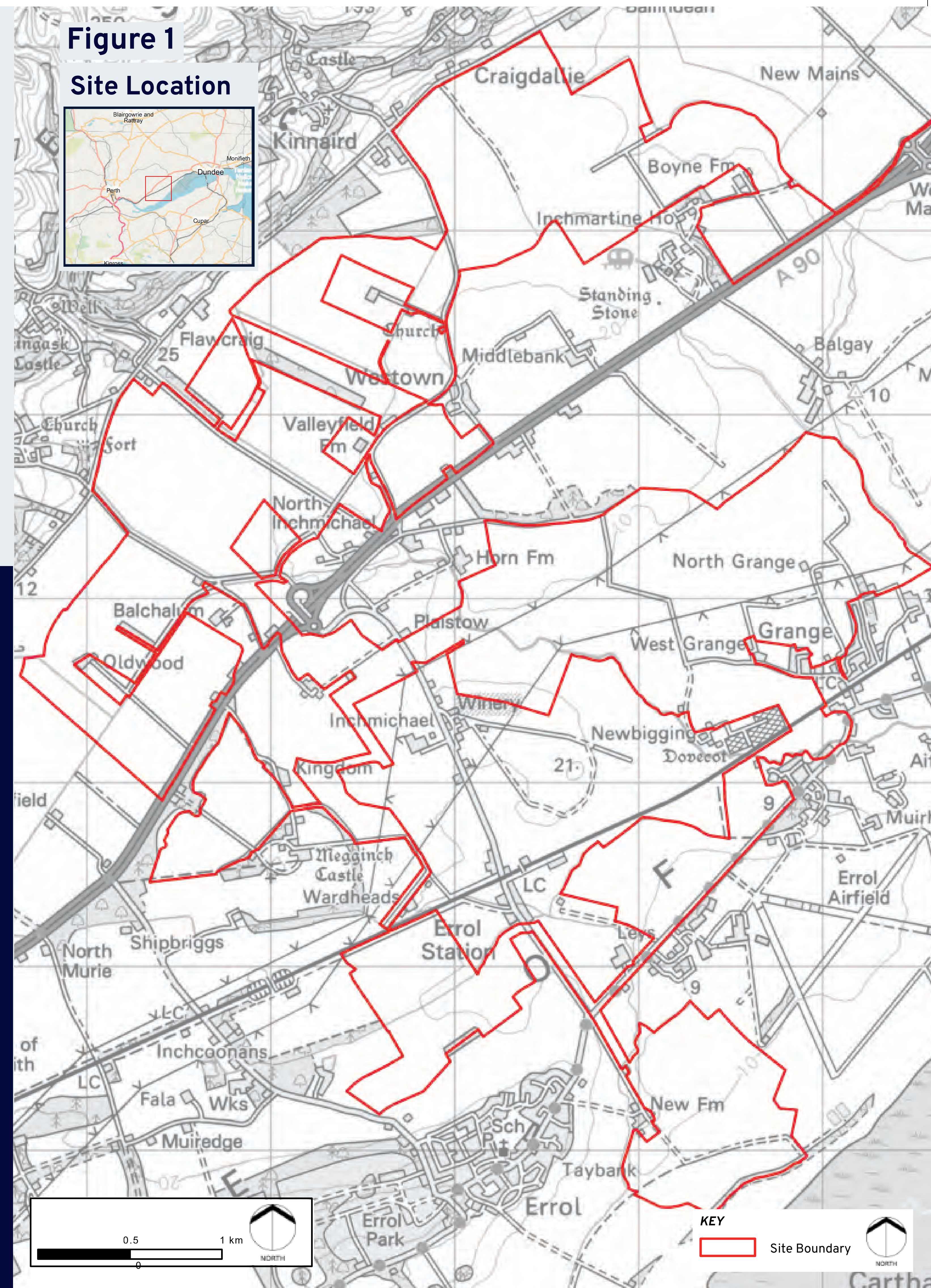
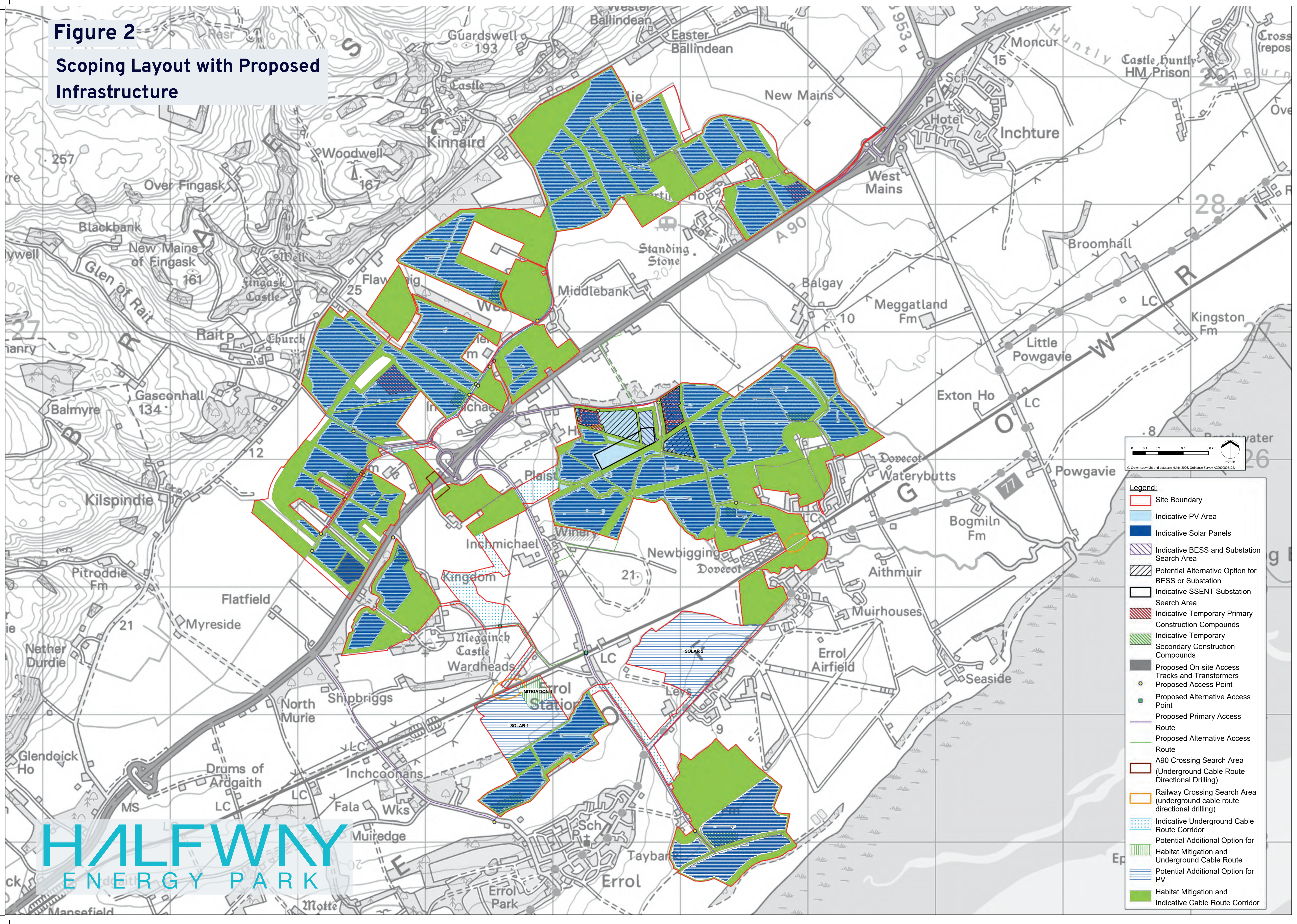


Figure 2

Scoping Layout with Proposed Infrastructure



Environmental Impact Assessment (EIA)

To understand the potential environmental effects of the Proposed Development, an Environmental Impact Assessment (EIA) is being undertaken and will be submitted as part of the Section 36 Consent Application. The following boards provide an overview of the key environmental aspects being assessed.

Landscape and Visual Amenity

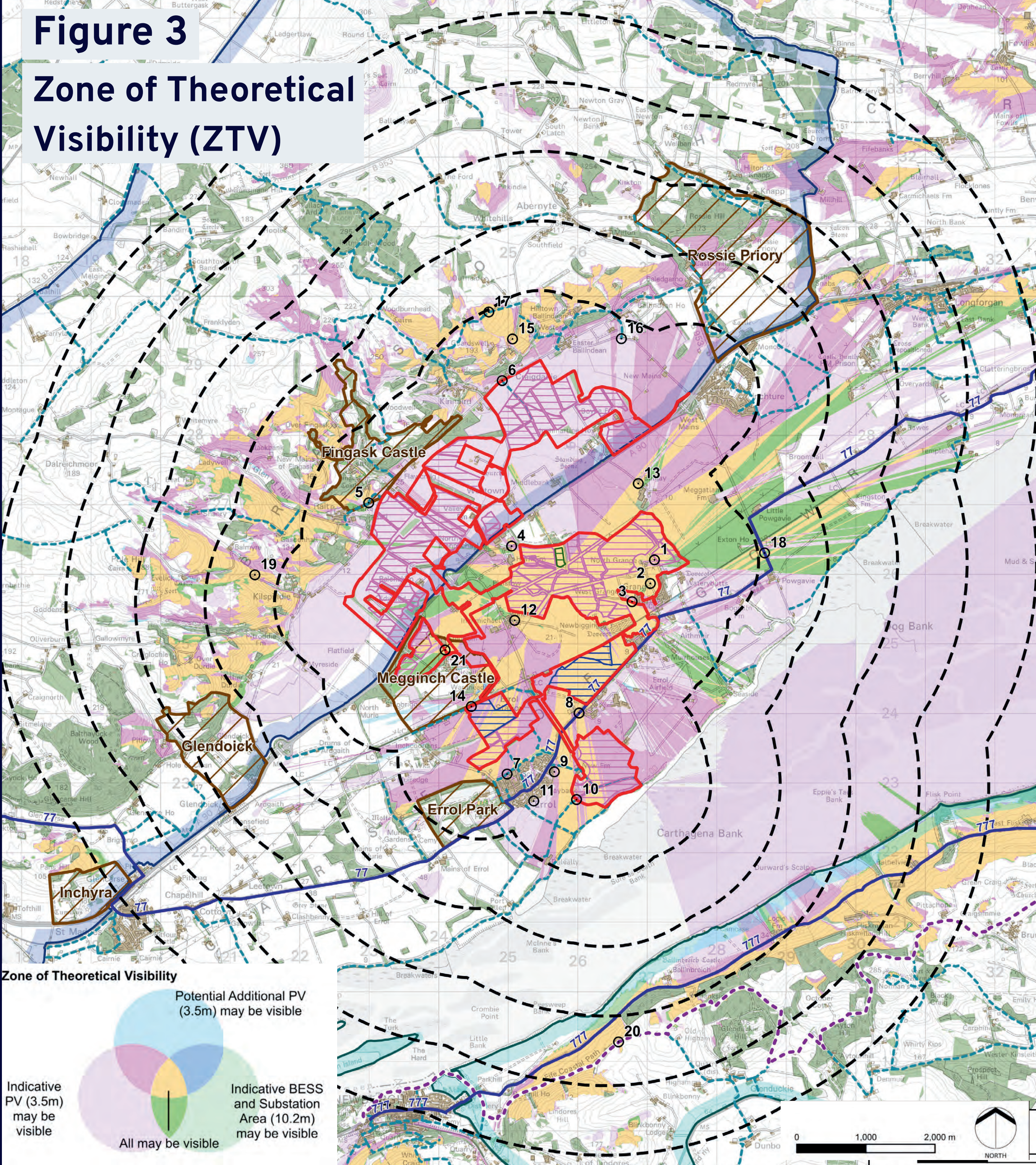
The potential effects on landscape character and visual amenity are a key consideration throughout the design process. To date the assessment has considered:

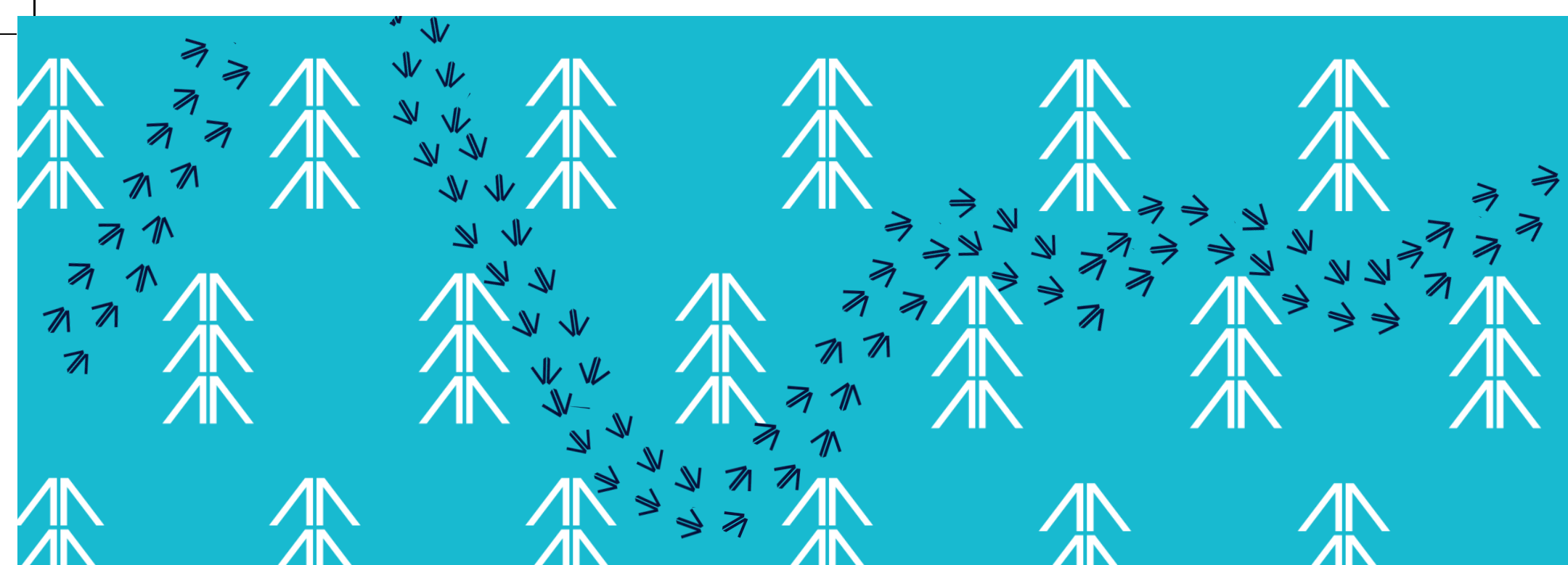
- Site topography and landform;
- Existing landscape character and how the development would fit within the wider landscape;
- Views from surrounding areas; and
- Residential visual amenity and nearby properties.

A Residential Visual Amenity Assessment (RVAA) will be undertaken to assess the potential effects of the Proposed Development on views from nearby residential properties and will inform the final layout.

Visualisations and Viewpoints

- **Figure 3** shows the Zone of Theoretical Visibility (ZTV), identifying areas from which the development may theoretically be visible and the locations of the selected viewpoints. Examples of selected viewpoints are provided later in this exhibition.
- Visualisations will be produced from these viewpoints to illustrate how the Proposed Development could appear if constructed.





Soils, Geology & Water

The Proposed Development has to date been designed to avoid areas of prime agricultural land where possible, and to minimise impacts on soils and farming.

The James Hutton Institute's independent Land Capability for Agriculture assessment will inform the final design and the report will be submitted to support the Section 36 Consent Application.

The Proposed Development would operate for 40 years, after which the land would be restored to its former use.

Assessments are being undertaken to consider potential effects on soils, water, flooding, and groundwater, and mitigation measures will be incorporated into the design where required.

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Ecology & Ornithology

The initial ecological desk study indicates that the Proposed Development is not located within an internationally designated site; however the Site is adjacent to the Firth of Tay and Eden Estuary SAC, SPA and Ramsar site, and the Inner Tay Estuary SSSI.

Breeding and non-breeding bird surveys commenced in 2025 and will continue until expected submission of the Section 36 Consent Application in 2027.

Careful consideration will be given to achieving biodiversity net gain on-site and in close proximity to the Site.



expanding local
biodiversity



Biodiversity

The design will be landscape and ecology-led to secure significant biodiversity enhancements for local ecology. Enhancements currently being explored include:

- Native scrub thicket planting;
- Individual tree planting;
- Species-rich and mixed native hedgerow with trees;
- Enhancement of existing hedgerows;
- Fruit trees/orchards including apples, pears and soft fruit, reflective of the historical and wider character of the area;
- Species-rich grassland; and
- Opportunities to support and encourage bird populations and pollinators.

Archaeology & Cultural Heritage

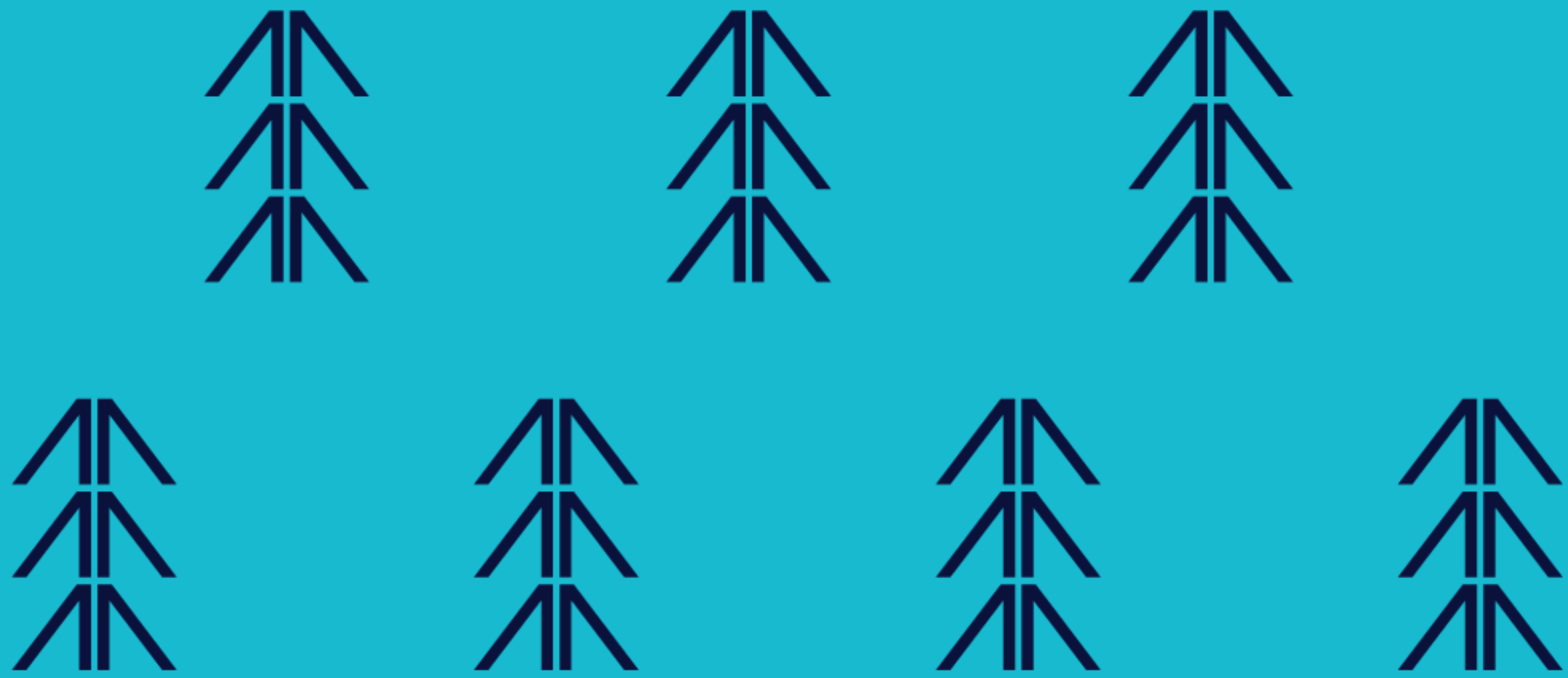
An assessment of archaeology and cultural heritage has been undertaken to identify archaeological remains and heritage assets within and around the Site. The design process continues to be led and informed by this work to avoid or minimise potential impacts wherever possible.

Detailed assessments will be submitted with the Section 36 Consent Application, and ongoing consultation is taking place with Historic Environment Scotland and Perth and Kinross Heritage Trust.



Noise and Vibration

The Noise Assessment is underway and will consider potential effects of the construction and operational phases of the Proposed Development. This will include potential cumulative developments. This assessment will inform the final design and layout to protect residential amenity.



Glint & Glare

Potential glint and glare effects are expected to be addressed through further design and screening measures.

Transport and Access

A Transport Assessment is being undertaken to inform the design of the proposed Site access points and routes for construction, operation and decommissioning traffic. This will include consideration of any abnormal load requirements, access arrangements and any necessary mitigation measures as shown on **Figure 2** which includes the proposed access routes and indicative on-site access tracks.

A Construction Traffic Management Plan will be developed to manage vehicle movements and minimise disruption to the local community.



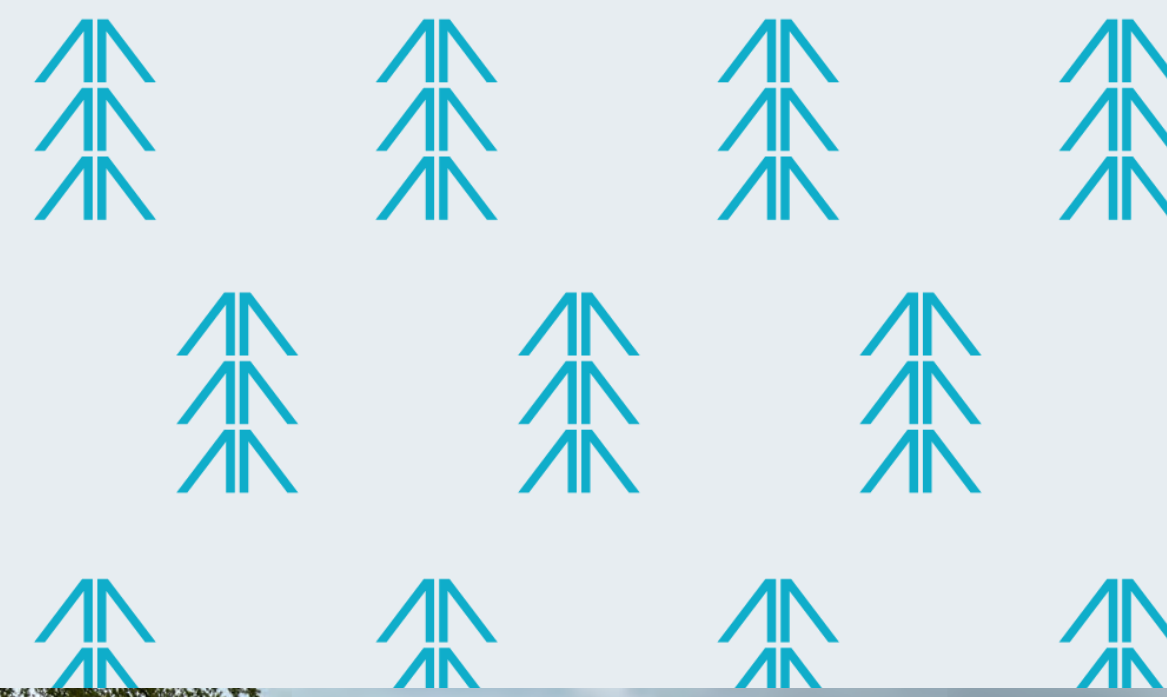
Socio-Economic

The Proposed Development will seek to maximise direct benefits such as local employment and apprenticeship opportunities, and enable maximisation of indirect benefits locally and nationally while also delivering a more sustainable local economy. During construction, there would be positive economic impacts from expenditure on Site preparation and the purchase and delivery of materials, equipment, and components.

The importance of recreation and tourism in the local area is recognised, and Halfway Energy Park Ltd is committed to engaging with local communities and stakeholders throughout the planning process to understand opportunities to support local priorities where appropriate and possible.

Community Benefits

As well as offering **up to 10% community ownership** the community benefits package complements the wider environmental and economic benefits of the Proposed Development. Halfway Energy Park Ltd are committed to ensuring community benefits are realised through the project, with funding for a variety of community projects to be made available throughout development and operation of the Site and additional buy-in assistance and support offered by Local Energy Scotland (LES). Together, these measures will provide a lasting legacy for the local area.



135
construction jobs
supported in Perth and
Kinross

Equivalent to approx.
3.5%
of the existing
construction workforce
in Perth and Kinross.



£15 Million
GVA in economic output
across Scotland at the
construction stage.

Over 40 years,
estimated to contribute
around
£33 million
to the Perth and Kinross
economy and support
£14 million
in wages.

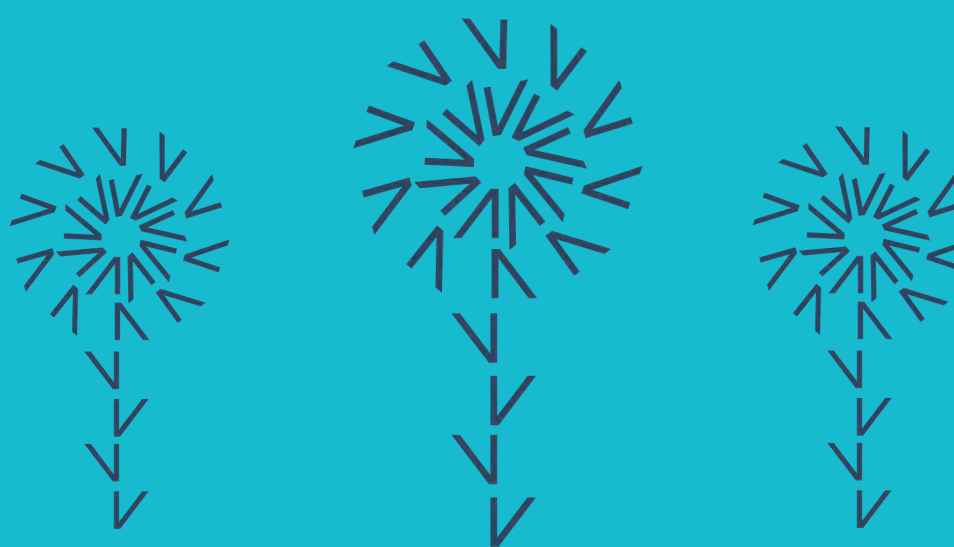


**Apprenticeship
Opportunities**
with local businesses and
work placement
opportunities with colleges
during construction phase.

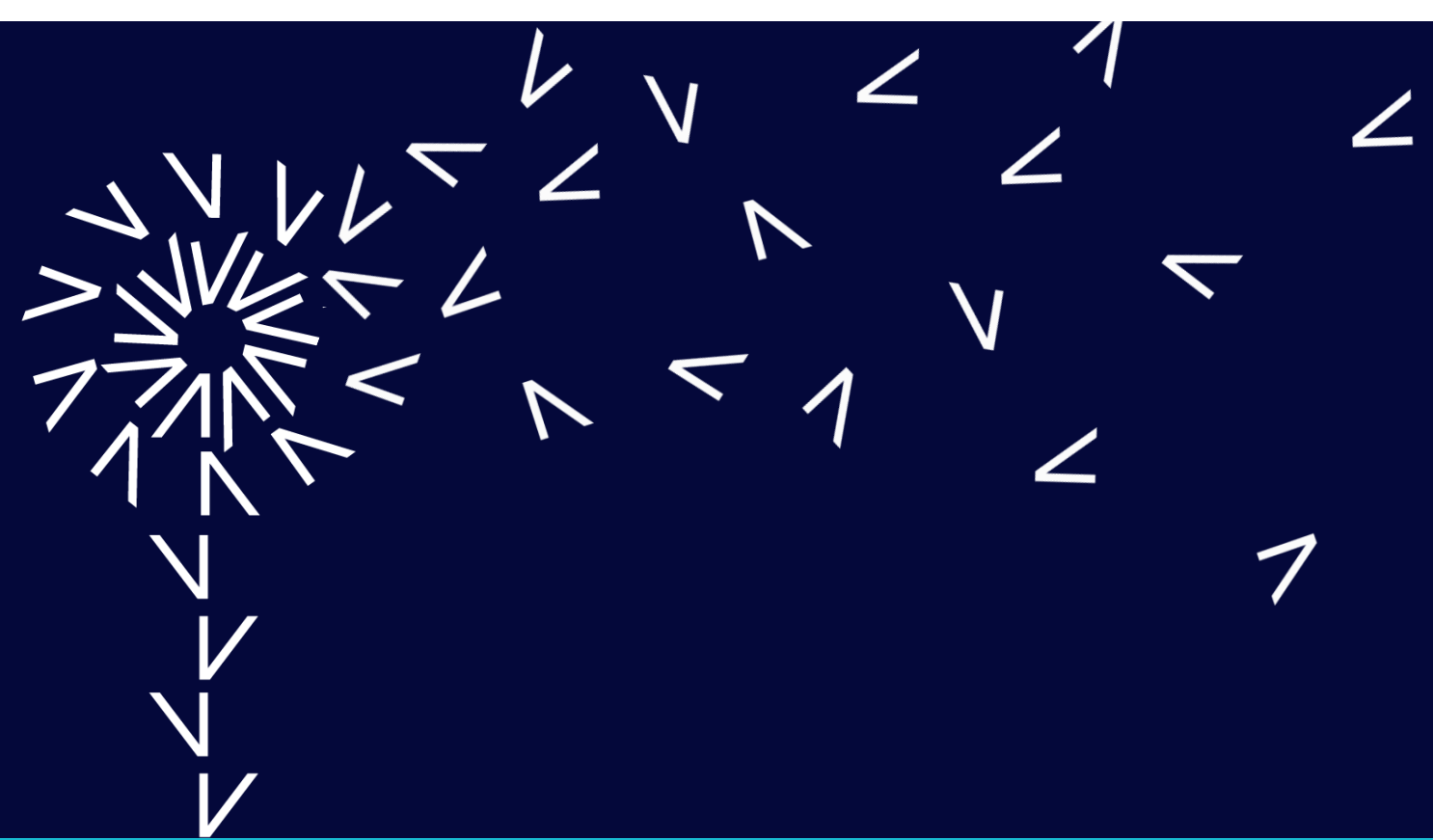


Meet the Buyer
events are planned to
give local businesses
early visibility of
contract opportunities

£500 per MW
of installed capacity
which equates to
£250,000 annually in
community benefit
funding.



All figures noted here are currently
estimates based on industry standards and
a 500MW scheme.



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Thank you for attending this Public Exhibition

Please visit our project website, halfwayenergy.co.uk, to view consultation materials and submit feedback online. Feedback forms are also available from the project team today.

Project updates will continue to be shared through the project website.

What Happens Next?

- Feedback received will be reviewed and considered by the project team to inform the design of the Proposed Development.
- A second consultation event is planned to allow you to learn more about how the Proposed Development has evolved and to provide further feedback. Further details to be published on our website in the coming months.
- Environmental and technical assessments will continue to inform the design evolution of the Proposed Development.
- A Section 36 Consent Application is anticipated to be submitted to the Energy Consents Unit (ECU) in 2027, at which time there will be an opportunity for members of the public to submit representations.

Anticipated Timeline



Scan the QR Code
to visit our website



**LOCAL
ENERGY
SCOTLAND**

Local Energy Scotland (LES) offers a range of financial support and advice to community groups to get local energy projects up and running. Their service is free and impartial, and they can support you at every stage.

Scan the QR Code to
visit LES' website

