

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE  
10 NOVEMBER 2015**

Agenda Item	6.2
Report No	PLS/076/15

**Scottish Hydro Electric Transmission Plc (SHET)  
East of Beauly Reinforcement – 400kv Overhead Line**

**Report by Head of Planning and Building Standards**

**Proposal of Application**

**Description :** Scottish Hydro Electric Transmission (SHET) proposes to construct a new double circuit 400 kilovolt (kV) overhead line (OHL) between the existing Beauly, Blackhillock and Kintore substations.

**Wards :** 13 Aird and Loch Ness  
18 Culloden and Ardersier  
19 Nairn  
20 Inverness South

**1 BACKGROUND**

- 1.1 To inform the South Planning Applications Committee of the pre-application consultations being undertaken by Scottish Hydro Electric Transmission (SHET) on a forthcoming Section 37 – Application under the Electricity Act 1989. The consultation highlights that yet further public consultation, on a preferred route alignment, will take place in 2016. It is intended that an application for consent for the proposed route to be submitted in 2018.
- 1.2 The project is one of the Scottish Government’s identified National Developments as set out in the Third National Planning Framework (NPF) needed to support an enhanced high voltage electricity transmission grid. The current available information highlights a preferred development corridor (Plan A attached), following on from an assessment of the study area during Spring 2014 – Autumn 2015 of three potential development corridors (See Plan B attached).
- 1.3 Members are asked to note this may also lead to a planning application for development under Town and Country Planning legislation at the existing Beauly substation. Any such application, on account of being related to a national development project, will require determination by the Full Council.

**2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The project is expected to comprise an overhead line (OHL) connection, mounted on steel lattice towers of a typical height of 50m, with an anticipated average span length of 250-300m. This tower size is larger than the existing 275kv transmission lines (typically 38m) that run between Balblair sub-station (Beauly) to the

Blackhillock substation (Keith), but less than the Beaully Denny line (65m towers). The project will add a new transmission line to the network and will not replace the existing line(s).

### **3 SITE DESCRIPTION**

**3.1** The development will extend across three local authority areas. The western part of the site lies within the Highland Council; the central part within the Moray Council and the eastern part in Aberdeenshire Council. Public meetings are being conducted locally throughout October and November 2015.

**3.2** A preferred route corridor has been defined as shown in greater detail on the attached plans. Within Highland the line will generally run close to but south of the existing Balblair – Dallas – Blackhillock grid line, thereby to the south of the Beaully, Inverness, Culloden, Cawdor and Ferness.

### **4 DEVELOPMENT PLAN**

The following policies are likely to be relevant to the assessment of the proposal:

#### **4.1 Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 29	Design Quality and Placemaking
Policy 30	Physical Constraints
Policy 51	Trees and Development
Policy 57	Natural, Built and cultural Heritage
Policy 58	Protected Species
Policy 60	Other important Species
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 66	Surface Water Drainage
Policy 69	Electricity Transmission Infrastructure
Policy 77	Public Access

#### **4.2 Inner Moray Firth Proposed Local Development Plan 2014**

None

#### **4.3 Inverness Local Plan**

None                      All superseded by HwLDP

#### **4.4 Highland Council Supplementary Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March

- 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013); and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).
- Construction Environmental Management Process for Large Scale Projects.

## **5 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- 5.1
- National Policy – SPP – June 2014.
  - Water,
  - Flood Risk / Drainage
  - Peat;
  - Natural Heritage;
  - Built and Cultural Heritage;
  - Design;
  - Landscape and Visual Impact;
  - Wild Land;
  - Noise;
  - Access and Recreation;
  - Construction impacts and control;

## **6 CONCLUSION**

- 6.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when an application is or applications are received and in the light of public representations and consultation responses.

## **7 RECOMMENDATION**

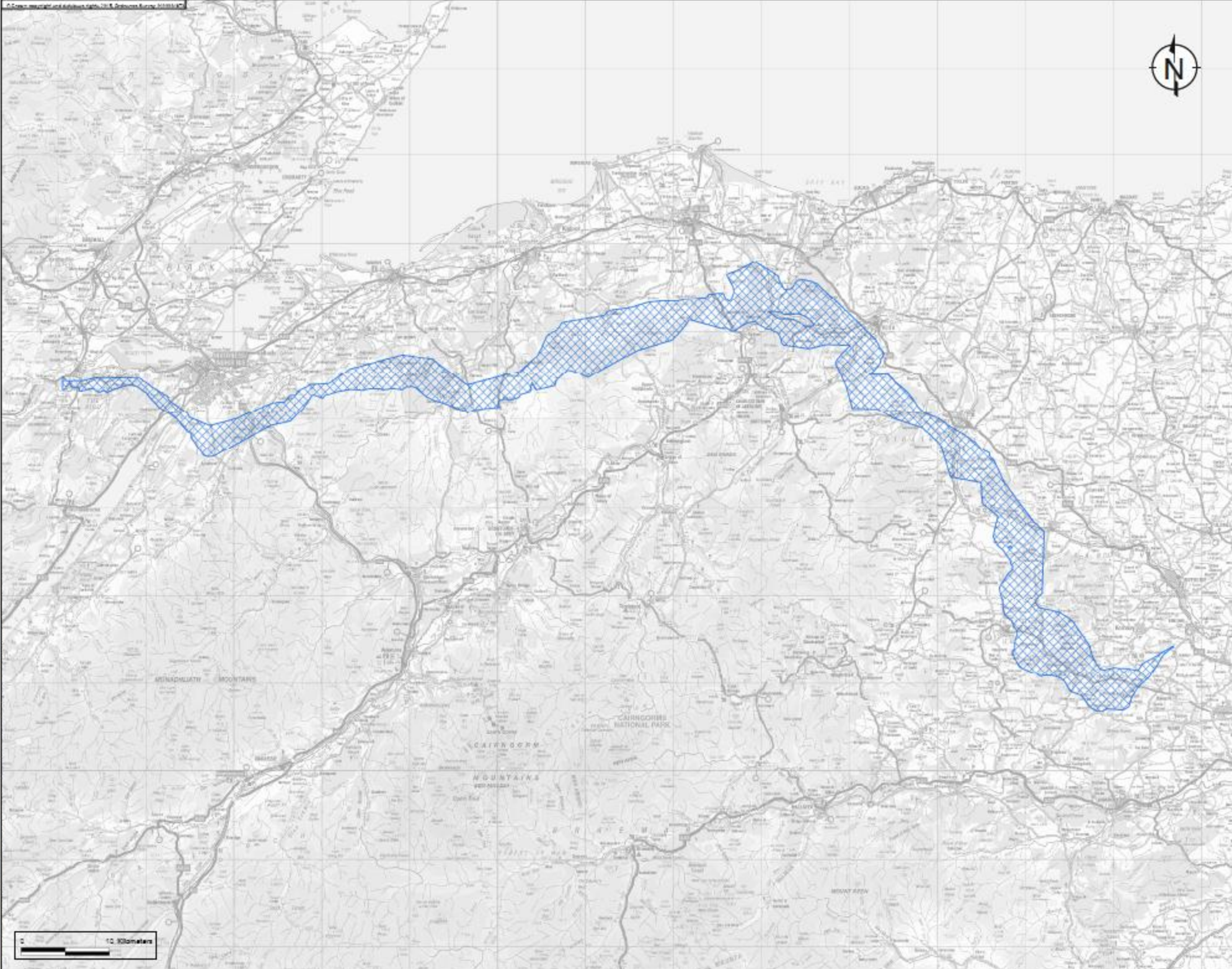
- 7.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Head of Planning and Building Standards

Author: Ken McCorquodale


Background Papers: Documents referred to in report and in case file.

Relevant Plans: Route Corridor - general & detailed



 Preferred Corridor

Title: Figure 4.20: Preferred Route Corridor  
 Project: East of Beaulieu Reinforcement  
 Client: SHTransmission  
 Date: June 2015  
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Legend

-  Study Area
-  Areas of overlap between Central and Southern Corridors
- Potential Route Corridors**
  -  Northern Route Corridor
  -  Central Route Corridor
  -  Southern Route Corridor



Figure 3: Potential Route Corridors For Analysis

Beaulieu-Blackhilllock and Blackhilllock-Kirtore Reinforcements

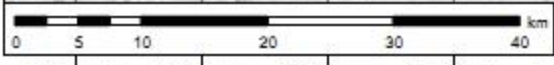
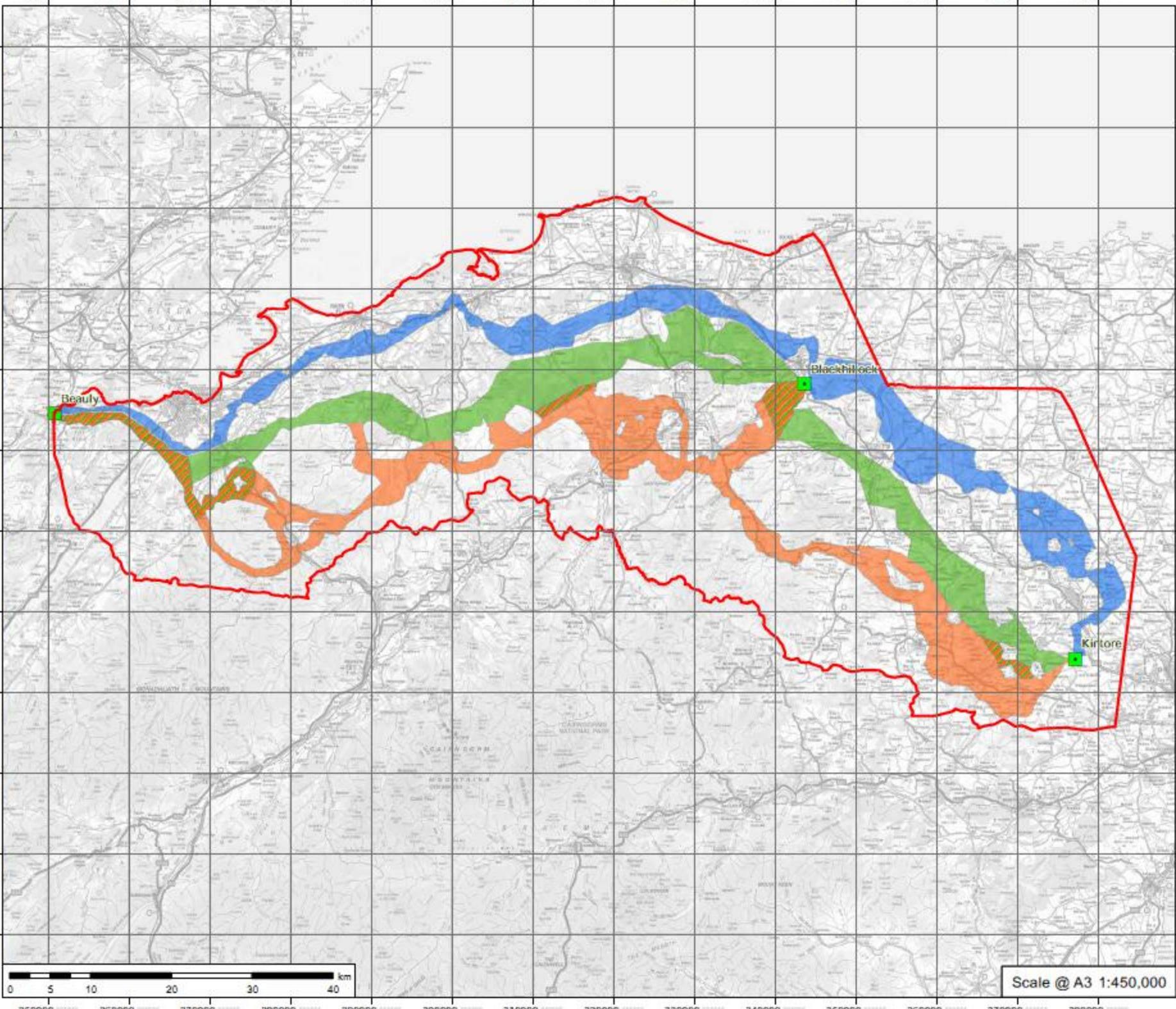
Client: SHE Transmission plc

Date  
October 2015

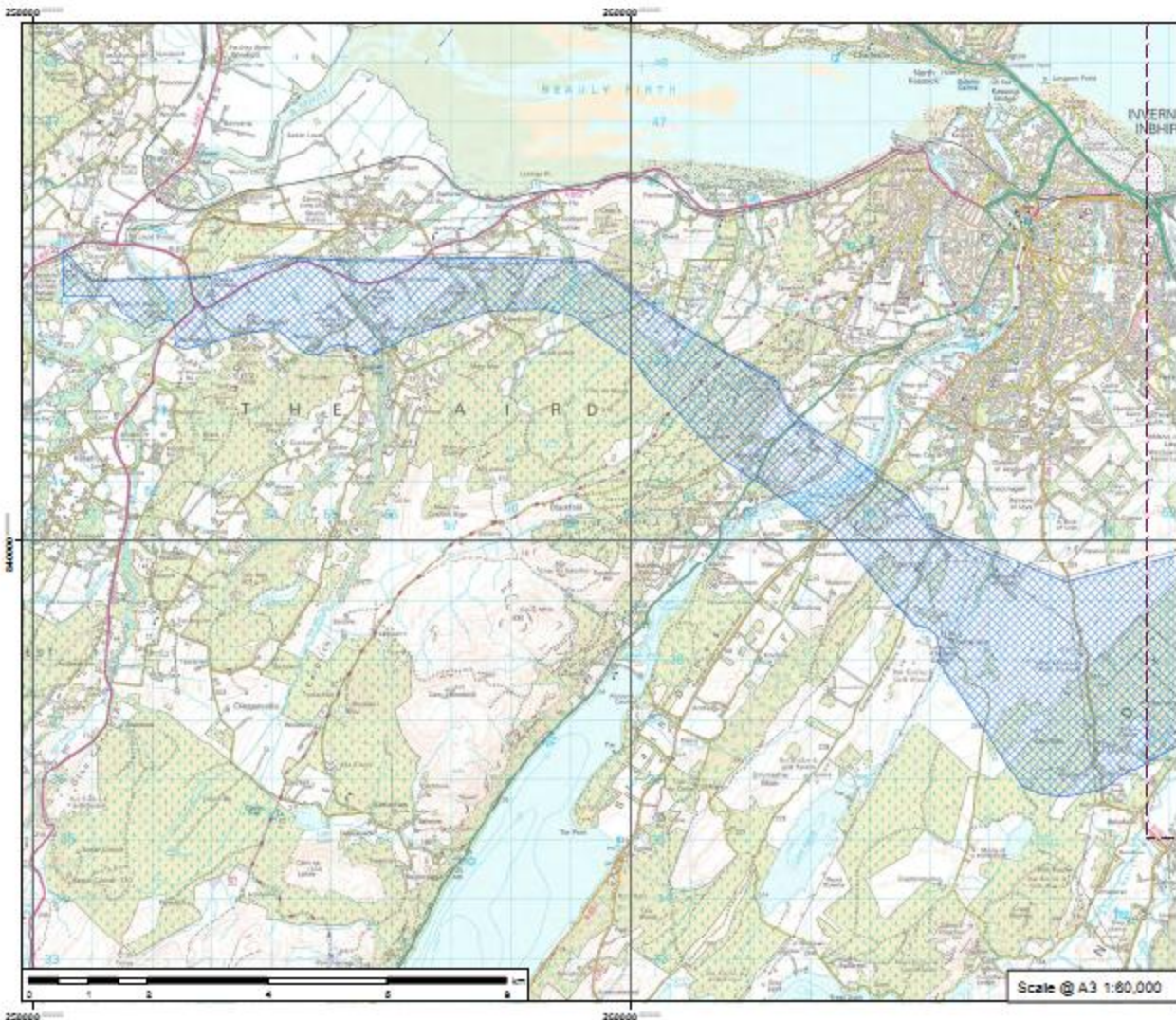
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**Legend**


-  Other Figure Extent
-  Preferred Route Corridor



Figure 5: Detail of Preferred Route Corridor

Beuly-Blackilock and Blackilock-Kinross Reinforcements

Client: SHE Transmission plc

Date  
October 2015

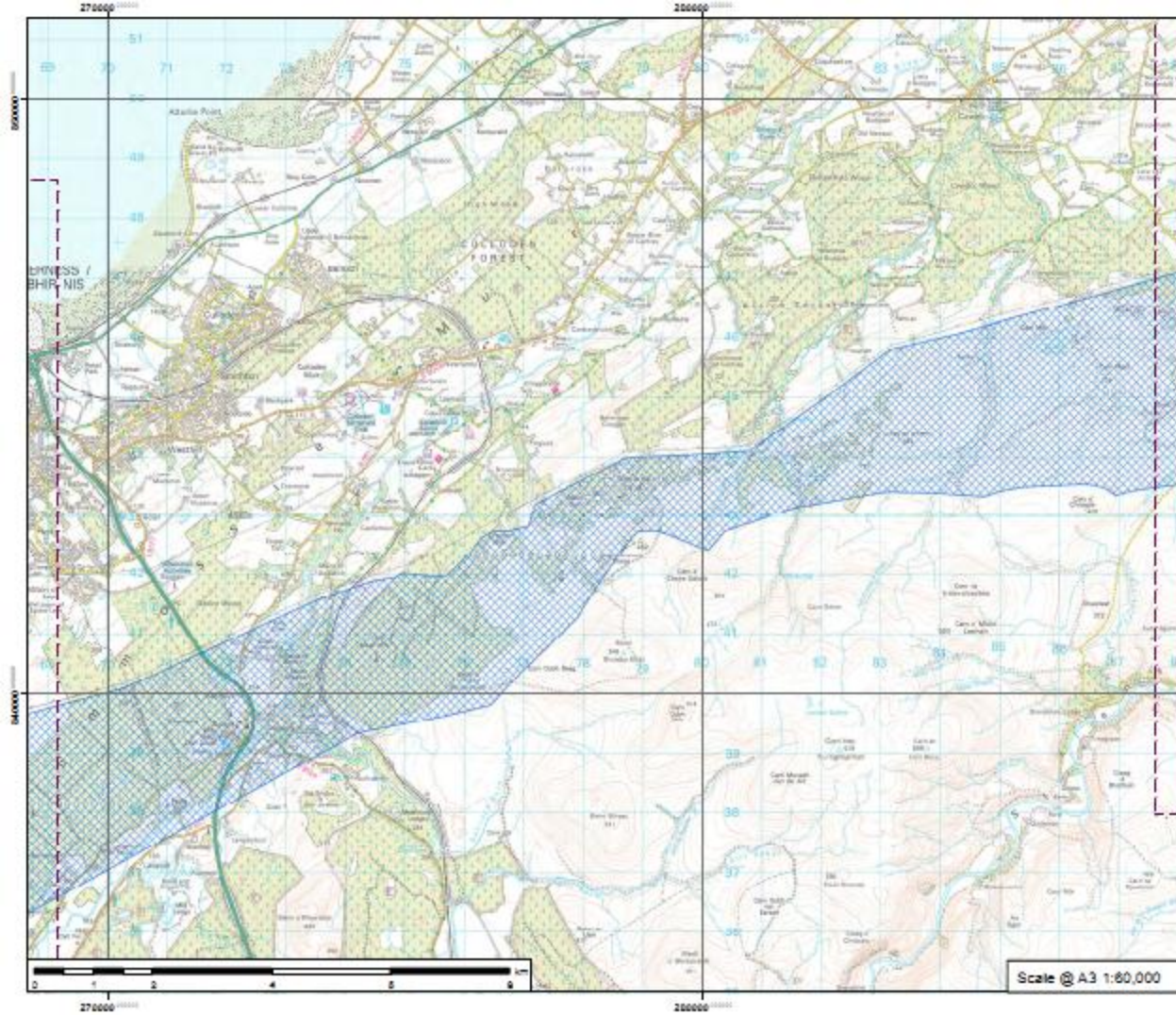
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**Legend**


-  Other Figure Extent
-  Preferred Route Corridor



Figure 8: Detail of Preliminary Route Corridor

Beauy-Blackstock and Blackstock-Grore Reinforcements

Client: SHE Transmission plc

Date  
October 2015

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## Legend

- Other Figure Extant
- Preferred Route Corridor



Figure 7: Detail of Preferred Route Corridor

Beauly-Blackhillock and Blackhillock-Kinross Reinforcements

Client: SSE Transmission plc

Date  
October 2015

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UK12-20600

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