

Agenda Item	5.1
Report No	PLS-022-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 27 April 2021

Report Title: 21/00905/PAN: Scottish And Southern Electricity Networks
Beauly Substation, Wester Balblair, Beauly

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Reinforcement of 132kV substation, decommissioning and replacement of equipment, installation of three transformers with noise enclosures, associated platform extension, access, landscaping and ancillary works

Ward: 12 – Aird and Loch Ness

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 24 February 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
 - Location Plan
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the prospective developer proposes to undertake an online public consultation. Virtual events are to be hosted on a public engagement platform which will allow members of the public to submit questions to the applicant's project design team for live discussion. Two events are due to take place on:
- 25 March 2021, 1300 - 1430hrs and 1730 - 1900hrs; and
 - Potentially 4 May 2021, 1300 - 1430hrs and 1730 - 1900hrs (TBC).
- 1.5 The virtual events can be accessed through the Beaulieu 132kV project webpage: <https://www.ssen-transmission.co.uk/projects/beaulieu-132kv-reinforcement-project/>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within The Press and Journal. An information booklet drop will also be undertaken by the applicant to make people aware of the proposed development. The catchment for its distribution has been agreed with the Planning Authority and will cover a 5km radius. Information will also be provided on the project website and on SSE social media outlets.
- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a National Development. The prospective development comprises the reinforcement of existing 132kV substation, including decommissioning and replacement of key equipment including the provision of three new transformers with noise enclosures, associated platform extension, access, landscaping and ancillary works.

2.2 Prior to lodging the PAN the developer sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service.

3.0 SITE DESCRIPTION

3.1 The PAN boundary comprises the existing Beauly Substation and surrounding land which is anticipated to be required to undertake the reinforcement and expansion of the substation. This includes land to the north of the existing substation platform up to and including the A831, as well as land to the south, east and west within Balblair Quarry, including the existing quarry site access. The site is not located within or close to any natural heritage designation. The site does however contain an areas of woodland which are listed in the Native Woodland Survey of Scotland.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012)

28 - Sustainable Design
29 - Design Quality & Place-making
30 - Physical Constrains
36 - Development in the Wider Countryside
51 - Trees and Development
52 - Principle of Development in Woodland
55 - Peat and Soils
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 - Other Important Species
60 - Other Important Habitats
61 - Landscape
64 - Flood Risk
66 - Surface Water Drainage
69 - Electricity Transmission Infrastructure
72 - Pollution
74 - Green Networks
77 - Public Access

4.2 Inner Moray Firth Local Development Plan (2015)

The site is not covered by any specific development allocation or safeguarding notation within the IMFLDP. The IMFLDP is currently under review. The Main Issues Report is currently subject to consultation with the Proposed Plan due in early 2022.

4.3 Highland Council Supplementary Guidance

- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)

- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.4 **Scottish Government Policy and Guidance**

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- Scottish Energy Strategy (Dec 2017)
- Scotland's Energy Strategy Position Statement (Mar 2021)
- 2020 Routemap for Renewable Energy (Jun 2011)
- Energy Efficient Scotland Route Map (May 2018)
- PAN 1/2013 – Environmental Impact Assessment (Aug 2013)
- PAN 1/2021 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 68 – Design Statements (Aug 2003)
- Historic Environment Policy for Scotland (Apr 2019)

5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan;
- b) National Policy;
- c) Planning History;
- d) Noise;
- e) Design, Landscape and Visual Impact (including cumulative impacts);
- f) Roads and Transport;
- g) Trees and Woodland;
- h) Natural Heritage including protected species, ornithology and designated sites;
- i) Built and Cultural Heritage;
- j) Water Environment including Flood Risk and Drainage;
- k) Soils and Peat;
- l) Economic Impact and Tourism;
- m) Outdoor Access and Recreation;
- n) Construction Impacts;
- o) Decommissioning; and
- p) Any Other Material Considerations Raised within Representations.

6.0 **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 a planning application

is received and in the light of public representations and consultation responses.

7.0 IMPLICATIONS

7.1 Not applicable.

8.0 RECOMMENDATION

8.1 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: Area Planning Manager – South

Author: Peter Wheelan

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

Relevant Plans: Plan 1 - Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant Scottish Hydro Electric Transmission plc Address. Inveralmond House, 20 Dunkeld Road Perth, PH1 3AQ Phone: 07807 528686 E-mail: pippa.gardner@sse.com	Agent Not Applicable Address Phone E-mail
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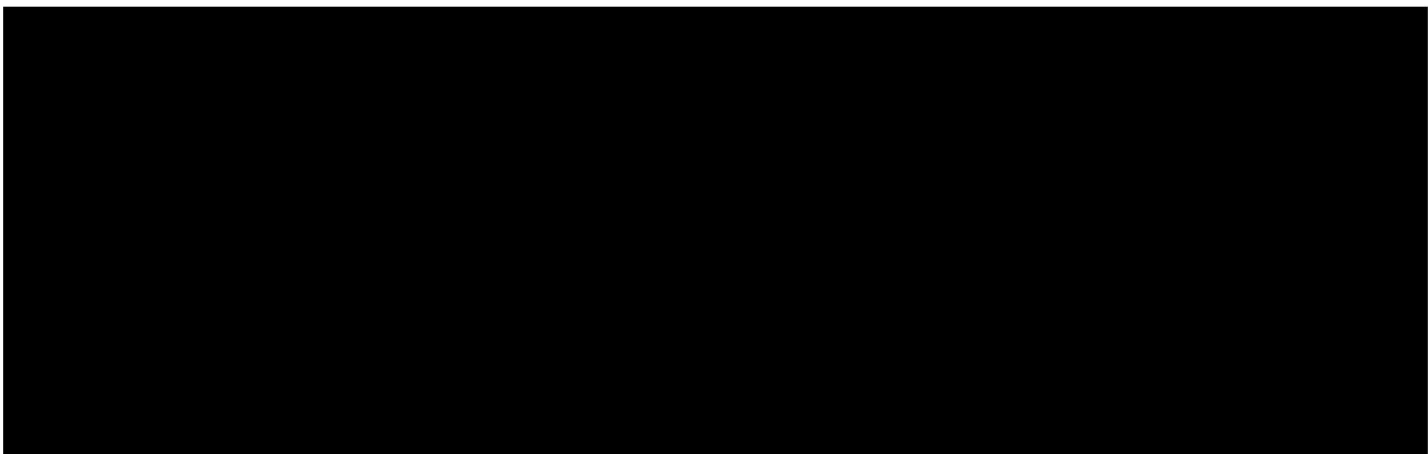
Address or Location of Proposed Development

Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Beauly Electricity Substation, West Balblair, by Beauly, Inverness

Description of Development

National Development: Proposed reinforcement of existing 132kV substation including decommissioning and replacement of key equipment including the provision of 3 new transformers with noise enclosures, associated platform extension, access, landscaping and ancillary works.



Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s	Date Notice Served
Kiltarlity Community Council (Bill Fraser)	24/2/21
Kilmorack Community Council (John Stewart/ Steve Byford)	24/2/21
Beaully Community Council (Mike Smith)	24/2/21

Names/details of any other parties	Date Notice Served
Ian Blackford MP	24/2/21
Kate Forbes MSP	24/2/21
Beaully Community Liaison Group (CLG) (John Graham)	24/2/21

ALL NOTIFICATIONS SENT VIA EMAIL

Please give details of proposed consultation

Due to ongoing COVID-19, face to face public events are not possible. We have developed an online platform for public engagement to allow local people to express their views and inform our application. The virtual exhibitions platform will allow the public to put questions to our team for live discussion. We propose to hold 2 events as noted below.

Proposed public event	Date and time
Virtual online exhibition 1	25 th March 2021 1-2.30pm & 5.30-7pm
Virtual online exhibition 2	4 th May 2021 1-2.30pm & 5.30-7pm

The virtual exhibitions will be accessed through the Beaully 132kV project webpage:
<https://www.ssen-transmission.co.uk/projects/beaully-132kv-reinforcement-project/>

We have followed The Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 in development the virtual exhibition and the provisions of the PAC process.

People will be informed of the events by issue of copy of the PAN notice as noted above, and via the following methods:

Newspaper Advert	Advert date(where known)
The Press & Journal	11 th March 2021 and 20 th April 2021 (14 days prior to events)

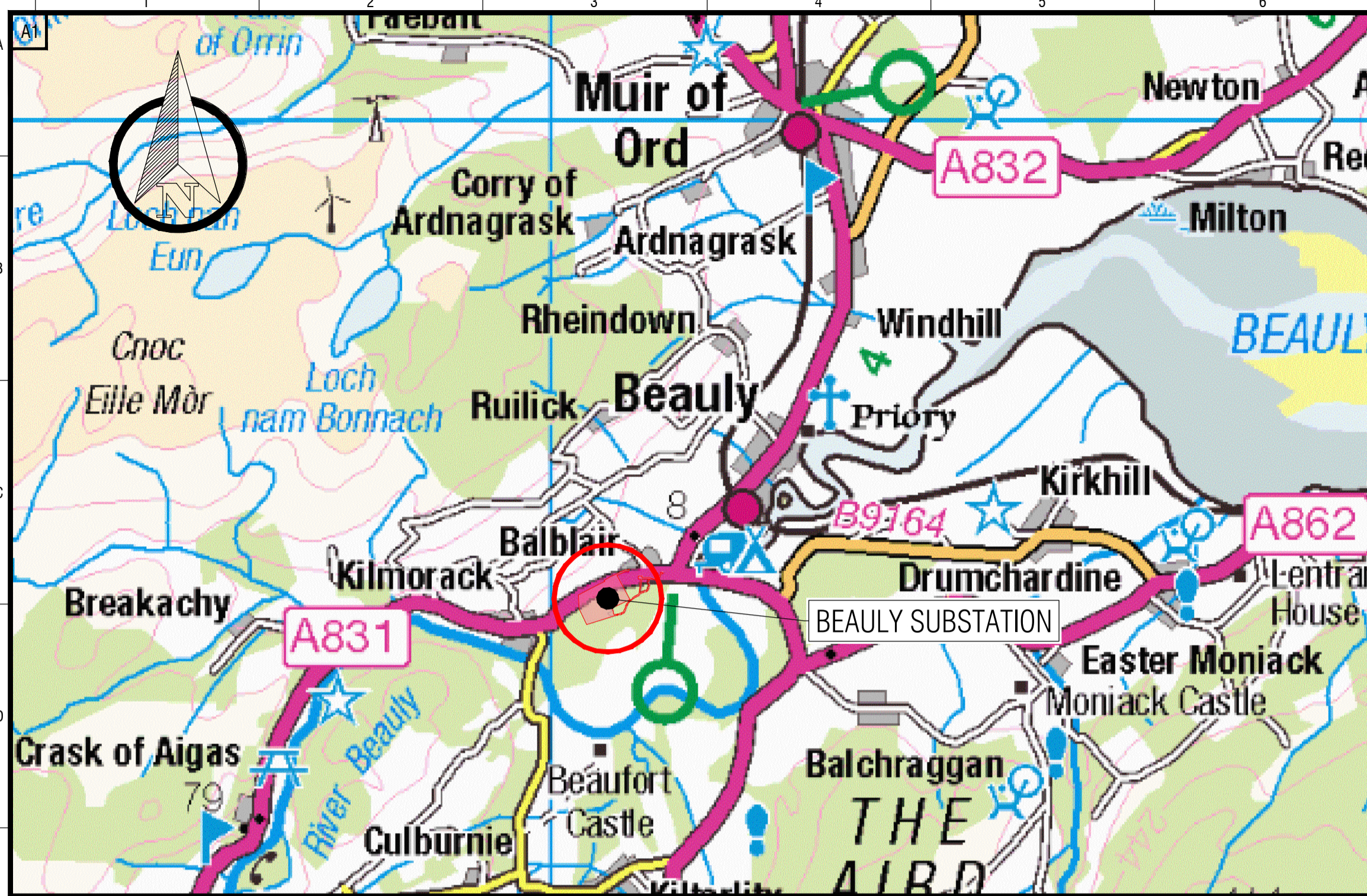
Other consultation methods

Information Booklet drop to residents within 5km radius, target issue (subject to postal service) circa 10 days prior to initial event. In addition, information will be provided on the project website and on SSE social media outlets.

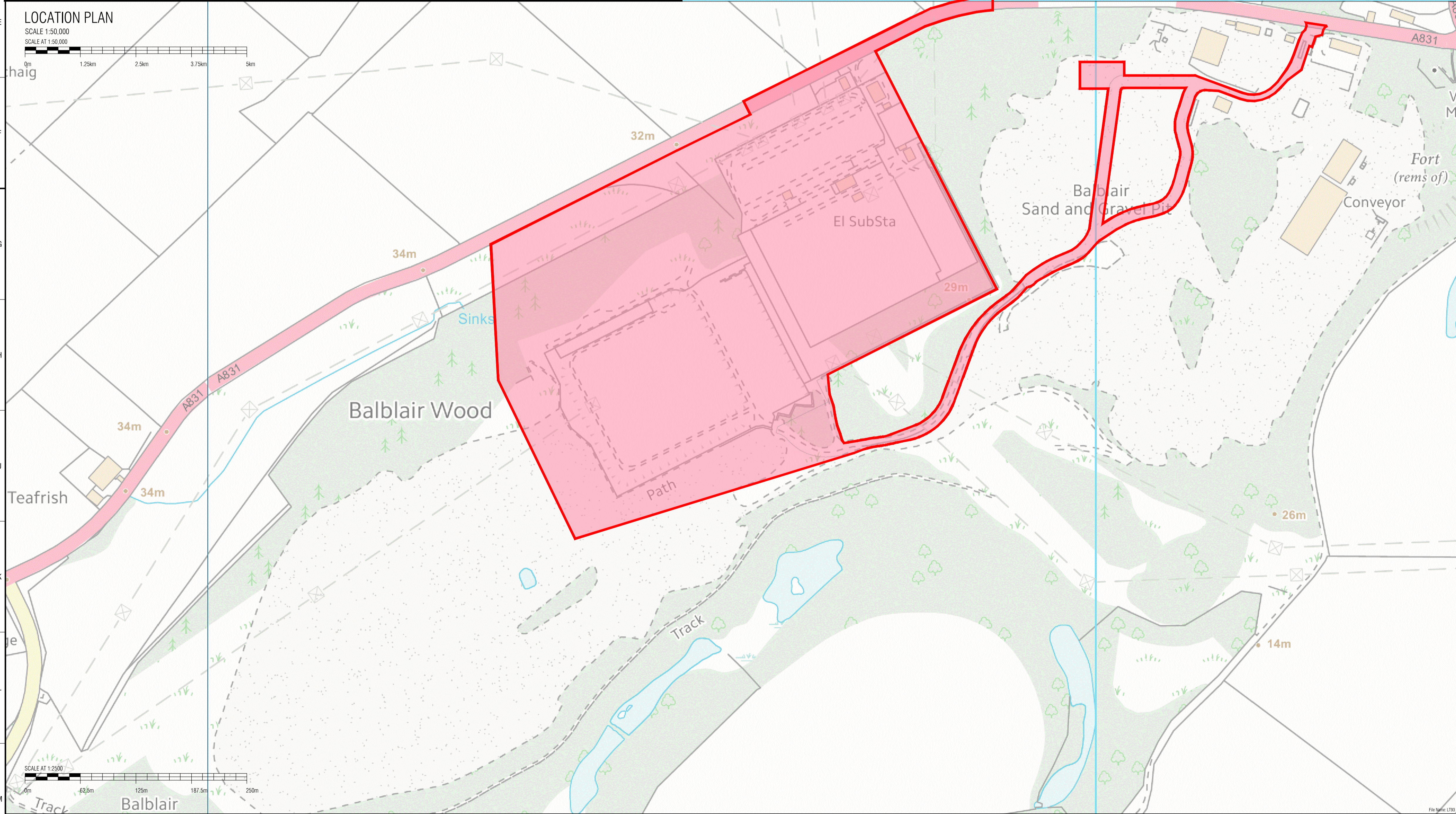
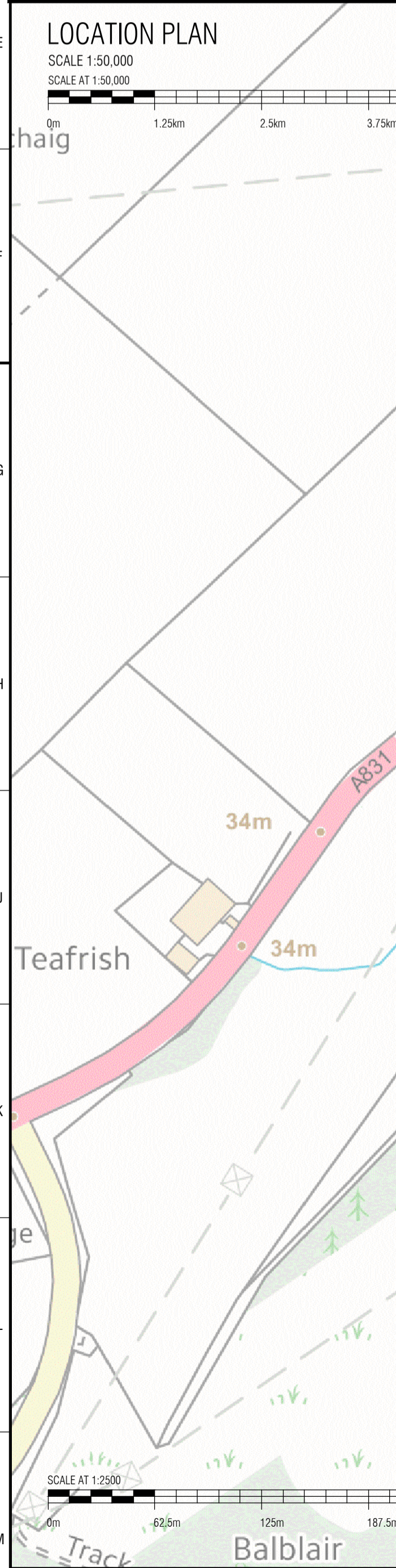
Signed



..... Date...24th February 2021.....



LOCATION PLAN
SCALE 1:50,000
SCALE AT 1:50,000



LIST OF ALL RELEVANT DRAWINGS OR DOCUMENTS THAT DIRECTLY RELATE TO THE CURRENT REVISION OF THE DRAWING

DOCUMENT REFERENCE:

LEGEND:-

PAN REDLINE BOUNDARY, FEBRUARY 2021 (211,155m² / 52.1ACRES)

OS MAP NH44NE, NH44SE, NH54NW & NH54SW.
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Rev:	Drawn:	Approved:	Description:
01	PMR	LW	APPROVED FOR ISSUE.
	Checked:	Date:	RED LINE BOUNDARY INCREASED.
	WB	23.02.21	DRAWING TITLE AMENDED.
00	PMR	LW	APPROVED FOR ISSUE.
	Checked:	Date:	
	WB	07.12.20	



SSE Inverlornock House, 200 Dunkeld Road
Perth, PH1 3AQ, UK www.sse.com

Project:		BEAULY 132kV REDEVELOPMENT	
Project Number:	LT000093	Location:	BEAULY
Title:	BEAULY 132kV REDEVELOPMENT PAN REDLINE BOUNDARY, FEBRUARY 2021		
Drawing Status:	FOR INFORMATION	Drawn:	PMR
Scale:	1:2500 @ A1	Checked:	WB
Date:	OF FIRST ISSUE: 07.12.2020	Approved:	LW
Drawing Number:	LT93_BEAU_0802_0010	Sheet No:	00
		Revision No:	01