

Agenda Item	<b>5.3</b>
Report No	<b>PLN/077/21</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 19 October 2021

**Report Title:** 21/04374/PAN : Scottish Hydro Electric Transmission Plc  
Land 1155M NW Of Workshop, Old Corrie Industrial Estate, Broadford

**Report By:** Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Extension to existing Broadford substation comprising platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works

**Ward:** 10– Broadford and Strath

### **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 7 September 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 Due to relaxations in COVID-19 restrictions the prospective developer proposes to hold face to face public events on the dates noted below. They also intend to undertake a virtual event thereafter using online platform for public engagement to allow local people to express their views and to submit questions to the applicant's project design team for live discussion. The proposed public in-person events are due to take place at the following locations and dates:
- 28 September 2021, 1500 – 1900hrs at Dunvegan Village Hall, Dunvegan
  - 29 September 2021, 1500 – 1900hrs at Broadford Village Hall, Broadford
  - 30 September 2021, 1500 – 1900hrs at Glenelg Village Hall, Glenelg
  - 04 October 2021, 1500 – 1900hrs at Kyleakin Village Hall, Kyleakin
  - 05 October 2021, 1500 – 1900hrs at Kyleakin Village Hall, Kyleakin
  - 13 October 2021, 1300 – 1500hrs and 1700- 19:00 Virtual Events
- 1.5 The virtual exhibitions will be accessed through :
- <https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>
- 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, with a secondary advert also being placed in the West Highland Free Press. A written event invitation maildrop 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 from the site boundary. Information will also be provided on the project website and on the applicants' 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 proposal comprises the extension to existing Broadford substation including platform area, indoor switching stations and substation buildings, associated plant and infrastructure, ancillary facilities, laydown area(s) and landscape works.
- 2.2 The proposal is part of a wider programme of works known as the Skye Reinforcement project, to reinforce the existing electricity transmission connection from Ardmore to Fort Augustus to facilitate the connection of renewable energy generation and maintain security of supply for Skye, as well as to the Western Isles which is supplied by subsea cables from the north of Skye.
- 2.4 The wider overhead line proposals are to be the subject of a separate application to the Scottish Government's Energy Consents Unit, under Section 37 of the Electricity Act 1989, the determination process for which requires further consultation with The Highland Council. The PAN relates to one of two substations in Skye which require to be upgraded as part of this wider project, both of which will be subject to separate planning applications under the Town and Country Planning Act 1997, as amended, for determination by The Highland Council.
- 2.6 Prior to lodging the PAN the developer has sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments.

## **3.0 SITE DESCRIPTION**

- 3.1 The PAN boundary comprises some 5.4 ha of moorland including the existing Broadford Substation and surrounding land which is anticipated to be required to undertake the reinforcement and expansion of the substation. The proposed site located on west side of A87 and north west of Broadford Industrial Estate. The site encompasses the existing substation, connecting overhead electricity lines and small section of plantation.
- 3.2 To the North, the site bound partially by the A87 and a large area of open field. To the east, the site boundary follows the A87 trunk road with an access point to the existing Broadford substation taken from the junction of A87 and Old Corry Road. To the west, there is a large area of conifer plantation bounded by old Corry Road.
- 3.3 Approximately 500m to the south of the site lies the scheduled monument of Old Corry surrounded by woodland. There is a chambered cairn Scheduled Monument 1.4km to the south east of the proposed site.
- 3.4 An ancient woodland lies 1.13 km to the North west of the site boundary and the Rubh an Eireannaich Site of Special Scientific Interest (SSSI) is located 1.7km to the north east. Approximately 2.3 km to the south lies the Strath SSSI. The site is located within Class 5 areas of Carbon and Peatland Habitat.

3.5 A Core Path runs parallel to the western boundary of the site, alongside the A87. The site itself is free from flood risk however areas surrounding the site there are indicative areas of surface water flooding identified on the indicative flood risk maps produced by SEPA.

3.6 To the north of Old Corry road, the site falls within The Cuillin Hills National Scenic Area designation.

#### **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 and Place-making
- 30 - Physical Constrains
- 31- Developer Contributions
- 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 and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 65 -Waste Water Treatment
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 74 - Green Networks
- 77 - Public Access

##### **4.2 West Highland and Islands Local Development Plan (2015)**

The site is not covered by any specific development allocation or safeguard within the West Highland and Islands Local Development Plan.

##### **4.3 Highland Council Supplementary Guidance**

- Developer Contributions (Nov 2018)
- 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)
- Forest and Woodland Strategy (No 2018)

#### **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan;
- b) National Planning Policy;
- c) UK and Scottish Government Energy Policy
- d) Planning History;
- e) Noise;
- f) Design, Landscape and Visual Impact (including cumulative impacts);
- g) Roads and Transport;
- h) Trees and Woodland;
- i) Natural Heritage including protected species, ornithology and designated sites;
- j) Built and Cultural Heritage;
- k) Soils and Peat;
- l) Economic Impact and Tourism;
- m) Outdoor Access and Recreation;
- n) Construction Impacts;
- o) 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. The policy considerations against which any future planning application will be considered have been summarised 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 – North

Author: Negar Maydanchi / Simon Hindson

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

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 - Location Plan



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

**Community Council/s**

Broadford and Strath Community Council

**Date Notice Served**

7/9/21

**Names/details of any other parties**

Ward 10 Councilor's Eilean a' Cheò

Cllrs John Finlayson

Cllrs John Gordon

Cllrs Calum MacLeod

Cllrs Calum Munro

**Date Notice Served**

7/9/21

**ALL NOTIFICATIONS SENT VIA EMAIL**

Please give details of proposed consultation

Due to relaxations in COVID-19 restrictions we intend to hold face to face public events on the dates noted below. In order to accommodate everyone's needs in an ever changing environment, we also intend to hold a virtual event thereafter using our carefully developed online platform for public engagement to allow local people to express their views and inform our application without needing to congregate with others where they do not feel safe doing so, or other commitments mean they can not attend the live events. The virtual exhibitions platform will allow the public to put questions to our team for live discussion.

It should be noted that the Proposal of application notice (PAN) events are conjoined with the wider Route Selection consultation for the Skye OHL project to enable the substation proposals to be viewed within the wider project and also to minimise consultation fatigue which may arise through separating out the PAN consultations within the same timescale as the route consultations.

**Proposed public event**

**Date and time**

Dunvegan Village Hall, Dunvegan	28/09/2021	15:00 -19:00
Broadford Village Hall, Broadford	29/09/2021	15:00 -19:00
Glenelg Village Hall, Glenelg	30/09/2021	15:00 – 19:00
Kyleakin Village Hall, Kyleakin	04/10/2021	15:00 – 19:00
Glengarry Community Hall, Invergarry	05/10/2021	15:00 – 19:00
Virtual Exhibition	13/10/2021	13.00-15-- & 17.00-19.00

The virtual exhibitions will be accessed through:

<https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>

We have followed where relevant 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**

Press & Journal

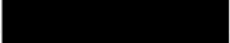
**Advert date(where known)**

w/c 6/9/21 & wc 13/9/21

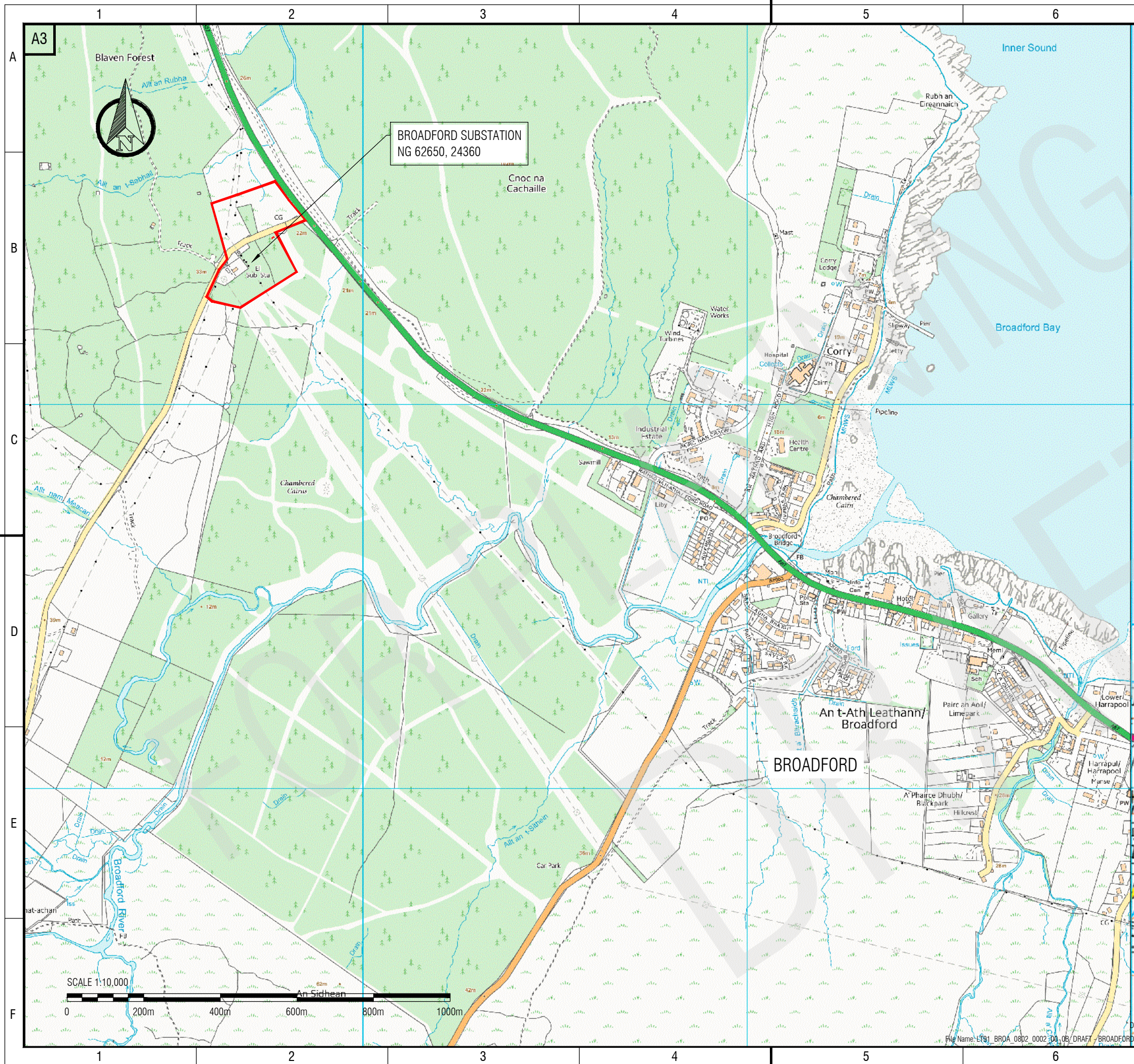
Corrected Advert – P&J w/c 20<sup>th</sup> September 2021  
West Highland Free Press – tbc

**Other consultation methods**

Information Booklet drop to 9500 residents and business along Fort Augustus to Edinbane OHL route, 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: 7<sup>th</sup> September 2021





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

DOCUMENT REFERENCE:

LEGEND:-

 RED LINE BOUNDARY [51,650m<sup>2</sup>]

**OS MAP NG62SW**  
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**DRAFT**

Rev:	Drawn:	Approved:	Description: FOR INTERNAL COMMENT ONLY. DRAWING TITLE & LEGEND AMENDED.
OC	PMR		
	Checked:	Date:	
		03.09.21	



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

**Project:**  
 SKYE 132KV REINFORCEMENT  
 BROADFORD SUBSTATION

**Project Number:** LT000091 **Location:** BROADFORD

**Title:**  
 FOR PLANNING AUTHORITIES  
 RED LINE BOUNDARY

**Drawing Status:** FOR INFORMATION **Drawn:** PMR

**Scale:** 1:10,000 @ A3 **Checked:**

**Date:** 17.06.2021 **Approved:**

**Drawing Number:** LT91\_BROA\_0802\_0002 **Sheet No:** 00 **Revision No:** OC

Date Plotted: 03.09.2021

File Name: LT91\_BROA\_0802\_0002\_00\_08\_DRAFT - BROADFORD - LOCATION PLAN.dwg