



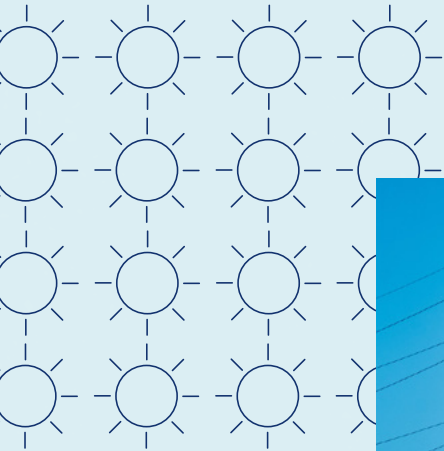
Scottish & Southern
Electricity Networks

TRANSMISSION

Coachford 400kV Substation (formally Blackhillock 2)

Pre-Application Consultation
Event 1

March 2024



Contents

Powering change together	1	Other projects in the area	12
The Pathway to 2030	2	Development considerations	13
Help shape our plans	4	Environmental considerations	14
Project overview	5	3D visualisations	17
How we've selected the substation site	6	Delivering a positive environmental legacy	18
The Town and Country Planning process	9	Notes	19
Finding common ground with landowners	10	Have your say	20
Project timeline	11	Your feedback	21

The consultation events will be taking place on:

- 6 March 2024 - Huntly - Stewarts Hall - 2-7pm
- 7 March 2024 - Cairnie - Cairnie Memorial Hall - 10-1pm
- 7 March 2024 - Keith - Longmore Community Hall - 2-7pm



Powering change together



The time has come to further enhance Scotland's energy infrastructure, providing power for future generations as we move towards net zero.

The shift to a cleaner, more sustainable future is about more than climate change. It's about ensuring future generations have the same opportunities to thrive as we have all had.

Countries around the world are investing in their energy infrastructure to support the demands of modern economies and meet net zero targets. The UK is leading the way in building a modern, sustainable energy system for the future.

We all have a part to play

When it comes to net zero, we have to be in it together. The UK and Scottish Governments have ambitious net zero targets, and we're playing our part in meeting them.

We work closely with National Grid Electricity System Operator to connect vast renewable energy resources – harnessed by solar, wind, hydro and marine generation – to areas of demand across the country. Scotland is playing a big role in meeting this demand, exporting two thirds of power generated in our network.

But there's more to be done. By 2050, the north of Scotland is predicted to contribute over 50GW of low carbon energy to help deliver net zero. Today, our region has around 9GW of renewable generation connected to the network.

At SSEN Transmission, it is our role to build the energy system of the future.

We're investing £20 billion into our region's energy infrastructure this decade, powering more than ten million UK homes and 20,000 jobs, 9,000 of which will be here in Scotland.



Find out more

Scan the QR code with your smartphone to find out more about how these policies have been assessed and determined.

Who we are

We're responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We're part of SSE plc, one of the world's leading energy companies with a rich heritage in Scotland that dates back more than 80 years. We are also closely regulated by the GB energy regulator Ofgem, who determines how much revenue we are allowed to earn for constructing, maintaining and renovating our transmission network.

What we do

We manage the electricity network across our region which covers a quarter of the UK's land mass, crossing some of the country's most challenging terrain. We connect renewable energy sources to our network in the north of Scotland and then transport it to where it needs to be. From underground subsea cables and overhead lines (OHL) to electricity substations, our network keeps your lights on all year round.

Working with you

We understand that the work we do can have an impact on our host communities. So we're committed to minimising our impacts and maximising all the benefits that our developments can bring to your area.

We're regularly assessed by global sustainability consultancy AccountAbility for how we engage with communities. That means we provide all the information you need to know about our plans and how they will impact communities like yours. We want to hear people's views, concerns, or ideas and harness local knowledge so that our work benefits their communities: today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us

The Pathway to 2030

Building the energy system of the future will require delivery of significant infrastructure over the next few years. In partnership with the UK and Scottish governments, we're committed to meeting our obligation of connecting new, renewable energy to where it's needed by 2030.

Achieving net zero

By 2030, both the UK and Scottish governments are targeting a big expansion in offshore wind generation of 50GW and 11GW respectively. The Scottish Government has also set ambitious targets for an additional 12GW of onshore wind by 2030.

Across Great Britain, including the north of Scotland, there needs to be a significant increase in the capacity of the onshore electricity transmission infrastructure to deliver these 2030 targets and a pathway to net zero.

Securing our energy future

And it's not just about net zero. It's also about building a homegrown energy system, so that geopolitical turmoil around the world doesn't severely impact the UK and push up energy prices. The UK Government's British Energy Security Strategy further underlines the need for this infrastructure, setting out plans to accelerate homegrown power for greater energy independence.

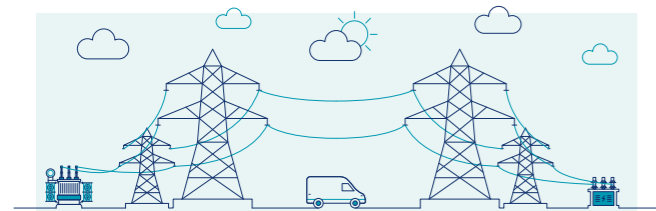
The strategy aims to reduce the UK's dependence on and price exposure to global gas wholesale markets through the deployment of homegrown low carbon electricity generation supported by robust electricity network infrastructure.

Meeting our 2030 targets

In July 2022, National Grid, the Electricity System Operator (ESO), published the Pathway to 2030 Holistic Network Design (HND).

This set out the blueprint for the onshore and offshore transmission infrastructure that's required to support the forecasted growth in the UK's renewable electricity.

It's an ambitious plan that will help the UK achieve net zero.



What does this mean for you?

Based on the requirements outlined in the ESO's Pathway to 2030 Holistic Network Design, we have developed proposals to reinforce the onshore corridor between Beaully and Peterhead, via Blackhilllock and New Deer.

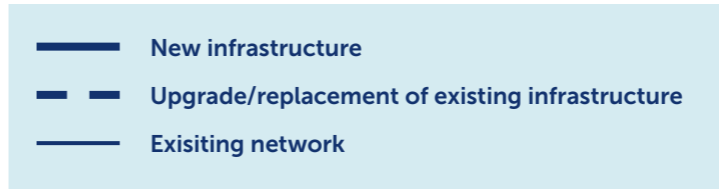
To facilitate this connection, and others as part of the wider strategy, new additional 400kV substations and associated infrastructure is required at these four locations.

The 400kV substation project forms part of the ScotWind enabling Transmission Owner Reinforcement Instructions (TORIs), enabling renewable energy generation in the North-East to connect to the Transmission network.

Future network investment requirements

Our 2030 targets are the first step on the transition to net zero. The UK Government has a target to decarbonise our electricity system by 2035 and fully decarbonise our economy by becoming net zero by 2050, with the Scottish Government committing to net zero five years earlier, by 2045.

To achieve these targets, further investment in new low carbon electricity generation and the enabling electricity transmission network infrastructure will be required. The next stage of strategic network planning across Great Britain is underway and we expect the independent Electricity System Operator, National Grid ESO, to publish details of this in March this year. It is expected this will include a combination of new onshore and offshore network requirements.



Help shape our plans

The work we have planned is significant and has the potential to deliver massive benefits in your community, Scotland, and beyond. Yet we know that achieving our goals will require a lot of work that will impact your lives. That's why we want to work with you every step of the way throughout the planning and delivery stages of these essential and ambitious works.

We're committed to delivering a meaningful consultation process that actively seeks the views of everyone affected by our plans. That means making our plans clear and easily accessible, so that you can give us input throughout each stage of the development process.

Throughout the consultation, we'll present our approach to developing the project, including changes made since we last consulted with you.

We will also provide some visualisations and maps to show you where everything will be located.

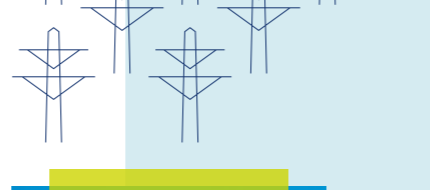
We want you to share your thoughts and opinions on our plans, where you think we can make improvements, concerns about the impact of our work and what you think of any changes and refinements we've made.

By telling us what you think, you will help shape our proposals. We want to harness your local knowledge so that we spot any unforeseen challenges early and maximise the potential benefits and opportunities for your communities.

Because, ultimately, we want you to work with us to ensure that the energy infrastructure we build will be the best it can possibly be.

Who we are consulting with

As well as communities, we are keen to hear feedback from a broad range of other stakeholders including but not limited to landowners, businesses, non-statutory consultees and statutory consultees such as local authorities, NatureScot, Scottish Environment Protection Agency (SEPA), Historic Environment Scotland (HES) and Forestry and Land Scotland (FLS).



Project overview

We're leading some exciting projects to power change in the UK and Scotland. To support the delivery of 2030 offshore wind targets set by the UK and Scottish Governments, and to power local communities, we need to upgrade our existing network. In some key areas, we need to develop entirely new infrastructure.

Beaulieu to Blackhillock to New Deer to Peterhead 400kV OHL

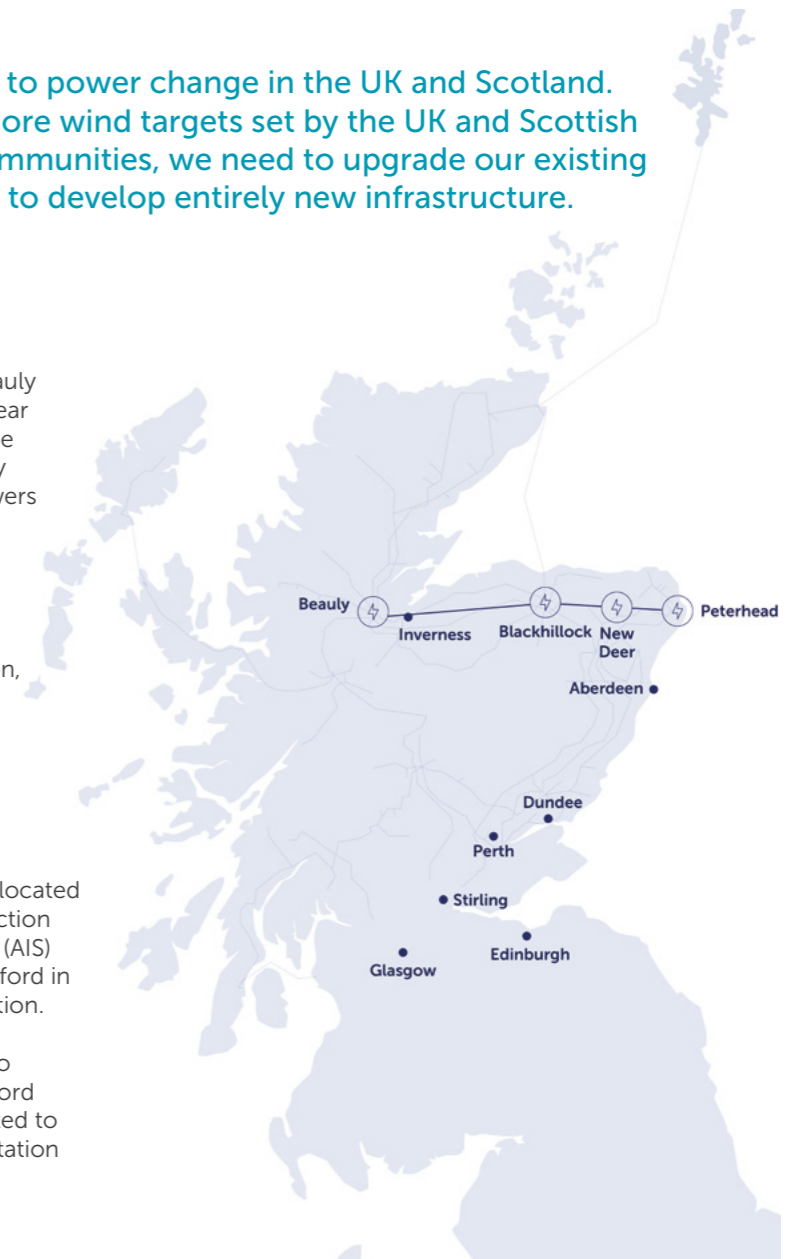
Extensive studies have confirmed the need for a new 400kV transmission connection between Beaulieu and Peterhead, connecting into substation sites near Blackhillock and New Deer. This connection will be provided via an overhead line (OHL) approximately 180km in length and consisting of steel lattice towers (commonly referred to as pylons) likely to average around 57m in height.

The new 400kV OHL will connect into proposed new 400kV substations near Beaulieu, in the Highlands, Blackhillock, New Deer 2 and Netherton, near Peterhead in Aberdeenshire. Each substation will connect to the existing 400kV substations in each of the areas.

Blackhillock 2 400kV substation (now known as Coachford)

This consultation is related to our new substation located near Blackhillock. The project will involve construction of a new outdoor, 400kV Air Insulated Switchgear (AIS) substation located south east of Keith near Coachford in Cairnie, 3km from the existing Blackhillock substation.

We also intend to divert the existing Blackhillock to Rothienorman overhead line into the new Coachford substation, with new OHL infrastructure constructed to facilitate the connection back to the existing substation at Blackhillock.



Blackhillock 2 (Coachford) - Project Elements

- The approximate maximum dimensions of the proposed substation platform are 600m x 320m, not including the groundworks required to create a level platform.
- Space provision to allow for connection of future renewable energy generation projects.
- Areas for drainage, landscaping/screening and habitat enhancement.
- Permanent and temporary access roads.
- Temporary areas required during construction for laydown and welfare.
- Diversion of the existing Blackhillock - Rothienorman OHL, to facilitate the connection between Blackhillock Substation and the proposed Blackhillock 2 Substation.

How we've selected the substation site

Our site selection process makes sure the design, consenting, construction and operation of our projects are undertaken in a manner, which on balance, causes the least disturbance to the environment and the local community, while ensuring the solution taken forward is economically and technically practical.

To do this we follow an internal process supported by third party environmental and technical experts. This has many key stages, each increasing in detail and definition and bringing technical, environmental, people, and cost considerations together to find a balanced outcome.

Our proposed site: Site 4

Following our last consultation on the proposed Blackhillock 2 substation in March 2023, where we asked for your views regarding shortlisted sites, in December 2023 we confirmed that the site we were proposing to progress with was Site 4.

What has changed since we last consulted?

Our Initially Preferred Option

As part of the Site Selection process, whilst Site 10 came forward as the Preferred Option from an Engineering perspective, primarily due to the size and topography of the site and relative ease of connection to the new and existing overhead line network. Site 4 was preferred over Site 10 from an Environmental perspective due to the potentially greater landscape and visual impacts associated with Site 10.

On balance, the decision was taken to proceed with Site 10 as the Preferred Option for the Stage 2 consultation process due, in part, to the perceived community benefits associated with the opportunity to provide the required overhead line connection to the existing Blackhillock substation through a tie-in to the existing network.

This would mean that no new additional overhead lines would be required, minimising the amount of new transmission infrastructure within the local landscape.

Responding to feedback

However, the feedback from the consultation stage demonstrated clear opposition to Site 10 from the local community, local organisations and elected members. In response further assessment of the previously identified alternative sites was undertaken.

An assessment was made as to which of the alternatives could adequately address the concerns raised in consultation about Site 10. As a result of this further assessment process, Site 4 was identified as an alternative to the initially Preferred Option and the decision has been taken that Site 4 will be the Proposed Option to be taken forward to the planning application stage.

Our new site

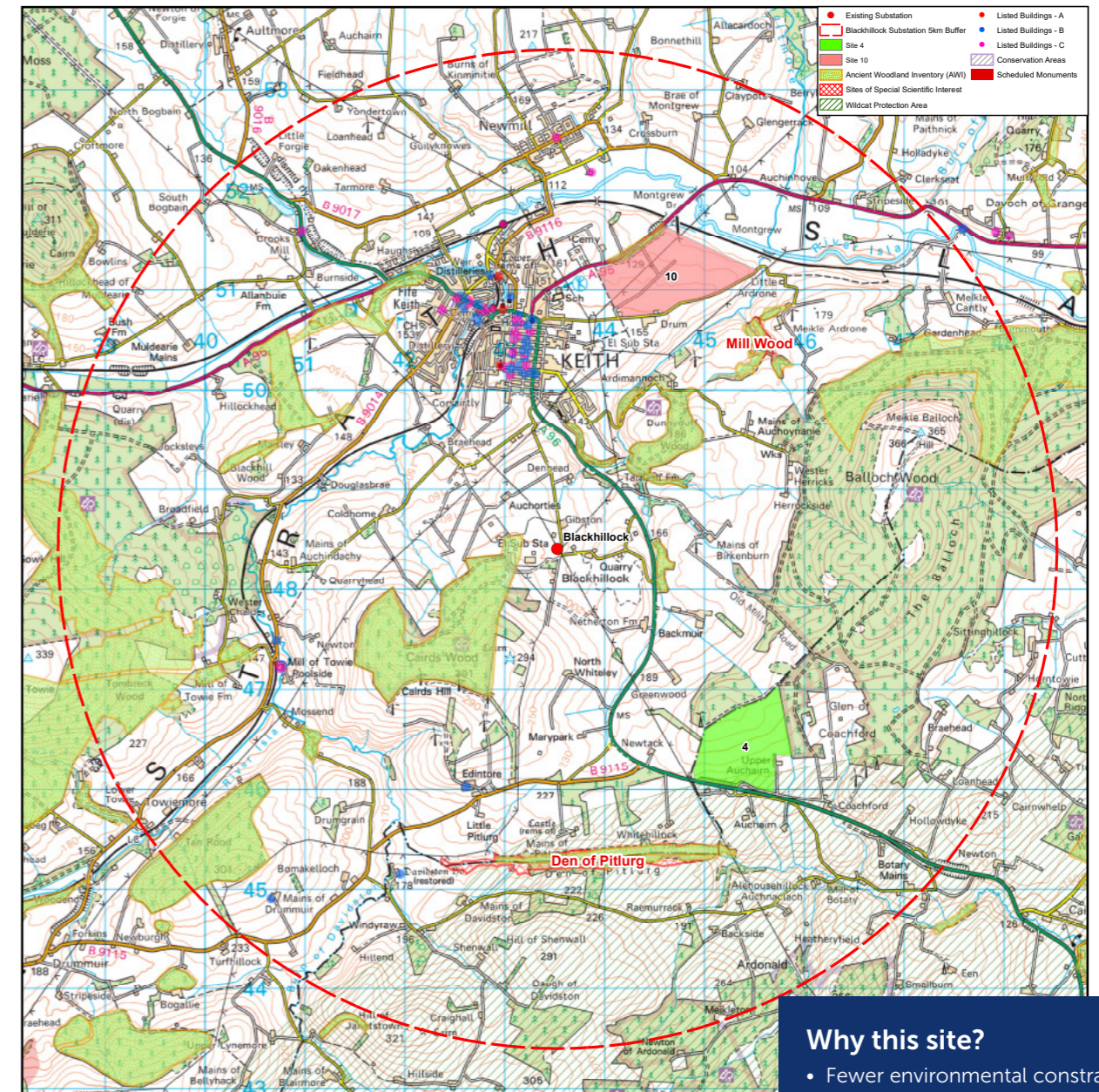
Site 4 is situated to the south-east of the settlement of Keith on the boundary of Moray Council and Aberdeenshire Council Local Authority areas.

The change to Site 4 will mean that the new substation will be relocated away from the settlement boundary of Keith to a location previously identified as having a neutral landscape and visual impact overall.

Whilst Site 4 was previously discounted in the Engineering assessment due to the topography of the site, further investigations have indicated that a viable cut and fill solution can be delivered.

Moreover, further detailed investigations have demonstrated that Site 4 offers enhanced OHL connectivity and flexibility in comparison to the alternate options, which would offer more resilience and future proofing opportunities for the network.

Site 4 also allows for the diversion (tie-in) of the existing Blackhillock to Rothienorman overhead line, providing greater flexibility for the connection back to the existing Blackhillock substation. Site 4 has direct access onto the A96, which is capable of accommodating traffic movements associated with the delivery of large substation equipment, without impact directly on the local highway network of Keith.



Naming our site Coachford

Feedback from our consultation indicated that stakeholders felt the name of the substation should be more relevant to the area in which it is located. Now that a proposed site has been selected, we are changing the name of Blackhillock 2 to Coachford.

Going forward, for the next consultation and submission of our planning application, the name will be formally changed to Coachford Substation.

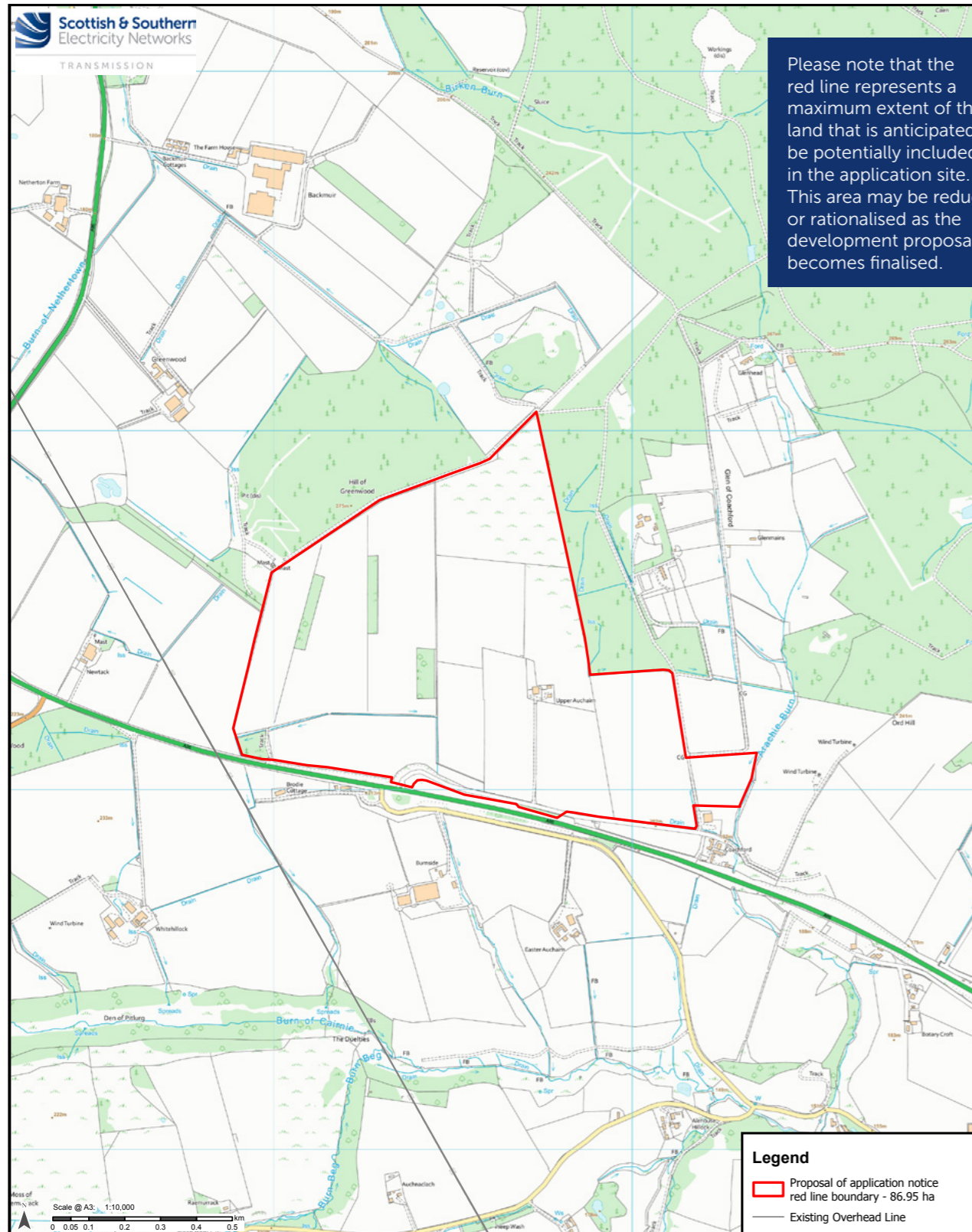
What next?

We are now at the Pre-Application Consultation (PAC) stage of our site selection process and following this consultation, we will engage again in May 2024, to share feedback from this consultation event and any subsequent changes to design prior to submitting a planning application to the Local Planning Authority.

Why this site?

- Fewer environmental constraints
- Sufficient size to support landscaping and biodiversity net gain improvements
- Locality in relation to main access routes
- Connectivity for existing and proposed overhead line infrastructure and local services
- Sufficient size to house all proposed infrastructure works
- Supports the construction requirements (including laydown and compound) without the need to extend beyond the boundary.

Coachford Red Line Boundary



The Town and Country Planning process

The legislation that enables the planning of projects like Coachford is the [Town and country Planning \(Scotland\) Act 1997](#).

Engaging the right people

Local Planning Authorities determine the outcome of any applications made under the Town and Country Planning Act and establish the planning pathway our substation projects must take, including which consents are required. This involves confirming whether projects require Environmental Impact Assessments (EIAs) under the relevant legislation, and the scope of those assessments. Given the scale and potential environmental impacts of our project, it has been concluded that the proposals constitute EIA development and therefore full EIA will be produced to support the planning application.

This assessment would be made publicly available as part of the planning application submission.

Coachford 400kV substation is classed as "National Development" under the Town and County Planning process; therefore, pre-application consultation is required with the public and interested parties.

The pre-application process

A Proposal of Application Notice (PAN) was submitted to Aberdeenshire Council on 31 January 2024. This is the first stage in the planning application process, and the beginning of a consultation period that must allow for at least 12 weeks between the start of the pre-application consultation and feedback, and submission of a planning application. The plans we are consulting on at this event might change between now and the submission of a planning application.

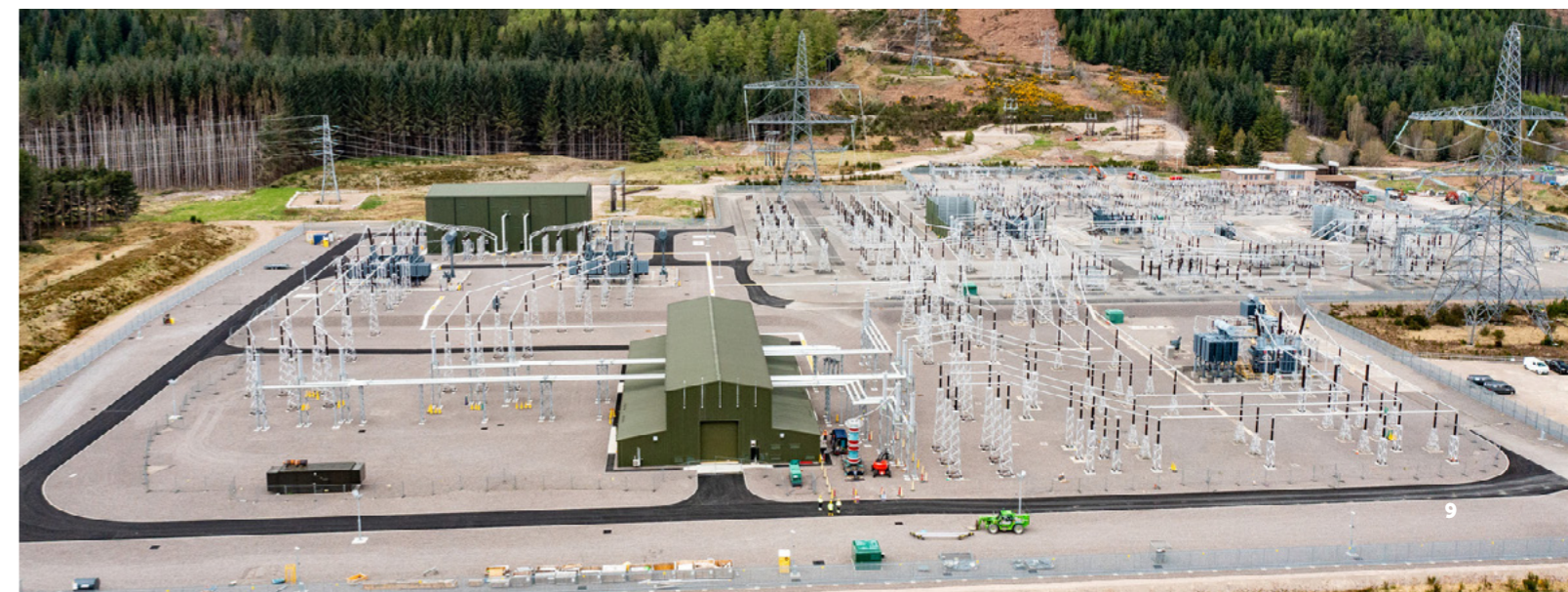
The red line boundary that has been submitted with the PAN represents the maximum extent of the land potentially included in the application site, but this area may be reduced or rationalised as the development proposal becomes finalised.

There is a requirement to hold two events to provide the opportunity for members of the public to comment on the proposals. This public event is the first event. A second event will be held in May 2024 at which feedback will be given on the views obtained at the first event. There will also be a short opportunity for comment after this second event and comments will be included in a Pre-application Consultation (PAC) Report.

Submitting a planning application

The planning application is due to be submitted to Aberdeenshire Council in Autumn 2024. A Pre-application Consultation Report will accompany the planning application providing details of the consultation undertaken and communicating how the consultation process has influenced the proposed development. Where comments are received that cannot be addressed in the final proposal, an explanation will also be given why this is the case.

Comments made through the pre-application consultation process are not formal representations to Aberdeenshire Council. When the planning application is submitted there will be an opportunity to make formal representations to Aberdeenshire Council.



Finding common ground with landowners

We recognise that landowners and occupiers are key stakeholders in the development of our projects. At all levels, we will be transparent about our proposals and keep the conversation open and constructive when it comes to those affected and reaching effective compromise.

From the outset of the project, our land team have been identifying and contacting landowners and occupiers who may be affected by our proposals.

If you are a landowner who is affected by the proposals and have not yet had contact from us, please get in touch via the contact details for the dedicated project land managers found on the relevant webpages: ssen-transmission.co.uk/coachford

We work with landowners and occupiers to mitigate the effects of our infrastructure on their properties and our team of Land Managers will be on hand to answer queries and address concerns throughout this process.

As part of this, we need to carry out various engineering and environmental surveys to inform what we design and how we build it. We will always seek consent from affected landowners and occupiers in advance for these surveys.

Once we have finalised the design, we will be required to secure the appropriate land rights from landowners and occupiers in order to secure planning consent.

Our land managers will endeavour to reach a voluntary agreement with landowners and occupiers, however, as a statutory undertaker, we might need to underpin voluntary discussions with an application to Scottish Ministers for a Necessary Wayleave or Compulsory Purchase Order.

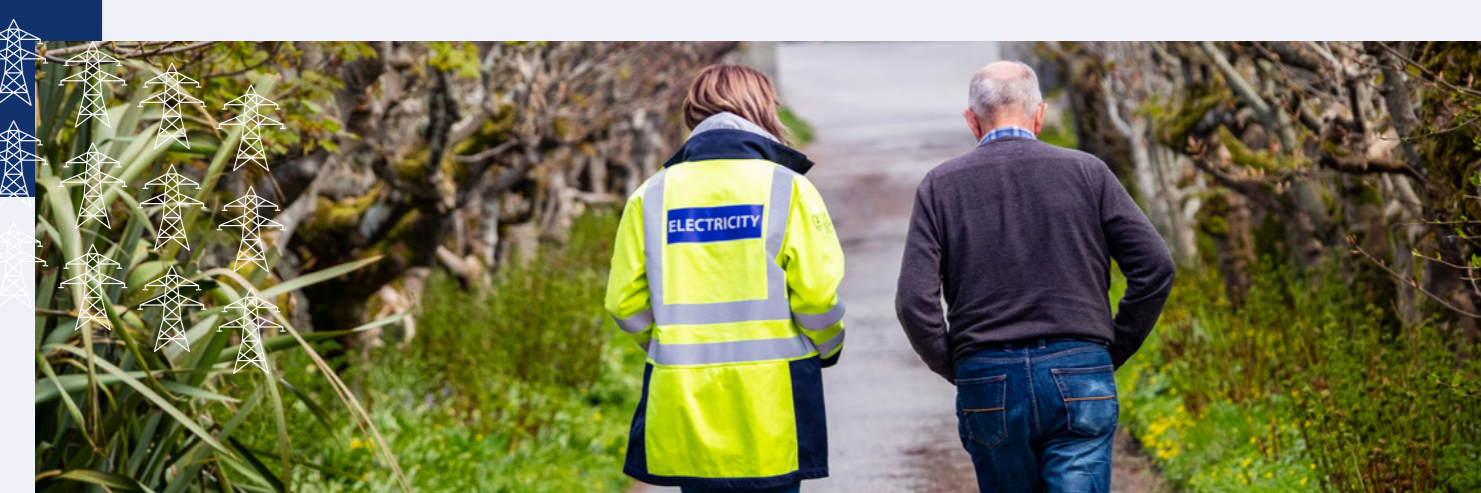
Ultimately this is to ensure nationally significant infrastructure projects are delivered on time and in line with our licence obligations. We also have a duty to protect the interests of the UK bill payer.

Statutory powers are not used lightly as we aim to work with landowners and occupiers to secure the necessary land rights voluntarily.

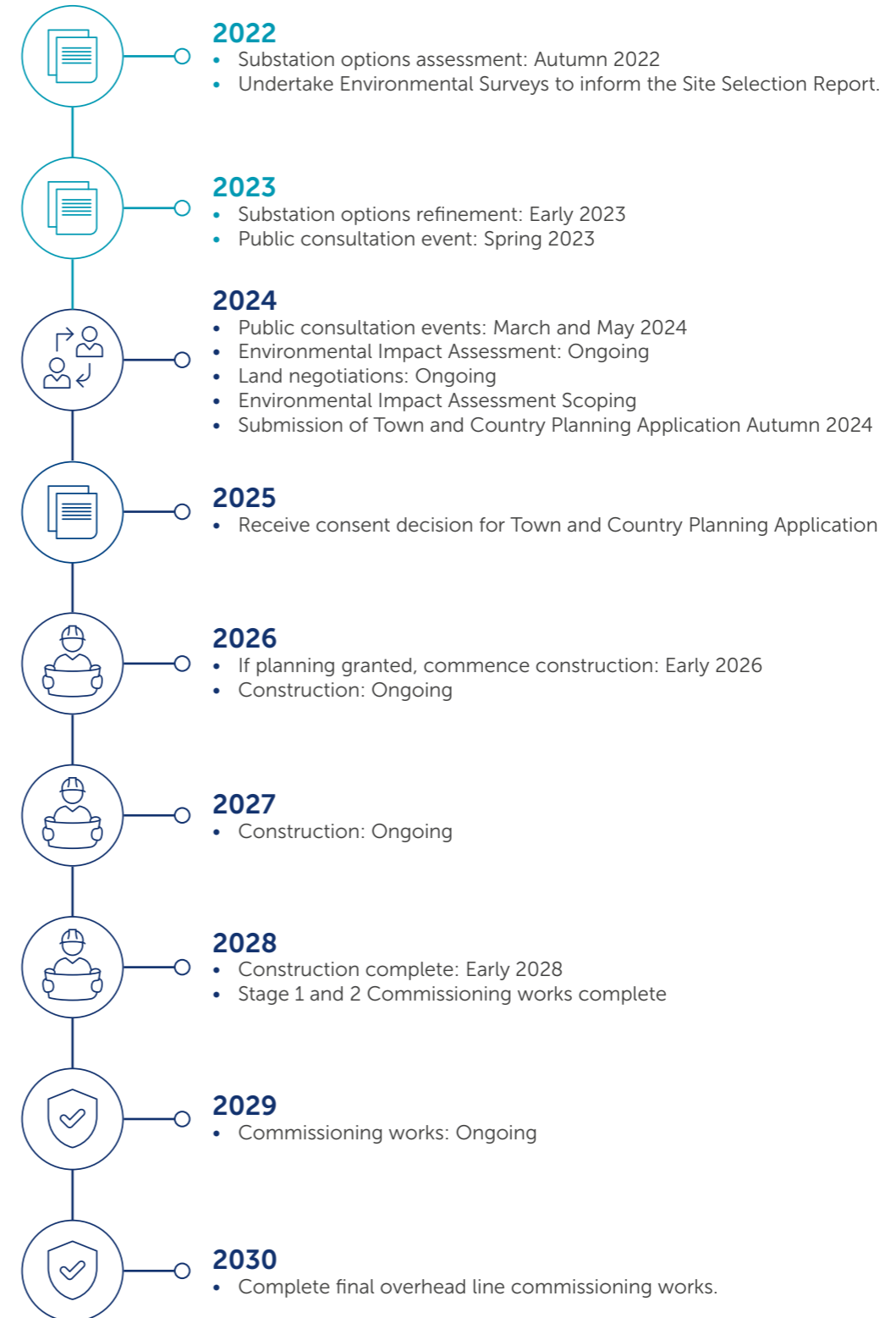
All potentially affected landowners and occupiers have the opportunity to provide feedback at our in-person consultation events and by submitting a feedback form. We would encourage all those with an interest to submit their views through this consultation.

Got feedback to share?

We want to hear what you have to say. That's why we're hosting in-person consultation events for affected landowners and occupiers to provide their feedback on our projects. There will be feedback forms available for submission.



Project timeline



Other projects in the local area

As the transmission operator in the north of Scotland, we need to maintain and invest in the high voltage electricity transmission network in our area to provide a safe and reliable electricity supply to our communities.

We also need to offer terms for connections to the transmission network for new generation such as wind farms and pumped storage schemes and for new sources of electricity demand.

Therefore, as well as Coachford 400kV Substation, we have a number of other projects within the local area we are currently progressing, described below.

Elchies wind farm connection	Keith substation tower replacement	Blackhillock substation works
<p>Elchies Windfarm Ltd have submitted a connection application for their prospective 99MW wind farm development at Elchies, which is located approximately 23km south-west of Blackhillock in Morayshire.</p> <p>The connection will be a 24km 132kV single circuit trident wood pole overhead line connecting from the Elchies 132/33kV substation to the Blackhillock 132kV substation. We will also establish a new 132/33kV outdoor substation at Elchies wind farm site.</p>	<p>Submission of applications for planning permission for the construction of two new cable sealing end (CSE) compounds to accommodate replacement steel lattice towers, as part of electrical infrastructure upgrade works proposed at the existing Keith 132kV substation, in Moray.</p>	<p>As part of the East Coast 400kV upgrade, it is required that an AC load flow control device is installed on the 275kV double circuit overhead line (OHL) between Knocknagael, Berryburn, Dallas and Blackhillock.</p> <p>The load flow control devices will help ensure that the power flow on these circuits is both controlled and balanced.</p>

Local renewable developments	
<p>We know that local stakeholders are keen to understand the full extent of renewable developments being proposed in their local area.</p> <p>Applications to connect to the transmission network in our licence area are made to National Grid ESO and undergo a lengthy process of assessment before we begin to develop a network connection for those developments.</p>	<p>We aim to be transparent about the renewable developments looking to connect to our network but are not permitted to disclose any details of these developments until they are in the public domain.</p> <p>A list of projects that hold contracts for Transmission Entry Capacity (TEC) with National Grid, the Electricity System Owner is available from their website: nationalgrideso.com/data-portal/transmission-entry-capacity-tec-register</p>

Development considerations

During our last consultation, we outlined many of the engineering, environmental and social considerations we take account of when establishing a practical site for the substation. Now that we have identified a proposed site, we are able to share further details regarding many of our development considerations.

Summary of engineering considerations

The fundamental engineering considerations when selecting a preferred site location for a new 400kV substation include access, connectivity, footprint requirements, ground and environmental conditions and avoiding hazards. The proposed new Beauly to Blackhillock to New Deer to Peterhead OHL is currently in development and will need to connect into the new substation at Coachford. The substation is required to be located so that it can be readily connected to the new 400kV scheme, as well as future connections and the wider existing transmission network.

Access and civil considerations

The chosen site will allow connection of the proposed new Beauly to Blackhillock to New Deer to Peterhead OHL and connection to the existing site at Blackhillock 400kV. The main access to site is proposed to be from the A96 via an existing slip road with Survey and design works on going to determine any improvements required to facilitate this access.

Extensive ground and Site investigation works have taken place on the preferred site which will be used to inform the civil design of the site.

The platform level is designed to optimise the overall cut fill balance of the site to minimise the amount of material import required.

Site Selection criteria site 4

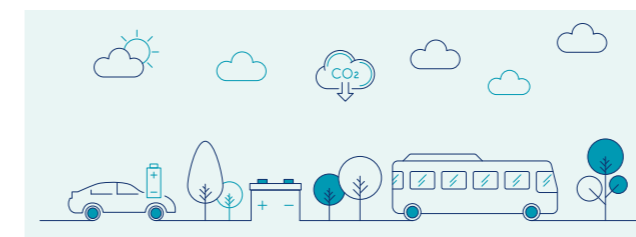
- OHL access and connectivity
- Proximity to existing Blackhillock
- Substation footprint requirements
- Grounds & Environmental conditions
- Logistical access for equipment delivery
- Hazards

Site assessment

The site offers good OHL connectivity and flexibility with connecting to new and existing assets on the transmission network including future external developer connections.

Site selection environmental considerations were applied when the technological studies were undertaken as site is in excess of 3km from the coast.

There is good existing access to the site off the A96, which will facilitate the delivery of large substation equipment and provide ease of access for future operational needs.



Site layout

The layout of the substation has been developed as an Air Insulated Substation (AIS) after an optioneering exercise was carried out to determine the most suitable design for the preferred site. The AIS equipment will be outdoors and consists of busbars and switchgear which is used to marshal and control the electricity supply. The substation size has been developed based on the number of bays to Facilitate the initial connections at the site and allowance made for future connections.

Building size

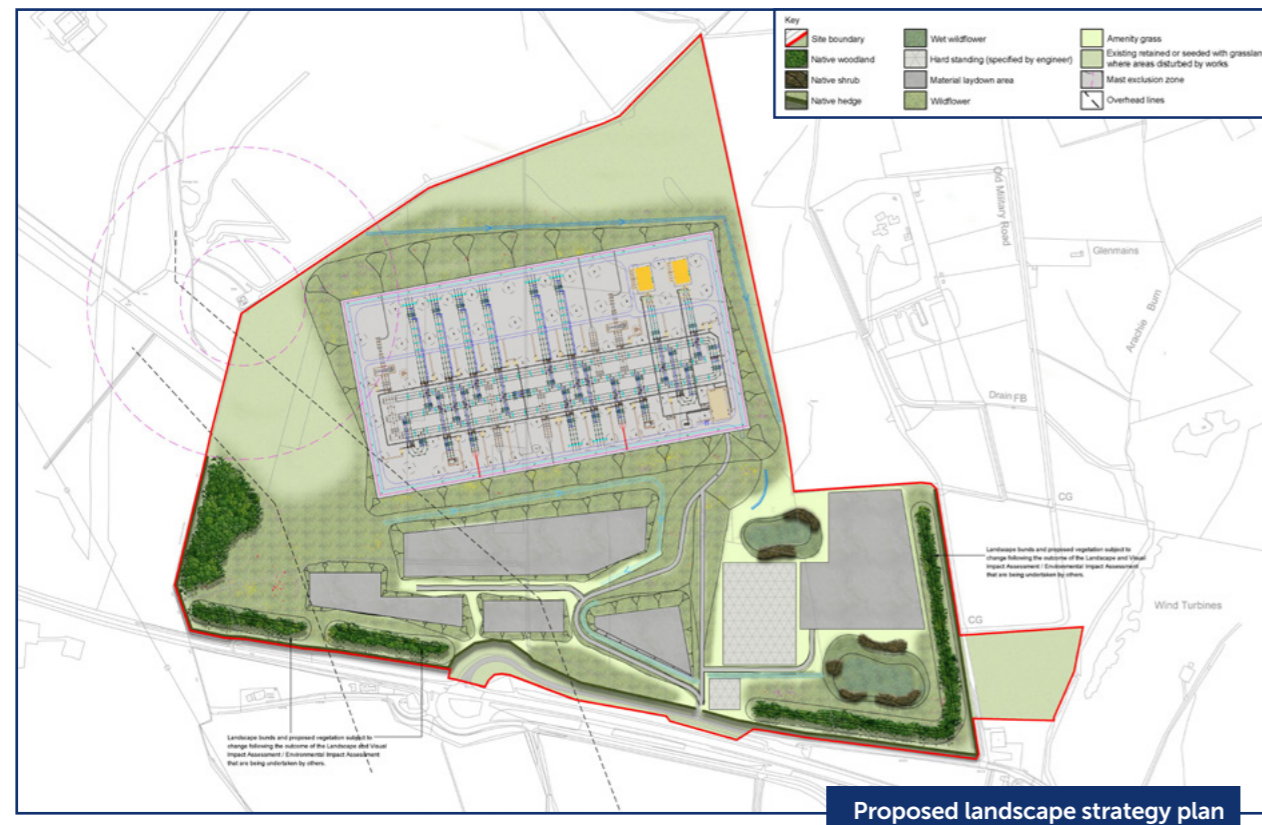
A control building will be required on site which contains ancillary equipment required to operate the substation including control panels and low voltage AC and DC systems. The size of this building is determined by the number of ancillary system equipment required which is determined by the number of bays within the substation which for Coachford is 23. The building will be single story with an approximate overall height of 7m.

As well as the control building Coachford substation will also have 2 Synchronous Compensators which are required to manage power quality or power factor of the substation and network. Each Synchronous Compensator will be located inside a building with an approximate height of 14.5m.

Environmental considerations

The potential environmental impacts discussed below will be assessed as part of the Environmental Impact Assessment (EIA), which will be submitted in support of the planning application to Aberdeenshire Council in Summer – Autumn 2024.

The EIA Report will be available for members of the public to view and comment on as part of the planning application supporting information, following submission of the application.



Cultural heritage

There are no World Heritage Sites, Scheduled Monuments, Inventory Gardens and Designed Landscapes (GDL), Inventory Battlefields or Conservation Areas within 3km of the Site.

An appraisal including a walkover survey of the site and its surrounding area has been undertaken to understand the potential effects on the historic environment.

Within the Site, there are two undesignated assets. One of which, a cluster of cairns found during walkover survey, has the potential to be directly impacted during construction. There is also the potential for unknown subsurface archaeology in the surrounding area, given

the lack of development in the field to the northeast corner within the Site. There is a single Category B Listed Building approximately 2.3km to the west of the Site, however despite the likelihood that the Site will be visible from the asset, no impacts on setting are anticipated.

Consultation will be carried out with Aberdeenshire Council as part of the planning application process to identify any on-site archaeological investigation that would be required before construction works commence.

If required a Written Scheme of Investigation would be prepared which would set out a strategy for archaeological mitigation in advance of the construction works.

Landscape and visual assessment

The appearance and character of the landscape is already influenced by infrastructure including the existing Blackhillock and Moray West substations, nearby steel lattice towers and overhead lines.

There are no National Parks, National Scenic Areas or Wildland Areas in proximity to the Site, with the closest, Deveron Valley Special Landscape Area, lying approximately 5km to the southeast.

The Site is located in the Upland Farmland LCT (Landscape Character Type) 288, described as a large scale, open landscape of broad shallow valleys with a simple vegetation pattern.

More locally, the Site is located on the southeast facing slopes of Hill of Greenwood, perched over the A96 and with open views across an open valley to the south and southeast. The Site is contained to the northwest and north by rising ground and forestry.

Although the location of Site 4 is on relatively steep ground and would potentially require substantial earthworks to fit it in the Proposed Development, the proposed platform location will minimise the visual impact on the

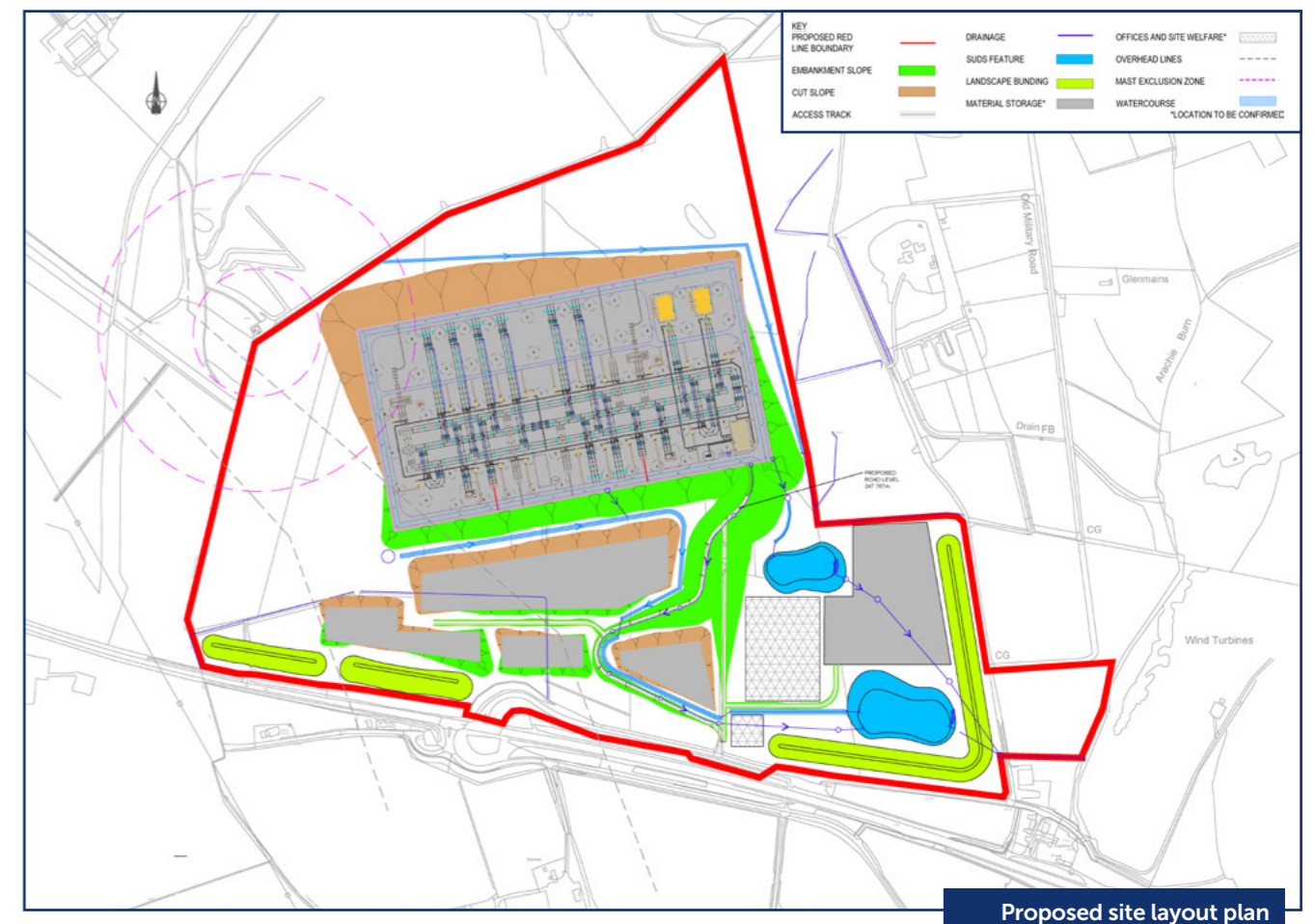
local landscape, and there is some potential for landform mitigation as shown on the indicative layout that supports this consultation process.

The main visual receptors for Site 4 would be the people living in the scattered properties on the southern slopes of Hill of Greenwood, and along the minor road that runs on an east to west direction to the south of Burn of Cairnie.

The views for these receptors would be partially screened by the undulating topography and the trees surrounding the properties, and there is some potential for landform mitigation as shown on the indicative layout.

The A96, although running close to the southern boundary to the Site, is separated by a short steep embankment that screens most views of the Site for the users of this road.

A detailed landscape and visual assessment will be carried out as part of the EIA to understand how the proposed development will be viewed within the surrounding area, to identify any significant effects and propose mitigation measures in response to these effects. Indicative landscape and visual mitigation measures such as landscape bunds and planting are shown on the layout plan and 3D visualisations that form part of this consultation process.



Environmental considerations

Terrestrial ecology and ornithology

The site has been surveyed to identify habitats, protected species and birds. A Biodiversity Net Gain condition assessment was also undertaken alongside the habitat survey which allows for the current biodiversity units of the site to be calculated.

The site does not lie within any sites designated for nature conservation. The closest designations are the Den of Pitlurg Site of Special Scientific Interest (SSSI) (c.0.6km south), Mortlach Moss SSSI/Special Areas of Conservation (SAC) (c.4.7km southeast). The southern part of the site is also partially located within a Wildcat Priority Area (Strathbogie).

The habitats present within the site provide suitable foraging and commuting opportunities for a variety of protected species. Rough grassland to the northeast may provide some suitability for amphibian and reptile species. Rock piles in this area could also be utilised by reptiles for hibernation or basking.

Breeding bird surveys indicated that the site and surrounding area support numerous breeding bird species.

The low-lying agricultural land presents potentially suitable foraging habitat for overwintering waterfowl.

A Landscape and Habitat Management Plan (or equivalent) will be prepared to support the planning application and the project will also target the delivery of a minimum of 10% Biodiversity Net Gain (BNG) across the application site (see separate BNG sections for more details on our commitment to the delivery of BNG).

Woodland and forestry

The site does not lie within any areas of Ancient Woodland, the closest area being approximately 500m north of the Site.

There are areas of mixed broadleaf woodland within the site, which are likely to be removed as part of this development. Any loss associated with the development of the site will be appropriately compensated for by equivalent (or greater) areas of new tree/hedgerow planting.

A Woodland Management Plan will be prepared and issued to support the planning application.

Land use and recreation

The site is located within two areas classified by Scotland Soil's National scale land capability for agriculture, with the southern extent of the Site is classified as 3.2 and the northern extent is classed as 4.2. Neither classification is considered prime agricultural land.

There are no public footpaths or national cycle routes and there is no evidence of commercial highland sport within or adjacent to the site.

Water environment and soils

The site is located 700m north of Cairnie Burn and 1km east of Burn of Drum. The site crosses an unnamed tributary of Cairnie Burn. There are numerous Private Water Supplies within 1km of the site.

Where PWS are identified, further investigation of potentially impacted PWS will be undertaken and appropriate protection/mitigation measures implemented.

The site lies within a Drinking Water Protected Area for groundwater.

A Flood Risk Assessment and Drainage Impact Assessment will be prepared to support the planning application and inform the detailed design of the SuDS drainage strategy for the site however, an indicative SuDS strategy has been identified and is illustrated in the drainage layout drawings that support this consultation process.

A Site Water Management Plan will be developed to manage potential risks to the water environment during construction.

Traffic

The construction of the proposed development will require vehicles to deliver plant, machinery and workers to the site.

Access would use the existing junction off the A96, via the unclassified road running parallel with the A96 and site boundary, to provide access into the site from the south.

A Construction Traffic Management Plan will be developed for suitable management of all abnormal loads and vehicle movements to ensure road safety for all other road users during the construction works.

3D visualisations

We understand that local stakeholders need to be able to visualise what the development may look like in their local area.

We've commissioned 3D visualisations which model the substation into the local landscape to help understanding of the proposals in terms of the visual impact, distance and height.

The following are some images taken from the 3D model created for the Coachford substation.

A flythrough video is also available to view from the project webpage via the QR code at the bottom of this page.

The layout and colour of our proposals may change based on feedback and further refinement of the design, if that happens, we'll update our model and video and share this on our webpage and with you at the next event.

Photomontages

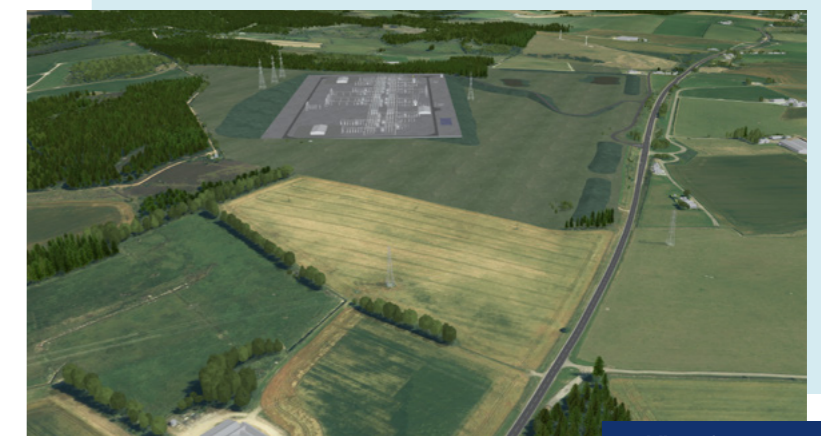
Photomontage visualisations will also be produced as part of the Environmental Impact Assessment (EIA). Once the EIA is completed, we'll ensure these photomontages are easily available to view.



View from south



View from southeast



View from west



Find out more

Scan the QR code with your smartphone to watch a flythrough video.

Delivering a positive environmental legacy

On every project we deliver, we always need to consider how we impact the environment in that area. As we enhance the transmission network in the East of Scotland, we have a responsibility to design and build our projects to protect and enhance the environment.

As the first developer to consult upon and implement an award-winning approach to deliver Biodiversity Net Gain (BNG) on all new sites, we're committed to delivering a "greener grid", focusing on habitat restoration and creating biodiversity growth as we invest in our network. We are committed to delivering 10% Biodiversity Net Gain on all sites gaining consent going forward. This ensures that we don't just restore our natural habitats but actively improve them for the benefit of local communities, wildlife, flora and fauna.

ensuring a positive environmental legacy at all our sites. As this project progresses through the development process, we will actively seek ways to avoid and minimise impacts on biodiversity, through careful routeing and site design to avoid impacting areas of highest biodiversity value.

Where avoidance is not possible, we will offset this by introducing new habitats along with restoration efforts.

During the development, construction and operation of our projects, we will leave the environment in a measurably better state than before development started,

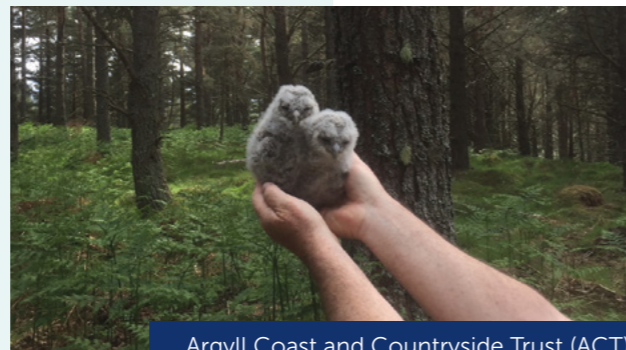
These can be achieved within the boundary of the development site, or by providing support to local groups involved with habitat restoration or creation projects, within the locale of the development site.

If there are biodiversity improvement projects in your local area that we could get involved with, please contact the Community Liaison Manager

Example projects

Argyll Coast and Countryside Trust (ACT)

Argyll's rainforest is a unique and rare habitat of ancient and native woodland. This collaboration with ACT will help deliver our compensatory tree planting and BNG commitments in Argyll. It also aligns with ACT's woodland planting ambitions, supporting its charitable objectives including biodiversity gain, health and wellbeing, improvement for local people, outdoor learning opportunities and climate change workshops.



Argyll Coast and Countryside Trust (ACT)

Thurso South substation and The Bumblebee Conservation Trust

We created approximately 10 hectares of bee-friendly habitat to support the pollination of the rare endemic great yellow bumblebee.

This contributed to wider conservation efforts for this bee species. A collaboration with The Bumblebee Conservation Trust facilitated research on food availability for bumblebees, identifying the need for a diverse seed mix containing key flowering species to enhance early, main and late food supply to support the full lifecycle of bumblebees.



Thurso South substation and The Bumblebee Conservation Trust

Notes

Blank lined area for notes.

Have your say

We value community and stakeholder feedback. Without this, we would be unable to progress projects and reach a balanced proposal.

The feedback period

We will accept feedback from now until 19 April 2024.

How to provide feedback :

Submit your feedback online by scanning the QR code on this page or via the form on our project webpage at: ssen-transmission.co.uk/coachford

Email the feedback form to the Community Liaison Manager. Or write to us enclosing the feedback form at the back of this booklet.

What we're seeking views on

During our last public consultation event in March 2023, we wanted to know your thoughts on the substation sites under consideration and if you agreed with the one we'd identified as best.

Now that we have taken forward a proposed site, we want you to share your thoughts and opinions on our plans, where you think we can make improvements, concerns about the impact of our work and what you think of any changes and refinements we've made.

We'll be actively looking to mitigate the impacts of the site as much as possible over the coming months, but it would be helpful to understand what you believe we should be doing to help minimise these impacts and if there are any opportunities to deliver a local community benefit you would like us to consider. We encourage all interested community members to fill in a feedback form when submitting feedback, however if you prefer, you can email us to provide your feedback or ask any questions.

Our Community Liaison Team

Each project has a dedicated Community Liaison Manager who works closely with community members to make sure they are well informed of our proposals and that their views, concerns, questions or suggestions are put to our project teams.

Throughout the life of our projects, you will hear from us regularly. We aim to establish strong working relationships by being accessible to key local stakeholders such as community councils, residents' associations and development trusts, and regularly engage with interested individuals.

Community Liaison Manager

Ryan Davidson
Community Liaison Manager



SSEN Transmission
200 Dunkeld Road,
Perth, PH1 3GH

T: +44(0)7901133919
E: ryan.davidson@sse.com

Additional information

The best way to keep up to date is to sign up to project updates via the project webpage: ssen-transmission.co.uk/coachford



You can also follow us on social media

 SSEN-Transmission

 SSETransmission



To support everyone online, we provide accessibility and language options on our website through 'Recite Me'. The accessibility and language support options provided by 'Recite Me' include text-to-speech functionality, fully customisable styling features, reading aids, and a translation tool with over 100 languages, including 35 text-to-speech.

Please select "Accessibility" on our website to try out our inclusive toolbar.

Your feedback

Thank you for taking the time to read this consultation booklet. In order to record your views and improve the effectiveness of our consultation, please complete this short feedback form.

Please complete in BLOCK CAPITALS. (Please tick one box per question only)

Q1. Now that we have shared updated design plans for this site, is there anything you'd like to bring to our attention that you believe we may not have already considered during project development?

Comments:

Q2. Are there any environmental features, that you consider important and should be brought to the attention of the project team?

Comments:

Q3. What suggestions for social or environmental community benefit opportunities do you have that you would like us to consider or are there any local initiatives you would like us to support?

Comments:

Q4. Following review of the provided information, how would you describe your understanding of the project and are there any aspects that you feel you require more information on?

Comments:

Full name

Address

Telephone

Email

If you would like your comments to remain anonymous please tick this box.

We would like to send you relevant communications via email such as invitations to stakeholder events, surveys, updates on projects, services and future developments from the Scottish and Southern Electricity Networks group listed below. If you are happy to receive email updates please opt in by ticking the box below. You can unsubscribe at any time by contacting us at stakeholder.admin@sse.com or by clicking on the unsubscribe link that will be at the end of each of our emails.

For information on how we collect and process your data please see our privacy notice available at today's event. This can also be obtained online at ssen-transmission.co.uk/privacy

If you would like to be kept informed of progress on the project please tick this box.

Thank you for taking the time to complete this feedback form. Please submit your completed form by one of the methods below:

Post: SSEN Transmission, 200 Dunkeld Road, Perth, PH1 3GH **Email:** ryan.davidson@sse.com

Online: ssen-transmission.co.uk/coachford

Download: Comments forms and all the information from today's event will also be available to download from the project website.

The feedback form and all information provided in this booklet can also be downloaded from the dedicated website:

ssen-transmission.co.uk/coachford

We intend to use Artificial Intelligence (AI) to assist our experienced teams in the analysis of your feedback, so we can categorise key points raised more quickly. You can learn more about how we're utilising AI at ssen-transmission.co.uk/AIFAQ

Any information given on the feedback form can be used and published anonymously as part of Scottish and Southern Electricity Networks consultation report. By completing this feedback form you consent to Scottish and Southern Electricity Networks using feedback for this purpose.

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