

Bingally 400kV Substation Community Liaison Group

Meeting 04:
September 15 2026 – Cannich Hall

AGENDA

1. Welcome, apologies and confirmation of minutes
2. Actions from Last Meeting
3. Project and Construction Update
4. 4 week community lookahead
5. How Biodiversity Net Gain is being delivered
6. Fire and other Emergency Procedures (BAM)
7. Traffic Management Plan with consideration to School times and other heavy goods vehicles such as logging lorries
8. Balnain Primary School
9. Progressing the Cannich Car Park Potholes
10. AOB

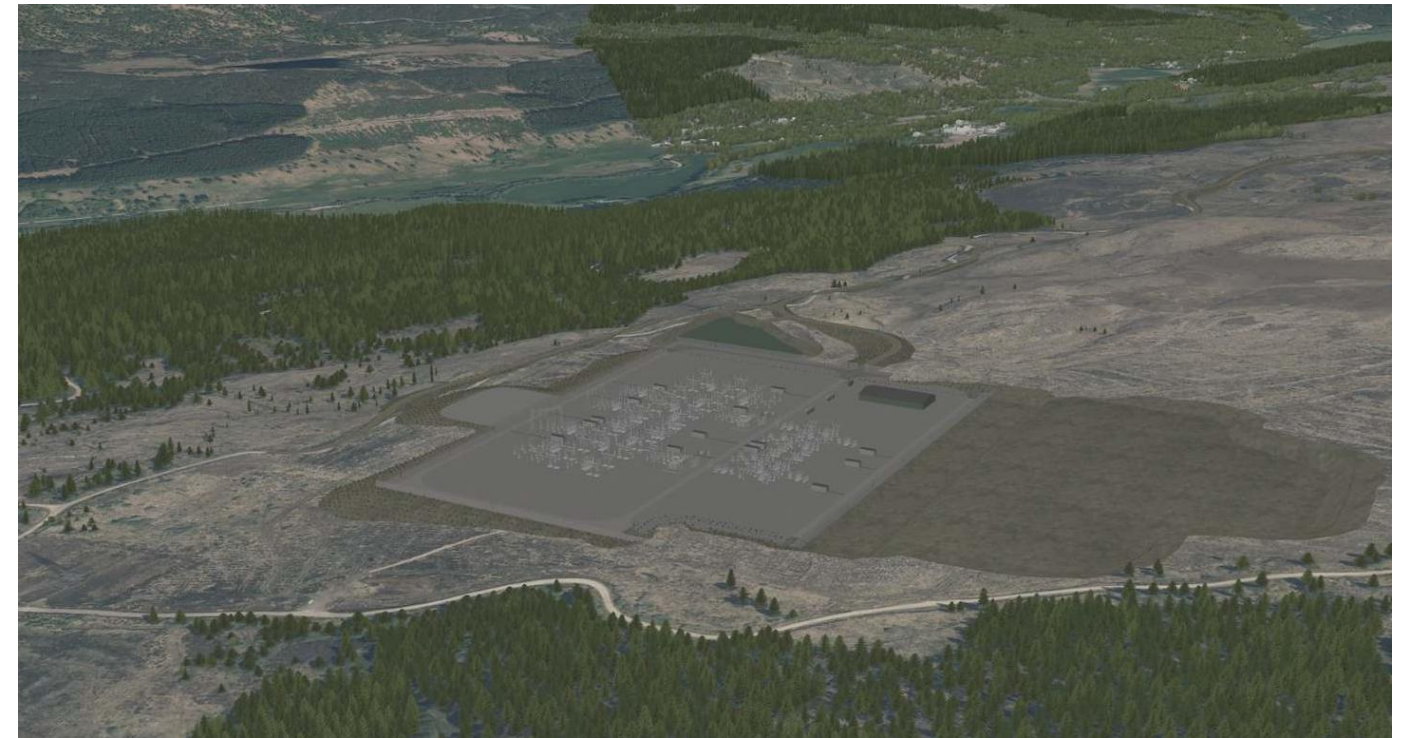


Actions from Last Meeting

Number	SSEN	Action / Update	Owner	Open/Closed	Update
1		Procedures in place for lookahead and community notification methods	SSEN T	Open	Monday call with SSEN T and BAM and a further call with BAM CCO to ensure alignment
2		Confirm the approach to Traffic Management around School times	SSEN T/ BAM /CLG	Open	Update on CTMP review and confirmation of school-time considerations for Cannich, Balnain and Drumnadrochit.
3		Potential improvement of local car park and ownership clarification	CLG/SSE	Open	Car Park appears to be owned by Highland Council with SSEG having a servitude right of access over it.
4		Why AIS is the starting point for SSEN T	SSEN T	Open	Written confirmation has been provided to CLG group via email
5		Further clarification on when wind speed tests were carried out and the threshold	SSEN T	Open	Written notice will be provided to CLG group
6		Fire and emergency evacuation planning	BAM	Open	BAM to have a meeting with Fire Service to ensure evacuation plans are in place
7		Was Blasting noise part of the EIA assessment	SSEN T	Open	To be discussed
8		Written explanation on AIS as starting point for SSEN T and clarification on points made at pre-determination hearing	SSEN T	Closed	This was forwarded to the CLG group within 2 weeks as agreed at last CLG

Project Update – Irfan Ahmad

- **20 out of 21 pre-commencement conditions** have been **satisfied** to date.
- **Construction Traffic Management Plan** condition outstanding. Key point being discussed was the request for Active Travel improvement i.e. Cyclist signs.
- **Start on Site:** Targeting 21st September 2026. Starting with Forestry Works and Temporary Compound Construction (PD Rights). Full construction to start subject to CTMP discharge.



Community Lookahead and communications

Jeff McKenzie
Community Liason Manager
– SSEN Transmission



4 Week Lookahead

- Weekly Monday call to get a lookahead of activities for Bingally Substation project
- Those on the call will include SSEN Transmission, BAM and Future Forestry (at present)
- Attendance will evolve to include site managers and others close to the project and on-site.
- Once project is fully underway these tabs will fill out and become a regular part of the CLG agenda moving forward
- Document is the joint responsibility of Jeff (SSEN T) and Heather (BAM)

Start date	Date complete	Description of load/Activity	Escorted	Number of machines	Additional Information	Communication to community
9/16/2026	TBC	TM installed			Comms have been sent out to Community	Yes, distribution list updated
9/17/2026	9/18/2026	Delivery of construction plant and materiels		6		Yes, distribution list updated
9/21/2026		Compound for the foresrtry team			BAM	Yes, distribution list updated
9/28/2026	2 weeks	Future Forestry		TBC		TBC
12/10/2026		BAM will start				

How Biodiversity Net gain is being delivered

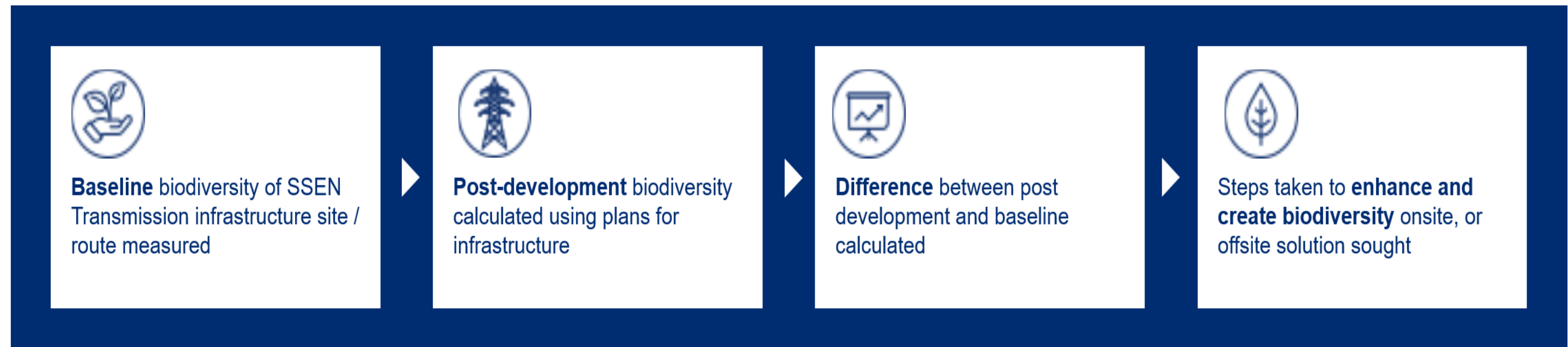
Katie Andrews – Nature Delivery Officer SSEN T



Overview of Biodiversity Net Gain

SSEN Transmission are committed to delivering 10% Biodiversity Net Gain on all sites gaining consent. This ensures that the organisation doesn't just restore our natural habitats but actively improve them for the benefit of local communities, wildlife, flora and fauna.

The diagram below outlines how SSEN Transmission approach BNG:



Bingally Substation Requirements

Biodiversity Net Gain:

Habitat Type	Baseline Biodiversity Units	Post Development Biodiversity Units	Difference in Biodiversity Units	Difference in Biodiversity Units (%)	Biodiversity Units Required Off-site to Achieve 10% Gain
Area	1155.69	1152.42	-2.91	-0.25%	118.46

Irreplaceable Habitat Impacted:

Habitat Type	Impacted (hectares)
Ancient Woodland	2.97
Blanket Bog	1.31

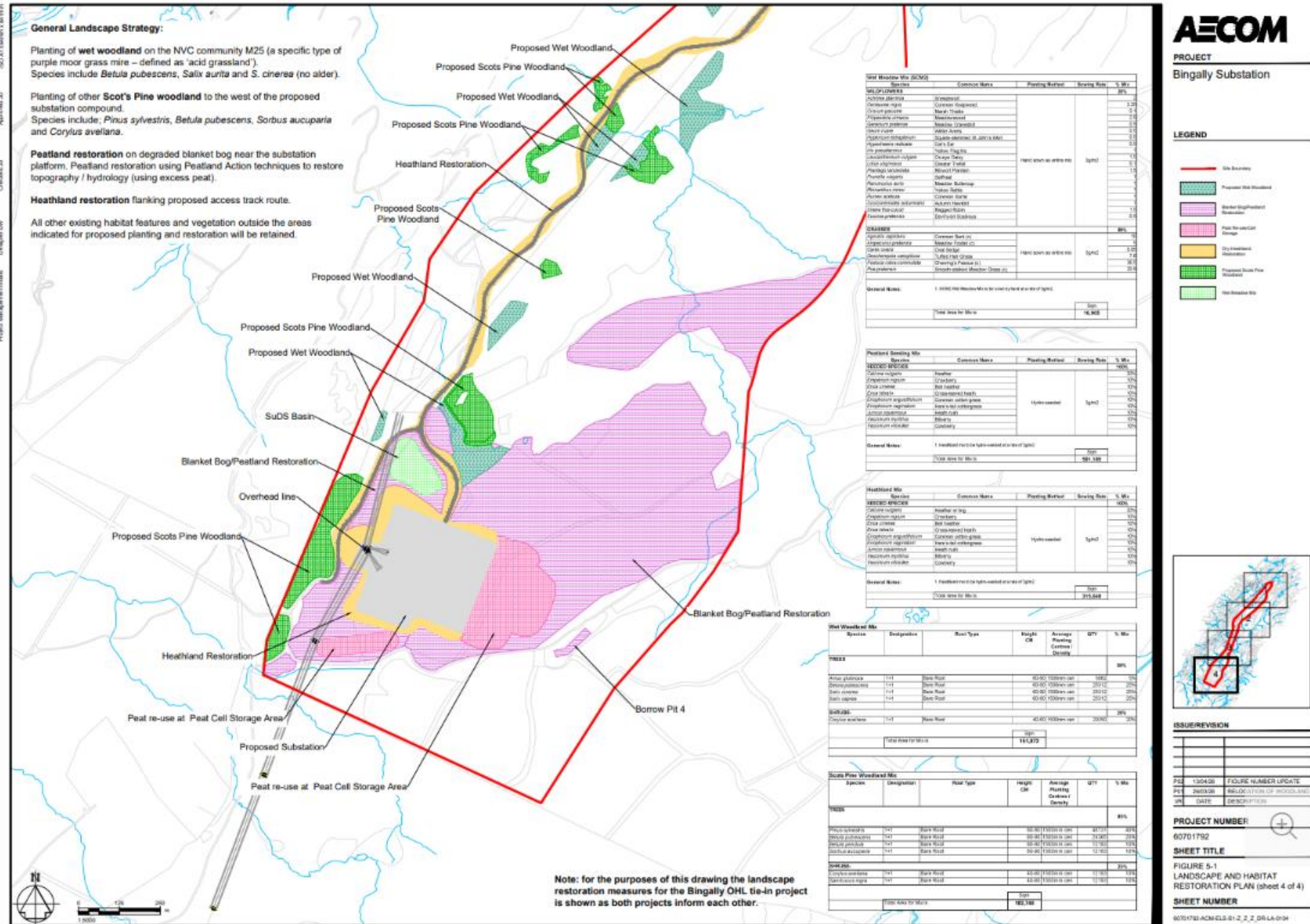
On-Site Habitat Management Plan

The planning condition commits us to:

- A finalised HMP and BNG calculations 18 months from construction commencement.

We have an initial HMP that shows:

- 58 ha blanket bog restoration
- 31 ha dry heathland restoration
- 18 ha Scots pine woodland planting
- 15 ha wet woodland planting
- 1.7 ha wet meadow planting

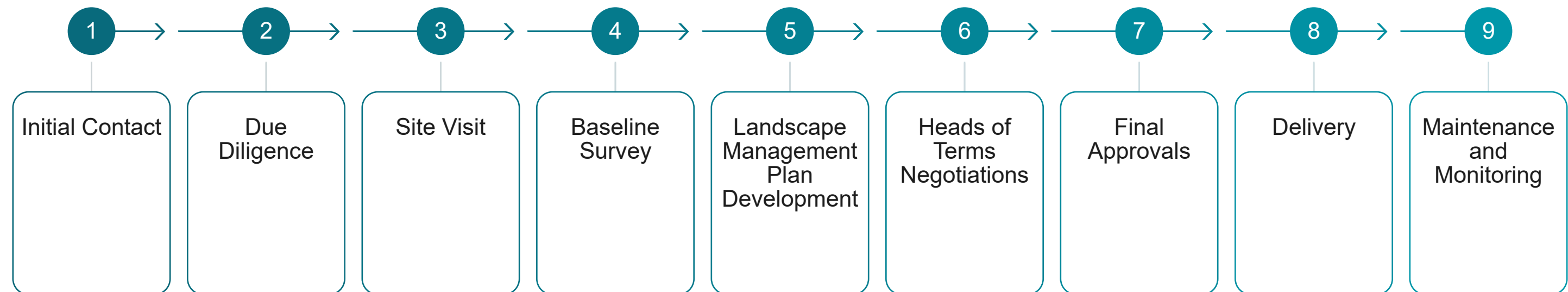


Approach to Off-Site Restoration

SSEN-Transmission are looking for off-site opportunities that provide ecological benefits and that deliver an increase in biodiversity, measurable through long-term management and monitoring. We are interested in opportunities that are:

- Habitat based and aiming to create, enhance or restore biodiversity.
- Located in SSEN Transmission's operating area in the North of Scotland including Shetland and the Western Isles.
- Larger than 30 ha although we can consider smaller if they are part of a wider nature network.
- More information can be found in our [Opportunities for Communities](#) document.

The process for site selection to delivery is below:



Fire and emergency evacuation procedures

How we work to protect the local environment during construction

**Keith Gibson–
Project Manager – BAM**



Site fire & emergency response | Q&A



Current arrangements and next steps.

Q What is the status of the site fire and emergency response plan?

A The plan is in place for the full duration of the works. It remains a live document and will be reviewed regularly, and whenever project risks change.

Q Has liaison been completed with the Fire and Rescue Service?

A The service was notified before the project started. Once the team is on site, contact will be made again to arrange a visit and discuss emergency arrangements.

Q What out-of-hours monitoring will be in place?

A Remote-monitored camera systems will operate, supported by manned guards during peak construction periods.

Q Is a future site familiarisation visit still possible?

A Yes. Once the site is established, a visit for CLG members can be facilitated if requested.

Traffic Management Plan update

**Keith Gibson – Project Manager
BAM**



Construction traffic | Q&A

Keith Gibson (BAM)

Q What is the status of the Construction Traffic Management Plan?

A It is still awaiting final sign-off from Highland Council.

Q How will school and childcare-sensitive times be managed?

A Cannich timings are confirmed, and construction traffic will not pass Cannich school. Deliveries will avoid school start and finish times wherever possible.

Q How will those times be reflected in vehicle scheduling?

A Peak school times will be blocked out in the delivery management system.

Q Who should the community contact about traffic concerns?

A Please email or call Heather McGillvray (BAM) and/or Jeff McKenzie (SSEN Transmission) in the first instance.

Q Are any abnormal or high-volume deliveries expected soon?

A Forestry equipment, welfare cabins and initial construction plant are due in the coming weeks. Updates will be coordinated through the Monday community call so notices can be issued in good time.

Q Has cumulative timber extraction traffic been included in the plans submitted to Highland Council?

A Timber extraction traffic was not specifically included however traffic counters will be in place to monitor

Community to choose the colour of the northern compound cabins.

Choice is dark green, brown or standard light grey



Balnain Primary School

Part of the active travel improvements



- Discussion on possible projects with Balnain Primary School
- Cycle Signage
- Improved parking and footway has been discussed and is being lead by the Parent Council of the School

Car Park Ownership and improvements

Discussion with community regarding how
to progress



Thanks for attending...

Any other business/questions or suggestions

