

Pre-Application Consultation Report

Cambushinnie Haul Track

June 2025

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1. INTRODUCTION

- 1.1.1 This Pre-Application Consultation (PAC) Report is submitted by Scottish Hydro Electric Transmission plc, operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), as part of an application for full planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) ('TCPA 1997') for the Cambushinnie haul track Project (hereafter referred to as the 'Proposed Development'), located between the A822 and Easter Feddal, to the south and south west of Braco village, Perth and Kinross.
- 1.1.2 The PAC Report is submitted as a requirement of section 35C of the TCPA 1997 in accordance with requirements prescribed in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended) ('the DMRs') and particularly with reference to section 7B, which prescribes specific content for PAC Reports.
- 1.1.3 In general, the PAC Report provides an overview of the consultation programme and describes: the findings from the PAC process; the steps taken to meet statutory requirements; the feedback received during the PAC process, and how SSEN Transmission responded.
- 1.1.4 The PAC Report is comprised of six parts:
- 1: Introduction.
 - 2: Project Background – outlines the background to the project and provides a description of the key elements and non-statutory consultation undertaken;
 - 3: The Consultation Process – describes the submission of Proposal of Application Notice (PAN); the dates and venues for consultation events; the advertising process, any additional consultation required (or otherwise) by the local planning authority;
 - 4: Feedback and Key Issues – summarises the written responses to consultation and the views raised at public events, as well as the number of written responses received and attendees at events;
 - 5: Project Responses to Consultation – describes how SSEN Transmission took account of views raised during the pre-application consultation process, and how members of the public were provided with feedback from the project team; and
 - 6: Conclusion.
- 1.1.5 Appendices are attached to provide evidence of consultation carried out, under the terms of the abovementioned regulations.

2. PROJECT BACKGROUND

- 2.1.1 Scottish Hydro Electric Transmission plc ('the Applicant'), operating and known as Scottish and Southern Electricity Networks Transmission ('SSEN Transmission'), owns, operates, and develops the high voltage electricity transmission system in the north of Scotland and remote islands, and has a statutory duty under section 9 of the Electricity Act 1989 to develop and maintain an efficient, co-ordinated and economical electrical transmission system in its licence area.

2.2 Site Description

- 2.2.1 The haul track will run from the A822, south of Braco, crossing the Keir Burn and B8033, before continuing north-west, west and south-west through the fields towards Easter Feddal. The haul track will then connect to an existing private track, which leads towards the existing Braco West substation. The track will be an asphalt surface in the east by Keirallan, east of the B8033 and for a short distance to the west of the B8033. The remaining length of proposed haul track would be of type 1 stone surface.

2.3 Proposed Development

- 2.3.1 The Proposed Development is a proposed haul track, which would be constructed between the A822 public road south of Braco, and Easter Feddal, for construction traffic and transformer delivery associated with the proposed Cambushinnie 400kV Substation and overhead line (OHL) tie-in works.

2.4 Requirement for Pre-application Consultation

- 2.4.1 Regulation 4 of the DMRs requires that pre-application consultation is carried out for all national and major developments. National and major development types are defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009 ('the Hierarchy Regulations'). The proposed OHL tie-in works are subject to the Electricity Act 1989.
- 2.4.2 National developments are developments or classes described as such in National Planning Framework 4 (NPF4). The Development is a 'major development' if it meets the thresholds or criteria associated with different development types in the Schedule attached to the Hierarchy Regulations. All developments that are not national or major are classified as local developments and are not required to undergo pre-application consultation.
- 2.4.3 The Proposed Development is classified within the Hierarchy Regulations as 'Major Development'.

2.5 Early Non-Statutory Consultation

- 2.5.1 An initial Site Selection Consultation Event took place on Tuesday 22 August 2023 from 3.30pm – 7.30pm at Braco Village Hall to present the approach to developing the wider project, the substation site selection process and the potential substation site option being considered. The event focussed on the wider project rather than the haul track only. The event was advertised via maildrop to residents in a 10km radius of the site, via press release and social media. 60 people attended the consultation event. The event was followed by a 6-week feedback period from 22nd August to 3rd October 2023 to gain views and feedback from the local community and interested parties on the site selection process and the 'best on balance' potential substation site, and to share local knowledge. 7 responses were received during this feedback period.

2.6 Pre-application Consultation with Local Planning Authority

- 2.6.1 A pre-application consultation request was submitted to Perth and Kinross and Council on 31 January 2025. Perth and Kinross Council responded with a written response on 25 March 2025. The pre-application response set out the relevant planning policies and guidance along with pre-application comments from the statutory consultees, Scottish Environment Protection Agency (SEPA) and NatureScot. The response also set out a list of documents and information that should be submitted to support the planning application.
- 2.6.2 A consultation meeting with Perth and Kinross Council was held on 11 March 2025 in order to update the Council's planning team on project progress, to discuss questions to be answered in the Perth and Kinross Council pre-application response and to confirm the application process.

3. THE CONSULTATION PROCESS

3.1 Overview

- 3.1.1 This section describes the consultation process and demonstrates how statutory PAC requirements have been met. The PAC process is specified in section 35B of the TCPA 1997, and in regulation 7 of the DMRs.

3.2 Proposal of Application Notice (PAN)

- 3.2.1 A PAN must be submitted to the Local Planning Authority (LPA), containing the information prescribed in 35B(4) of the TCPA 1997 and Regulation 6 of the DMRs, including an account of what consultation the applicant intends to undertake and information as to when such consultation is to take place, with whom and what form it will take.
- 3.2.2 A PAN was submitted to Perth and Kinross Council on 24 October 2024, triggering the beginning of the statutory consultation period. The PAN provided the Council with an outline of the application details, dates of public events, publicity arrangements, and confirmation of the site location.
- 3.2.3 Copies of the PAN, covering letter and location plan are provided in Appendix A.
- 3.2.4 Perth and Kinross Council provided confirmation that the PAN was validated by the Council on 25 October 2024.
- 3.2.5 In addition to the PAN and attachments being sent to the LPA, below is a list of other parties these were sent to via e-mail on 25 October 2024:
- Braco Project Email Distribution List
 - Braco and Greenloaning Community Council
 - Muthill and Tullibardine Community Council
 - Auchterarder and District Community Council
 - Blackford Community Council
 - Dunblane Community Council
 - Kilmadock Community Council
 - Cllr Keith Allan
 - Cllr Steven Carr
 - Cllr Alan Watt
 - Jim Fairlie MSP
 - Evelyn Tweed MSP
 - Keith Brown MSP
 - Claire Baker MSP
 - Murdo Fraser MSP
 - Roz McCall MSP
 - Alex Rowley MSP
 - Mark Ruskell MSP
 - Liz Smith MSP
 - Alexander Stewart MSP
 - John Nicolson MP
 - Alyn Smith MP

3.3 Newspaper Notices

- 3.3.1 Newspaper adverts must be published in respect of public events, the form of which is described in Regulation 7 of the DMRs. Notice of these public events must be published at least 7 days in advance in a newspaper

circulating in the locality of the Proposed Development. The second (or final) public event must be held at least 14 days after the first public event.

3.3.2 In respect of the first consultation event, newspaper notices were published in the following newspapers:

- The Perthshire Advertiser on 8 November 2024.

3.3.3 In respect of the final consultation event, newspaper notices were published in the following newspapers:

- The Perthshire Advertiser on 7 March 2025.

3.3.4 Copies of the newspaper notices are provided in Appendix B.

3.3.5 The notices directed readers to the project website and Community Liaison Manager contact details for further information.

3.4 Advertising Public Events

3.4.1 In addition to the publication of the newspaper notices, the public events were advertised in the following ways:

- Quarter page public consultation adverts providing general introductory information on the proposals and advertising the planned public events were published in two newspapers, shown in Appendix C.
The Scotsman:
 - Event 1: 12 - 25 November 2024 (10 insertions)
 - Event 2: 3 – 17 March 2025 (11 insertions)
 The Perth and Kinross Courier:
 - Event 1: 12 – 25 November 2024 (10 insertions)
 - Event 2: 3 – 17 March 2025. (10 insertions)
- Public consultation posters were circulated to the Braco and Greenloaning, Muthill and Tullibardine, Auchterarder and District, Blackford, Dunblane and Kilmadock Community Councils for sharing with their communities.
- Maildrops were issued to all properties within a 10-kilometre radius of the substation, encompassing 4,139 residences and 86 commercial properties, shown in Appendix D.
- Emails to the elected Councillors and MSPs in the area.
- A Press Release issued to all relevant press and added to SSEN Transmission website (<https://www.ssen-transmission.co.uk/news/news--views/2024/1/ssen-transmission-announces-next-phase-of-public-engagement-for-pathway-to-2030-infrastructure-in-the-north-of-scotland/>).
- Notification was made via social media, by means of the SSEN Transmission Facebook and X (Twitter) feed.
- The project website Beauldy-Denny 400KV Upgrade Project (<https://www.ssen-transmission.co.uk/BDUP>) and Cambushinnie 400kV Substation Project (<https://www.ssen-transmission.co.uk/cambushinnie>).

3.5 Public Consultation Events

3.5.1 The first public consultation event was held at Braco village hall on Wednesday 20 November 2024 from 3pm – 7pm.

3.5.2 The purpose of the first public event was to provide an opportunity for members of the public, local stakeholders, and statutory authorities to view information about the Proposed Development, ask questions and provide feedback in person.

- The Applicant produced a number of consultation materials to explain the proposals, including information banners shown in Appendix E.
- Additional visual aids including 3D Visualisations were presented on a screen and size A0 maps of the project proposals.

- Consultation booklets available for attendees to take away, with contact details, key dates, and information on how to provide comments online shown in Appendix F, which were made available on the project website two weeks before the event, on Tuesday 5 November 2024.
- Feedback forms, including the closing date for feedback, a template for which is shown in pages 17 - 19 of Appendix F.

3.5.3 A selection of photos taken at the first public consultation event are shown in Appendix G. A sign-in register was used to understand the number of attendees. A total of 70 attendees over the duration of the event were recorded.

3.5.4 Following the consultation event, SSEN Transmission issued an update on the project website thanking attendees for attending and advised all material that had been displayed was available for download (<https://www.ssen-transmission.co.uk/Cambushinnie>).

3.5.5 The feedback period for the first public consultation event was 6-weeks long and closed on Wednesday 8 January 2025 which was communicated in the consultation materials. 24 responses were received during this feedback period.

3.5.6 The final public consultation event was held at Braco Village Hall on Monday 17 March 2025 from 3pm - 7pm.

3.5.7 The purpose of the final public event was to give feedback to members of the public in respect of comments received as regards to the Proposed Development from earlier consultation, and to provide further opportunity to view information about the project, ask questions and provide feedback in person.

3.5.8 Consultation materials for the final event comprised information banners and a consultation booklet shown in Appendix H and I respectively and were made available on the project website two weeks before the event, on Wednesday 5 March 2025. In line with PAC requirements, consultees at the final event were provided a summary of comments received at the first event and the SSEN Transmission response to those comments. This was published in the consultation material for the final event, and can be seen on pages 9 - 13 of Appendix I.

3.5.9 Interested parties were informed via consultation materials in respect of all public events that the purpose of this consultation was to provide feedback to the prospective applicant only, and that an opportunity to comment on the proposals directly to the Local Planning Authority would be provided at the planning application stage should the Proposed Development progress to that stage. This is evidenced in documents submitted in the Appendices, including the consultation booklets.

3.5.10 A selection of photos taken at the final public consultation event are shown in Appendix J. A sign-in register was used to understand the number of attendees. A total of 67 attendees over the duration of the event were recorded.

3.5.11 The feedback period for the final public consultation event was 2-weeks long and closed on Monday 31 March 2025 which was communicated in the consultation materials. 12 responses were received during this feedback period.

3.6 Additional Steps Taken to Consultation

3.6.1 In addition to the in-person public events, a virtual consultation exhibition was accessible online, available from the project website, from 22 November 2024 to 8 January 2025 for the first event, and from 19 March to 31 March 2025 for the second event, using the same consultation material as displayed at the events, shown in Appendix E, F, H and I. Respondents visiting the consultation room were made aware of the closing date for comments.

- 3.6.2 In respect of all virtual consultations, interested parties were advised that the purpose of the consultation was to provide feedback to the prospective applicant only, and that an opportunity to comment on the proposals directly to the Local Planning Authority would be provided at the planning application stage should the Proposed Development progress to that stage.
- 3.6.3 The Project Manager and Community Liaison Manager attended a virtual meeting with Braco and Greenloaning Community Council on Monday 18 March 2024 ahead of the first public consultation event to present project updates and provide an opportunity for questions. The Chair of the Community Council and one Community Councillor attended the virtual meeting.
- 3.6.4 The project team attended a public meeting run by the Braco and Greenloaning Community Council on Thursday 30 May 2024, from 7.30pm - 9pm, to present project updates and provide an opportunity for questions. 5 Community Councillors and 61 members of the public attended the meeting.
- 3.6.5 In advance of the first event an email was sent to stakeholders on the 12 November 2024 and invited comments on the proposal. A list of stakeholders is given in Appendix K.

4. HOW HAS THE PROJECT RESPONDED TO FEEDBACK

- 4.1.1 This section documents how the project has responded to the themes raised by stakeholders through the consultation process. Each theme is addressed in turn below. These responses to the feedback raised were detailed in the Consultation Booklet and Banners for the second public consultation event.
- 4.1.2 Table 1 below summarises how the project has responded to feedback received from the community and statutory stakeholders through the PAN and pre-application process.

Table 1: Summary Responses to Feedback from the First Public Event

Event Feedback	Response
<p>Access</p> <p>Feedback made around the footpath along the Keir Burn. This is used as part of a circular walk and there are concerns this route could be blocked.</p>	<p>During the construction period, as the haul track would form a construction working area for heavy plant, access would not be available to cross the track at the bridge. Signage would be in place to advise of alternative access arrangements.</p> <p>We aim to seek and provide access as far as practicable, which would be confirmed within an Access Management Plan which is anticipated to be agreed with the Council through the discharge of a relevant planning condition.</p> <p>Once construction has been completed, the alternative access over the haul track could be used permanently.</p>

Community benefit

Opportunities for community benefit funding shared including provisions for cyclists and pedestrians in the area; funding and compensation; landscaping and replanting; vehicle speeding mitigations.

We'd like to thank residents for providing their feedback suggesting community benefits they would like to see implemented within the local area. While some of the suggestions are outside of the scope of the project to deliver, it is our intention to work with the community to further explore opportunities in this area. This feedback has been noted and when it is appropriate to do so, will be considered by our construction team, contractors and our community benefit fund team.

Our network in the north of Scotland will play a leading role in the clean energy transition, connecting and transporting renewable electricity from wind, hydro and marine generation. Our Community Benefit Fund will allow a share of the benefits to go directly to those communities that we work in. Our Community Benefit Fund is designed to bring substantial benefits and a positive, lasting legacy through local and regional initiatives across the north of Scotland. Following a UK Government announcement in November 2023 regarding community benefits from transmission infrastructure, SSEN Transmission anticipates the value of future community funds from our current investment plans to be in excess of £100m. This is subject to finalised Government guidance and approval from Ofgem and will apply to all new transmission infrastructure projects in Great Britain.

We have two types of funds open to projects in our network area which not for profit, constituted groups can apply for. Our regional fund is open for any organisation in our network area with a strategic project that brings benefits under one of our identified themes. Our local funds are for communities close to our new infrastructure.

The first £2m round of our regional Community Benefit Fund received 328 applications seeking grants from £40,000 to £500,000. We funded ten projects across our region and details of the projects can be found on our website at ssentransmission.co.uk/communitybenefit. Based on feedback from our public consultation held in 2023, the fund will continue to provide support for strategic projects in the region and any successful application must meet one or more of the following themes: People: Focusing on skills, training and employability; Place: Emphasising the community and culture of the north of Scotland; and Alleviating fuel poverty: Looking at strategic ways to help people across the region. These themes should be reviewed in the context of a strategic fund, with the view of maximising impact to the north of Scotland.

Local funds in anticipation of expected UK Government guidance on Community Benefit funding for electricity transmission infrastructure, we are launching four preliminary local funds connected to projects recently completed or currently under construction. These funds will vary to reflect the different priorities, needs and wishes of the local communities close to the transmission project. Local Community Benefit Funds are for communities close to transmission infrastructure, and we will work with those communities to design a fund that can have a positive local impact. We will use independent panels to make decisions allocating funding and will support communities to make best use of the funding opportunities.

You can find out more about the communities that have already benefited from our community benefit funding by going to our website at: ssentransmission.co.uk/communitybenefit.

<p>Drainage</p> <p>Residents highlighted existing drainage problems in the area and were asking how we plan to mitigate any further flooding with the proposed work planned.</p>	<p>We are aware there are existing flooding issues within the area. The Proposed Development connects to the A822 and B8033. It is noted that in the existing scenario, both of these roads appear to be at risk of flooding in close proximity to the Proposed Development, based on the baseline fluvial flood risk hydraulic modelling.</p> <p>The Proposed Development is located within an area which is at 'high risk' from fluvial flooding. Mitigation measures have been proposed for fluvial and surface water flooding. Fluvial flood mitigation measures have been proposed to replicate existing flooding mechanisms across the modelled area.</p> <p>As there is an increased impermeable surface area, a drainage impact assessment for the Proposed Development has been developed to establish an acceptable method of disposal of surface water. The drainage impact assessment will also be provided as part of the planning application</p>
<p>Environment</p> <p>Feedback around maximising habitat enhancement proposals around the haul track. Tree planting, shrub planting, returning to non-managed land etc.</p>	<p>The planning application will include a Biodiversity Net Gain (BNG) assessment which will demonstrate how the SSEN Transmission commitment of a 10% minimum BNG will be achieved.</p> <p>A landscape and habitat management plan will be included in the Environmental Appraisal and will set out our proposed planting plan.</p> <p>The proposed planting will take into account habitat enhancement, BNG, compensatory tree planting, screening and landowner requirements.</p>
<p>Environment</p> <p>Feedback has been received on wildlife in the area, including pine martin and beavers present around the area of works.</p>	<p>Ecology surveys have been completed, and an ecology assessment will be included in the Environmental Appraisal (EA) which will be submitted as part of the planning application.</p> <p>The EA will be publicly available to review apart from any confidential information relating to protected species. The ecology assessment will consider the potential effects (if any) on protected species, and identify any mitigation required.</p> <p>The presence of beavers has not been recorded to date within the survey areas. Where sensitive habitats and species are present, we will seek to avoid them wherever possible, but where unavoidable, suitable mitigation measures will be identified and agreed in consultation with the Planning Authority, NatureScot and any other relevant statutory consultee.</p>

<p>Environmental protected areas and protected species</p> <p>Comments in relation to effects on protected areas including Special Protection Areas (SPA's), Special Area of Conservation (SAC) sites and Sites of Special Scientific Interest (SSSI) were received from NatureScot. NatureScot advised it considers the Proposed Development will not have any adverse effect on site integrity of any protected area sites. NatureScot advised its standing advice in relation to protected species surveys, mitigation and licensing should be referred to for further information, and that all survey work for protected species should be undertaken in line with the best practice guidance outlined on its website.</p>	<p>We note the comments from NatureScot that it considers the Proposed development will not have any adverse effect on site integrity of any protected area sites.</p> <p>The environmental surveys completed to date have followed best practice. The results of these surveys and the assessment will be presented in the EA, alongside the methodology, and will be submitted as part of the planning application.</p> <p>The EA will identify appropriate mitigation to reflect the outcome of the assessment and will be in line with NatureScot standing advice.</p>
<p>Flooding</p> <p>Feedback has been made about the haul track being built on a flood plain and concern around flooding from the Keir Burn.</p>	<p>We acknowledge the haul track is located within the flood plain of the Keir Burn. An extensive flood risk assessment, including detailed modelling, has been carried out. An iterative process has been applied to establish appropriate mitigation options and their suitability for inclusion as final mitigation measures to address the flooding impacts observed as a result of the Proposed Development.</p> <p>The mitigation measures in the form of flood culverts and modification of an existing flood embankment downstream of the proposed haul track are proposed. It has been demonstrated that the Proposed Development is not at risk of flooding or that the Proposed Development is likely to lead to an increase in flood risk elsewhere..</p>
<p>Historic environment</p> <p>Comments in relation to the historic environment were received from Historic Environment Scotland (HES). It advised HES does not consider there would be any significant setting impacts from the Proposed Development.</p>	<p>A cultural heritage assessment will be included in the EA and will be submitted as part of the planning application. This will set out surveys undertaken and an assessment of effects on cultural heritage assets.</p>
<p>Landscape/visual/ screening</p> <p>Concerns were raised about the visual impacts from the haul track, including the compound areas and construction traffic along the haul track.</p>	<p>The proposed layout for the development will be shown at our consultation event. The layout will show a mix of temporary and permanent screening measures that will be put in place to ensure that the visual impacts from the haul road are reduced.</p>

<p>Noise</p> <p>Feedback on noise from construction period and haul road traffic</p>	<p>We recognise that noise impacts during construction will be a concern to residents.</p> <p>A Noise Assessment has been concluded to support our planning application. Along with our embedded mitigation the design includes the installation of four noise barriers, with two of these situated near properties on the haul track. These barriers will be in place during the construction phase of the full substation construction programme.</p> <p>The EA (which will include details on the background noise monitoring and noise assessment) will be publicly available when the application is submitted to the Planning Authority. A Construction Environmental Management Plan (CEMP) including a construction noise management plan (CNMP) will be produced. This will detail the mitigation and management measures required to minimise environmental impact from the construction phase of the development. The CEMP forms a framework within which the measures will be implemented throughout the project.</p>
<p>Presented proposals</p> <p>Requests were made for our visual consultants 3DWebtech to provide further detail at our next consultation event. This included using a wider area of model coverage, inclusion of fences, gates, temporary compounds, landscaping etc.</p>	<p>Our visual consultants were present at the events to show the latest plans. These included the majority of the key components of the haul track during construction and also during the construction of the substation. A video flythrough was made available at the consultation and online, as part of the virtual consultation room. The video flythrough also shows the haul track after the substation construction has completed.</p>
<p>Road surfacing</p> <p>Requests have been made to challenge why we are not using a tarmac surface for the full haul road design.</p>	<p>The road will be an asphalt surface in the east by Keir Allan, east of the B8033 and either side of the B8033 crossing. Along the western section of the haul track from the compound area, the surface will be an unbound Type 1 surface.</p> <p>Where tarmac has been included in the design (rather than Type 1), this has been for technical requirements for the road to meet our engineering standards and specifications.</p> <p>We understand the concerns around the use of Type 1 material full mitigation measures will be outlined in the construction environmental management plan (CEMP) to minimise impacts during construction.</p>
<p>The bridge</p> <p>Request for more information on the bridge and a request that it be left in situ after completion.</p>	<p>In order to have a fully connected haul track, a bridge is required to cross over the Keir Burn. The bridge will be removed after construction. Under the imagery section of the consultation booklet, further images can be found for the bridge.</p>
<p>Third party use of the haul track</p> <p>Feedback around third-party users and developments (including battery storage sites), and whether they can use the haul track to reduce construction traffic through the village</p>	<p>We are in the process of securing access rights over the haul track. We will not own the full extent of the haul track; therefore, it would not be within our gift to grant access over the haul track to third parties during or following the construction of the substation. Post substation construction, the temporary bridge deck will be removed and reinstated only for emergency maintenance.</p>

<p>Traffic management and construction</p> <p>Feedback received around the construction and sequencing of the haul track, including timings and locations. Requests also made to confirm the working times and vehicle numbers expected. Comments made in objection to weekend working.</p>	<p>The construction programme for the haul track will be approximately 11 months in duration, with works taking place across the entirety of the haul track, rather than a sequential approach. Further details on the above can be found in The Construction Detail section of the final consultation event booklet under traffic management.</p> <p>Construction activities would in general be undertaken during daytime periods. Working hours are currently anticipated between approximately 07.00 to 19.00 Monday to Friday, 08.00 to 13.00 on Saturdays year-round. These are standard construction working hours, Perth and Kinross Council will have the opportunity to review and comment on these.</p>
<p>Wheel wash facilities</p> <p>Feedback around the location of the proposed vehicle wash, and questions raised about how it may impact existing drainage problems in the area, how noise and pollution may affect local residents and the environment.</p>	<p>The water will be sourced from bowsers on site, and it will be removed via a closed system and not via the drainage ditches or swales. This will be managed by the contractor and disposed of appropriately adhering to environmental measures. Within the imagery section of the final consultation event booklet, we have shown a representative example of a standard industry wheel wash..</p>

5. CONCLUSIONS

- 5.1.1 This PAC Report documents the consultation which ran for 6 weeks from November 2024 to 8 January 2025.
- 5.1.2 The PAN was submitted to the Local Planning Authority on 24 October 2024. Following this, the first statutory pre-application consultation event was held at Braco Village Hall on 20 November 2024, and a final pre-application consultation event at Braco village hall on 17 March 2025. Additional virtual consultation exhibitions were available within an online consultation room from 22 November 2024 to 8 January 2025 for the first public event, and from 19 March to 31 March 2025 for the second public event.
- 5.1.3 The consultation was designed to facilitate engagement with the local community, community councils, statutory authorities and local leadership in order to invite feedback on the Proposed Development. The common themes from the feedback were:
- Access
 - Community Benefit
 - Water, soils and drainage
 - Environment and protected species
 - Noise
 - Flooding
 - Historic environment
 - Landscape, visual and screening
 - Presented proposals
 - Road Surfacing
 - The bridge
 - Third party use of the haul track
 - Traffic Management and construction
 - Wheel wash facilities
- 5.1.4 The approach to public consultation has ensured that the relevant stakeholders have been given the opportunity to comment on the proposals. This has enabled locally important issues and concerns to be identified and subsequently considered in the preparation of the planning application for the Proposed Development.
- 5.1.5 This PAC process has been informed by the statutory process laid out in the TCPA 1997 and the DMRs as referenced above.

6. APPENDICES

APPENDIX A:

CAMBUSHINNIE 400KV UPGRADE PROJECT PROPOSAL OF APPLICATION NOTICE

Perth and Kinross Council
Development Management
Housing and Environment
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Keith Smith
Scottish Hydro Electric Transmission Plc
Inveralmond House
200 Dunkeld Road
Perth
PH1 3AQ
Telephone – 07918 302034
e-mail – Keith.Smith@sse.com

9 February 2024

Dear Sir / Madam,

Our ref: LT520

Proposal of Application Notice: Proposed new 400kV substation comprising new buildings, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development) at Land located immediately adjacent to the existing Beauldy-Denny overhead line, approximately 250m southwest of the existing Braco West substation, and approximately 3.5km west of Braco Village.

Scottish Hydro Electric Transmission plc (the Prospective Applicant), operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), is pleased to submit this Proposal of Application Notice (PAN) and attached site outline drawing relating to the Construction and Operation of a Proposed new 400kV substation comprising new buildings, platform, plant and machinery, access, laydown/work compound area(s), drainage, landscaping, and other ancillary works (National Development) at Land located immediately adjacent to the existing Beauldy-Denny overhead line, approximately 250m southwest of the existing Braco West substation, and approximately 3.5km west of Braco Village.

The Prospective Applicant has planned two in-person public consultation events. The first will be held at Braco Village Hall, Feddal Road, Braco, FK15 9QD on 20 March 2024 between 1500 and 1900 hours. The last public event will be held at the same venue on 12 June 2024 between 1500 and 1900 hours.

Newspaper adverts in respect of the first public event will be placed in The Scotsman and The Perth & Kinross Courier newspapers on or around the 8 March 2024 and the current aim is to advertise the last public event on or around 31 May 2024 in The Scotsman and The Perth & Kinross Courier newspapers but in any case, no less than seven days in advance of each event.

Copies of this PAN and accompanying plan outlining the site will be sent to the parties, listed below:

Local Community Council:

Braco and Greenloaning Community Council – bracocommunitycouncil@gmail.com

Neighbouring Community Councils –

Blackford Community Council - enquiries@blackfordcommunitycouncil.org.uk

Muthill and Tullibardine Community Council - mtccnews@gmail.com

Auchterarder and District Community Council - adcc.post@gmail.com

Dunblane Community Council - cc@dunblane.info

Kilmadock Community Council - communitycouncil@kilmadock.org

Strathallan Ward Cllrs:

Cllr Keith Allan – KeithAllan@pkc.gov.uk

Cllr Steven Carr – StevenCarr@pkc.gov.uk

Cllr Crawford Reid – Creid@pkc.gov.uk

Holyrood MSPs:

Constituency MSP -

Jim Fairlie - jim.fairlie.msp@parliament.scot

Neighbouring Constituency MSPs –

Evelyn Tweed - Evelyn.tweed.msp@parliament.scot

Keith Brown - Keith.brown.msp@parliament.scot

Regional MSPs -

Claire Baker - Claire.Baker.msp@parliament.scot

Murdo Fraser - Murdo.Fraser.msp@parliament.scot

Roz McCall - Roz.McCall.msp@parliament.scot

Alex Rowley - Alex.Rowley.msp@parliament.scot

Mark Ruskell - Mark.Ruskell.msp@parliament.scot

Liz Smith - Elizabeth.Smith.msp@parliament.scot

Alexander Stewart - Alexander.Stewart.msp@parliament.scot

Westminster MP:

John Nicolson – john.nicolson.mp@parliament.uk

Neighbouring Westminster MP -

Alyn Smith – alyn.smith.mp@parliament

In terms of additional consultation and publicity, the Prospective Applicant proposes to carry out a leaflet drop of properties within 10 km of the site in order to make the public aware of the consultation events. There is also a dedicated project website where project updates are provided at [Beaully Denny 400kV Upgrade - SSEN Transmission \(ssen-transmission.co.uk\)](https://www.ssen-transmission.co.uk/Beaully-Denny-400kV-Upgrade).

We trust that the approach as set out above and in the attached PAN is sufficient to meet the terms of the statutory requirements for pre-application consultation, without prejudice to the planning authority's obligations under the terms of Section 35(B) of the Town and Country Planning Act 1997 (as amended).

I look forward to receiving confirmation of receipt and validation of this PAN, and any response Perth and Kinross Council may have within 21 days.

Should you have any queries or require further information please contact me directly.

Yours faithfully.



Keith Smith
Senior Consents and Environment Manager
Scottish Hydro Electric Transmission plc

Proposal of Application Notice



**PERTH &
KINROSS
COUNCIL**

Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (Regulations 4-7)

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Proposal of Application Notice (PAN) is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of two public events, and its advertisement.

1. Applicant's Details			
Name			
Address			
Telephone		Email	

2. Agent's Details <i>(if applicable)</i>			
Name			
Address			
Telephone		Email	

3. Postal address of the prospective development site (if applicable). If there is no postal address, describe its location.

Note: In order to properly identify the site show its outline on an OS base plan and attach it to the completed Notice.

4. Describe the development to be carried out.

Note: Include enough detail to enable the planning authority to determine the class of development within the new hierarchy. For example, state as applicable the number of residential units; the floor area of buildings in square metres; the capacity of the facility; and the length of infrastructure projects, etc.

5. State which other parties have received a copy of this PAN.

6. Describe what consultation is being proposed, when such consultation will take place, who will be consulted and what form it will take.

Note: The date of the consultation events must be provided

Note: Two public events should be held by the prospective applicant in accordance with the above requirements, the first event is not to be held earlier than 7 days after the date and place of such an event has been published in the local newspaper, and the second event must be a minimum of 14 days after the first event. The second event must also provide feedback from the earlier event.

Send to:

DevelopmentManagement@pkc.gov.uk

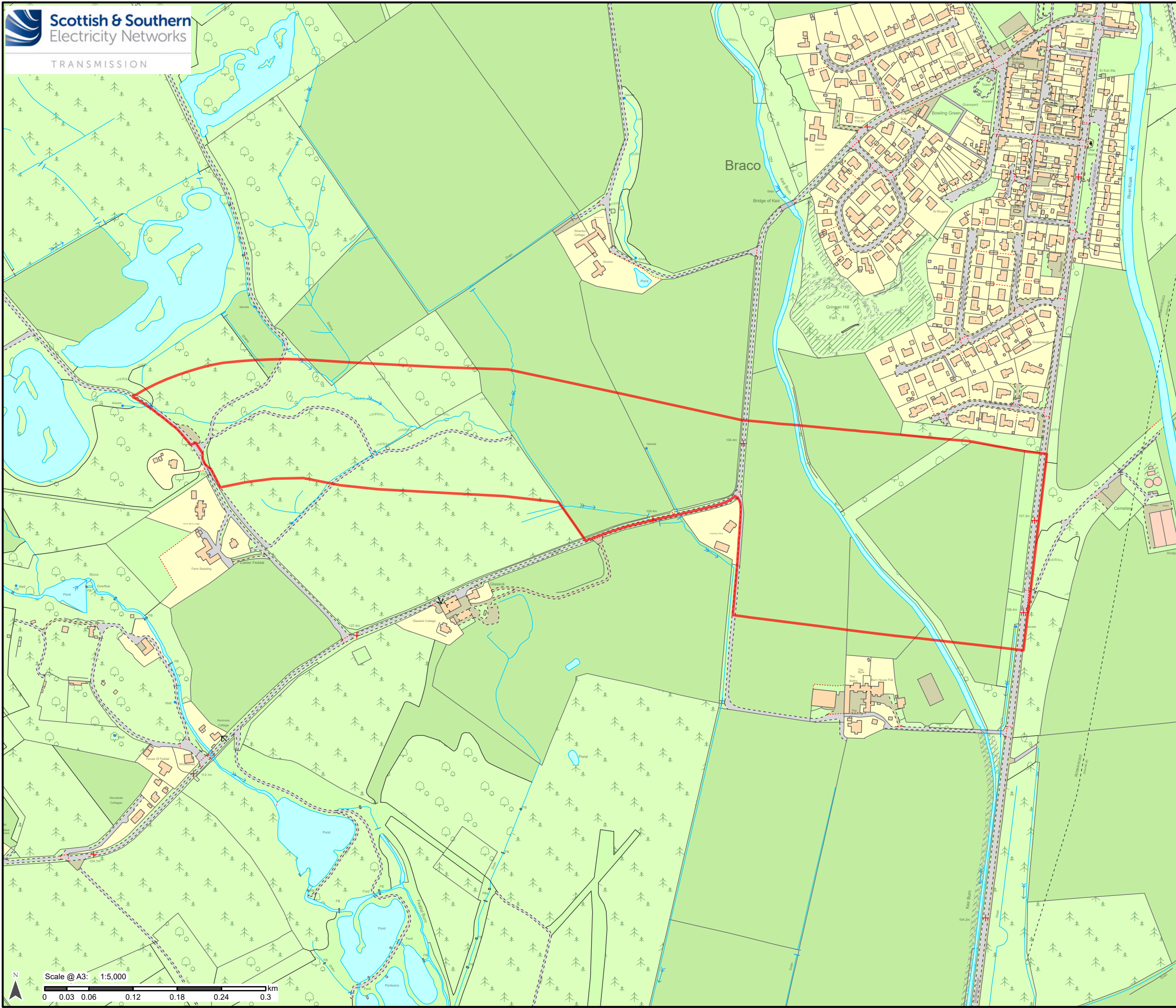
**Development Management
Housing and Environment
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD**

HOW WE USE YOUR PERSONAL INFORMATION


The information provided by you will be used by Perth & Kinross Council to process the planning application. The information will be published on the internet as part of the Council's Planning Portal.

The Council may check information provided by you, or information about you provided by a third party, with other information held by us. We may also get information from certain third parties or share your information with them in order to verify its accuracy, prevent or detect crime, protect public funds or where required by law.

For further information, please look at our website www.pkc.gov.uk/dataprotection; email dataprotection@pkc.gov.uk or phone 01738 477933.



Legend

 Proposal of application notice
red line boundary - 23.5 ha



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Project No:	LT000520
Project:	Cambushinnie 400kV Substation
Title:	Proposal of Application Notice (PAN) Cambushinnie Haul Road
Drawn by:	BC
Date:	24/10/2024
Drawing:	LT000520_ENV_005_PAN