Scottish & Southern Electricity Networks

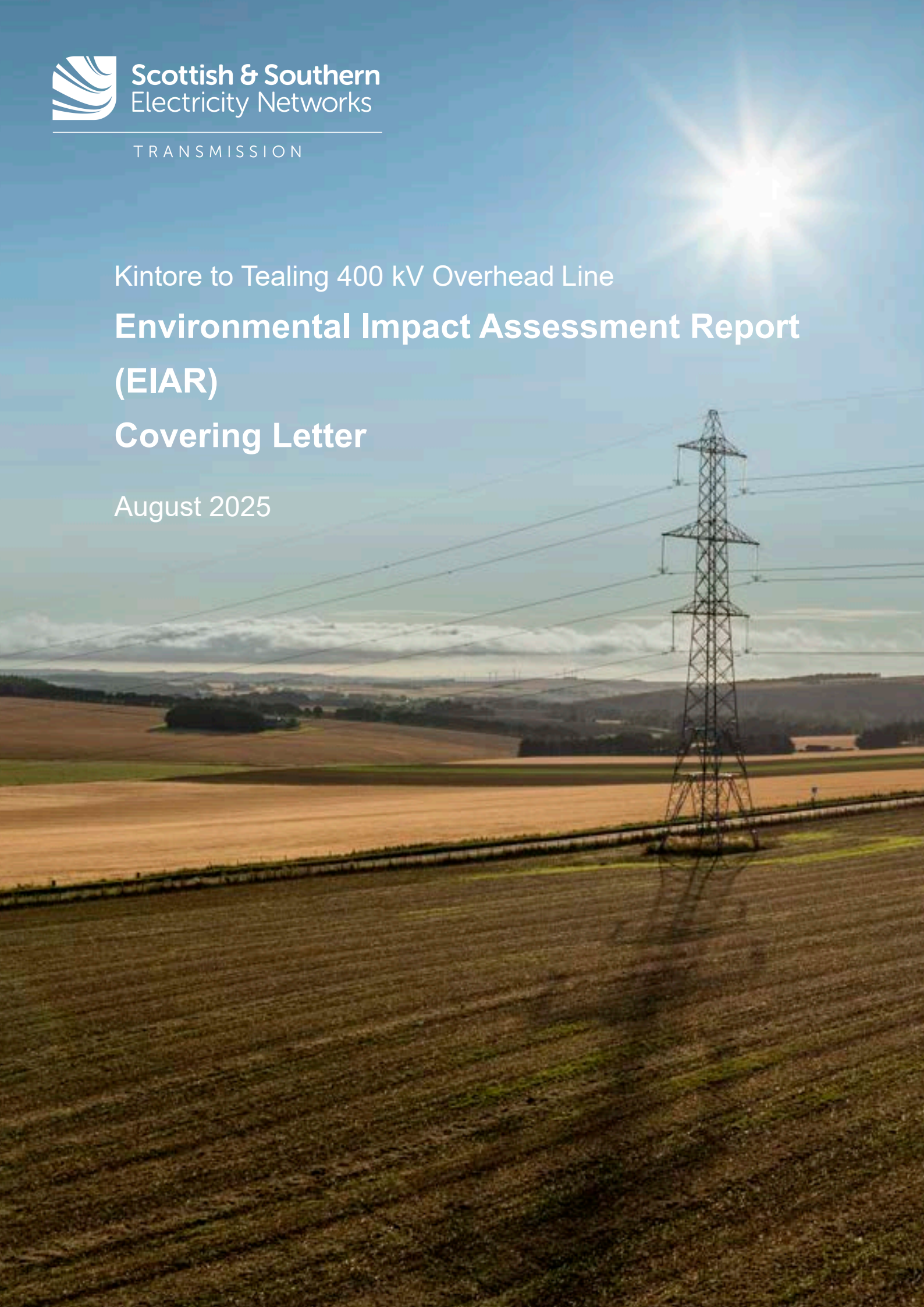
TRANSMISSION

Kintore to Tealing 400 kV Overhead Line

Environmental Impact Assessment Report (EIAR)

Covering Letter

August 2025



SSEN Transmission
Grampian House
200 Dunkeld Road
Perth
PH1 3AQ

Energy Consents Unit
5 Atlantic Quay
150 Broomielaw
Glasgow
GL2 8LU

29 August 2025

Dear Sir/Madam,

Application for consent under Section 37 of the Electricity Act 1989 to install, operate and keep installed approximately 105.2 kilometre (km) of new 400 kV Overhead Line (OHL) , supported on steel lattice tower structures including downleads, between a proposed new substation named Emmock (NO 38862 37812), near to Tealing in Angus and an existing substation at Kintore (NJ 77013 14310) via a second proposed new substation named Hurlie (NO 79597 86586), which is to be located within Fetteresso Forest west of Stonehaven in Aberdeenshire. The Proposed Development also includes downleads to the substations, crossing works, temporary diversions, permanent realignment works and reconductoring works to existing 132 kV and 275 kV OHLs, of approximately 13.84km in total and ancillary development and associated works.

In total, the Proposed Development would comprise approximately 119.04 km of new OHL.

The Proposed Development is known as the Kintore to Tealing 400 kV OHL Connection.

Scottish Hydro Electric Transmission plc (the Applicant) operating and known as Scottish and Southern Electricity Networks Transmission (hereafter referred to as 'SSEN Transmission'), owns operates and develops the high voltage electricity transmission system in the north of Scotland and the islands and holds a license under the Electricity Act 1989 to develop and maintain an efficient, co-ordinated and economical system of electricity transmission.

SSEN Transmission submits this application for consent under Section 37 of the Electricity Act 1989 for the installation and operation of the proposed **Kintore to Tealing 400 kV OHL Connection** (the Proposed Development).

Given the length of the Proposed Alignment for the new 400 kV OHL connection, and to describe more easily the baseline environmental factors, the OHL has been split into six defined geographical 'Sections'. The Sections are Section A: Emmock 400 kV substation to Forfar, Section B: Forfar to Brechin, Section

C: Brechin to Laurencekirk, Section D: Laurencekirk to Hurlie 400 kV substation, Section E: Hurlie 400 kV substation to River Dee and Section F: north of the River Dee to Kintore substation.

The Applicant also seeks a direction under section 57(2) of the Town and Country Planning (Scotland) Act 1997 that planning permission for the development be deemed to be granted.

Development for which Section 37 Consent and deemed planning permission is sought

The Proposed Development would include the following works, for which Section 37 Consent under the 1989 Act and deemed planning permission under the Town and Country Planning (Scotland) Act 1997 ('the Planning Act') is sought to install, operate and keep installed:

- construction of approximately 105.2 km of new 400 kV double circuit OHL between the existing Kintore Substation and new substation sites proposed at Fetteresso Forest (Hurlie 400 kV substation) and Tealing (Emmock 400 kV substation), including downleads into the substations;
- permanent realignment of approximately 0.95 km of the existing Kintore to Tealing 275 kV OHL south of Kintore Substation;
- approximately 1.75 km of reconductoring of the existing Kintore to Tealing 275 kV OHL between towers 291 and 295R, and 298R and 299 as part of the permanent realignment;
- permanent realignment of approximately 440 m of the existing Kintore to Craigiebuckler 132 kV OHL and termination tower;
- a crossing of the existing Craigiebuckler to Tarland 132 kV OHL using a diamond crossing design (approximately 350 m of OHL) at Landerberry southeast of Echt;
- reconductoring of the existing Craigiebuckler to Tarland 132 kV OHL between towers 27 – 44 (the approaches immediately east and west of the diamond crossing at Landerberry) (approximately 4.75 km);
- permanent realignment of approximately 1.2 km of the existing Kintore to Fetteresso 275 kV/400 kV OHL, southwest of Kirkton of Durris;
  - up to approximately 1.47 km of reconductoring of the existing Kintore to Fetteresso 275 kV/400 kV OHL as part of the permanent realignment;
- installation of temporary earthing to conductor / tower steelwork on the existing Kintore to Fetteresso 275 kV OHL, existing Craigiebuckler to Tarland 132 kV OHL, and the existing Kintore to Craigiebuckler 132 kV OHL. Upon completion of the works the earthing would be removed;
- construction of temporary OHL diversions to facilitate the permanent modifications to existing OHLs, as detailed above, which are required to construct the new 400 kV OHL. Temporary diversions are required for the following circuits:
  - temporary diversion of the existing Kintore to Tealing 275 kV OHL south of Kintore (approximately 1.10 km);

- temporary diversion of the existing Craigiebuckler to Tarland 132 kV OHL (approximately 0.62 km); and
- temporary diversion of the existing Kintore to Fetteresso 275 kV / 400 kV OHL (approximately 1.21 km).

- removal of the redundant section of the existing Kintore to Tealing 275 kV OHL south of Kintore Substation, following its realignment;
- removal of the redundant section of the existing Kintore to Craigiebuckler 132 kV OHL following its realignment underground;
- removal of the redundant section of the existing Craigiebuckler to Tarland 132 kV, following the diamond crossing;
- removal of the redundant section of the existing Kintore to Fetteresso 275 kV/400 kV OHL, southwest of Kirkton of Durris, following its realignment; and
- Limits of Deviation (LOD):
  - the horizontal LOD for which Consent is sought is as follows: OHL infrastructure (ie steel lattice towers and access tracks and all temporary working areas, EPZs, conductors and Operational Corridor[1]):
    - suspension towers and OHL conductors: 100 m either side of alignment centre line [2] (suspension towers would move a maximum of 55 m from their current position due to the Operational Corridor),
    - tension towers: 200 m LOD radius around the tower position (tension towers would move a maximum of 100 m[3] from their current position due to the Operational Corridor, as explained in the bullet above); and
    - all temporary working areas must remain within the LOD.
  - Access tracks outwith the OHL infrastructure LOD (distance refers to either side of the track centre line and includes bellmouths):
    - 100 m LOD for new temporary or permanent access tracks;
    - 25 m LOD for existing access tracks being upgraded and;
    - where access tracks are within the OHL infrastructure LOD, the LODs would be merged.
  - For the cable sealing end compound, an LOD of 50 m north and 50 m west is being sought:
  - Vertical LOD: Consent for a vertical LOD of 9 m is being sought.

Please refer to **Volume 1, Chapter 3: Project Description** for more details.

[1] An Operational Corridor is required for the entire length of the OHL, including through areas of woodland and commercial forestry to ensure the safe operation of the OHL. The Operational Corridor width would typically be 45 m either side of the OHL centreline, but this may vary in some instances, for example, depending on the type of woodland/forestry and local topography and would never extend beyond the LOD.
[2] In plan this is the line of the earth wire which runs between the peaks of each tower.
[3] This maximum is due to engineering constraints as well as the inclusion of the Operational Corridor.

In total, the Proposed Development would comprise approximately 119.04 km of new OHL.

Ancillary Development for which Deemed Planning Permission is sought

The following works would be required as part of the Proposed Development, or to facilitate its construction and operation:

- a CSE Compound of dimensions approximately 30 m by 45 m, southeast of Kintore Substation to facilitate the undergrounding of approximately 1.76 km the existing Kintore to Craigiebuckler 132 kV OHL;
- the upgrade of existing, or creation of new, bellmouths at public road access points along the Proposed Development;
- the formation of access tracks (permanent, temporary, and upgrades to existing access tracks) including a permanent access track to the CSE Compound and the installation of bridges and culverts to facilitate access along the Proposed Development;
- temporary working areas around infrastructure to facilitate construction;
- formation of flat areas to site temporary plant from which the conductor would be pulled during construction, which would contain earthed metal working surfaces referred to as Equipotential Zones (EPZs);
- vegetation clearance and management;
- other temporary measures required during construction, such as measures to protect road and water crossings during construction (erection of scaffolding etc.);
- public road improvements which would be required in multiple areas within the vicinity of the Proposed Development (including short sections of road widening, junction widening, passing places and bridge strengthening) to facilitate the passage of construction traffic to access points along the Proposed Development and,
- removal of temporary works and site reinstatement, including replanting where required along the Proposed Development.

Please refer to **Volume 1, Chapter 3: Project Description** for more details.

Established Need for the Proposed Development

The Proposed Development is required due to the outcome of the extensive studies completed to inform the NESO's Pathway to 2030 HND and Networks Options Assessment 2021/22 Refresh. This confirmed the requirement to increase the power transfer capacity of the onshore corridor from Kintore to Tealing. This requires a new 400 kV connection between these locations to enable the significant power transfer capability needed to take power from onshore and large scale offshore renewable generation, which is proposed to connect at onshore locations on the East Coast of Scotland and transport it to areas of demand. Further details are outlined in **Volume 1, Chapter 2: Established Need for the Proposed Development**.

The Proposed Development is classified as Schedule 1 development under the *EIA Regulations* by virtue of it being classed as "*construction of overhead electrical power lines with a voltage of 220 kilovolts or more and a length of more than 15 kilometres".*[4] *As such, this automatically triggers the requirement for an application for development consent to be supported by an EIAR given that the Proposed Development is proposed to operate at a voltage of 400 kV and is approximately 105.2 km in length and other OHL works of approximately 13.84km.*

The Proposed Development was subject to a request for an Environmental Impact Assessment Scoping Opinion under Regulation 12 of The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017. The EIA Report is therefore based on the Scoping Opinion issued by the Scottish Ministers on 19 December 2024. (*ECU reference ECU00005225*) including any information or assessment that was identified to the Applicant as being required by statutory consultees following the issue of the Scoping Opinion.

Accordingly, this application for consent is accompanied by an Environmental Impact Assessment Report (EIA Report). The Applicant has also prepared a Habitats Regulation Appraisal, and other supporting documents including a Planning Statement and Pre-Application Consultation (PAC) Report are included with the application. **Annex 1** to this letter includes a list of all documentation forming part of the application for consent.

Additional Information supporting the application for consent

The Applicant has prepared a number of Supporting Documents which are submitted with the application for consent. These documents satisfy the requirement for information in relation to the pre-application consultation measures the Applicant has undertaken in advance of the submission of the application for consent, and also an assessment of the Proposed Development against the provisions of the relevant Development Plan. These documents take the form of a Pre-Application Consultation Report (PAC Report) and Planning Statement respectively.

The Supporting Documents also include information that the Applicant considers to be of relevance to the Proposed Development but that relates to topics that were scoped out of the EIA Report. This includes an Aviation Risk Assessment Report, Electric and Magnetic Field Study Report, and a Socio-Economic Report.

Annex 1 to this letter includes a list of all documentation forming part of the application for consent.

In accordance with the Scottish Government's *Priority Applications for Transmission Infrastructure guidance: Section 37 of the Electricity Act 1989*, this letter sets out below the measures taken by the Applicant and details the contents of the application (with references to specific locations within the EIA Report where relevant) to satisfy the requirements of the guidance and ensure that a complete application has been submitted. The information below is based on the list of requirements included in Section 7 of the above referenced guidance.

[4] The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

It is the Applicant's view that that all necessary environmental information has been submitted with the application to enable the Scottish Ministers to undertake an assessment of the Proposed Development and arrive at a determination of consent.

Priority Applications for Transmission Infrastructure guidance Requirement	**Submission Location Reference**
Location plan and site plan, showing clearly and at appropriate scale the location of all infrastructure for which section 37 consent and deemed planning permission (where relevant) is sought, including towers or poles, and any ancillary development;	The location of the Proposed Development is located within the EIA Report at **Volume 3, Figure 1.1: Overview of the Proposed Development.** A Location Plan is also submitted with the application. A description of the Proposed Development is provided in **Volume 1**, **Chapter 3: Project Description.**
The entirety of the environmental information required in an EIA report, where the proposal is deemed to be EIA development;	The information is contained within the Kintore to Tealing 400 kV OHL EIA Report as listed in **Annex 1** that accompanies this cover letter**.** The EIA Report has been informed by, and responds to matters raised within, the EIA Scoping Opinion issued by Scottish Ministers on 19 December 2024. A number of **Supporting Documents** are also submitted with the application; these documents provide information additional to that contained within the EIA Report. The Supporting Documents are also listed in **Annex 1**.
An explanation of how all the scoping responses from statutory consultees have been addressed (for EIA developments);	An overview of the EIA Scoping Process is included in **Volume 1, Chapter 6: Scope and Consultation.** A detailed Scoping Matrix is appended to the EIA Report at **Volume 5, Appendix 6.3**. This sets out how the Applicant has responded to all comments and issues raised by statutory consultees as part of the EIA Scoping process and includes details of how the Scoping Opinion issued by Scottish Ministers on 19 December 2024 has informed the scope and content of the EIA and supporting EIA Report.

	A list of the topics that were scoped out from the EIA, and a summary of the reasons for this, is also included at **Volume 1 Chapter 6 Scope and Consultation**.
Details of the established need for and of the anticipated benefits of the project;	Details of the established need for the project are outlined in **Volume 1, Chapter 2: Established Need for the Proposed Development.**
A detailed explanation of all alternative options considered and why discounted;	Details of alternative options considered by the Applicant for the project are outlined in **Volume 1 Chapter 4: Routeing Process and Alternatives.**
A pre-application consultation report setting out the information provided to the public and procedures carried out, and how comments received from the public have been considered in formulating the final design of the proposal;	A Pre-Application Consultation Report (PAC Report) has been prepared by the Applicant; this details the public consultation and engagement conducted by the Applicant in advance of the submission of the application and summarises how feedback has been considered in the finalisation of the design of the proposal. The PAC Report is included as a **Supporting Document** to the application.
A planning statement;	A Planning Statement has been prepared by the Applicant; this details an assessment of the Proposed Development against the relevant provisions of the Development Plan. The Planning Statement is included as a **Supporting Document** to the application.
A schedule of mitigation measures;	The EIA Report includes suggested mitigation within each technical assessment included as part of the overall report; this information is collated into a single Schedule of Mitigation at **Volume 2, Chapter 17 Schedule of Mitigation.**
A suggested set of conditions based on ECU 'model' section 37 conditions	A set of model conditions requires to be agreed between ECU and the Planning Authority; it is expected that this set of conditions will become available during the determination period of the application.
A statement confirming the Applicant's view that that all necessary environmental information has been submitted with the application, and that it does not anticipate the need to propose any substantive changes to the development	The Applicant confirms, by virtue of this cover letter, that in its view all necessary environmental information has been submitted with the application.

	At the point of application substantive changes are not anticipated.
A statement confirming whether all the required wayleaves have been agreed with the owners and occupiers of the land proposed to be crossed by the line and whether it is proposed that any Applications may be made to the Scottish Ministers under paragraph 6 of schedule 4 to the Electricity Act 1989, or that an order is proposed to be made under schedule 3 to the Act	The Applicant has engaged in discussions with all identified landowners and occupiers over whose land the Proposed Development would be required to cross. All voluntary wayleaves and tenant consents for 400kV infrastructure for the Proposed Development have now been issued and a number of agreements are in place. Following submission of the S37 application, 21-day statutory notices will be issued to any affected parties requiring consent who have not returned signed wayleaves or tenant consents. In the event agreement is not received from relevant parties within 21-days of notice issue, the Applicant will apply for a necessary wayleave/tenant consent under paragraph 6 of Schedule 4 of the Electricity Act 1989. For any third party-only access consents that are not received voluntarily, orders will be made under Schedule 3 of the Electricity Act 1989. It is the Applicant's intention to continue all voluntary discussions whilst any statutory processes take place.
All other supporting application documents including a cover letter which includes a description of all of the components of the development requiring consent and deemed planning permission (including the length of the proposed line and its nominal voltage), designed for inclusion in any consent decision	A list of all documentation submitted in support of this application is included as **Annex 1** to this cover letter. This includes further details of the following elements of the EIA Report: - - Non-Technical Summary - Volume 1 Main Text - Volume 2 Technical Chapters - Volume 3 Figures - Volume 4 Visualisations - Volume 5 Appendices A list of **Supporting Documents** is also included in **Annex 1**.

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Electricity Networks

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The application fee of £214,200 has been paid via BACS transfer with reference number ECU00005225. The Fee has been calculated using the ECU fee calculator based on EIA development and a total OHL length of 119.04 km.

We look forward to receiving formal confirmation of receipt of this application. In the meantime, should you have any queries or require further information, please contact me on the details above.

Yours sincerely,

[redacted]

Sarah Cane-Ritchie CEnv MCIEEM MAPM
Senior Consents and Environment Manager

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Please note that Volume 6 is only available to statutory consultees and will not be available in the public domain.

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