Scottish & Southern Electricity Networks

TRANSMISSION

Site Selection Consultation Document – Coupar Angus 2 132 kV Substation

April 2026

CONTENTS

Glossary

Term	Definition
Alternating Current (AC)	Type of electrical current in which the direction of flow of electrons switches back and forth at regular intervals or cycles.
Ancient Woodland	Land that is currently wooded and has been continually wooded, at least since 1750.
Area of Search (Study Area)	A broad geographical area within which possible sites might be capable of identification within approximately 5km of the required connectivity point; usually determined by geographical features such as coastlines or hill/mountain ranges, or designation boundaries, such as National Park boundaries.
Consultation	The dynamic process of dialogue between individuals or groups, based on a genuine exchange of views and, normally, with the objective of influencing decisions, policies or programmes of action.
Distribution Network Operator (DNO)	A licensed company that owns and operates the network of cables, transformers and towers that provide electricity.
Engagement	The establishment of effective relationships with individuals or groups.
Geographical Information System (GIS)	A system that spatially maps out our electricity distribution network assets.
Gigawatt (GW)	A unit of electrical power equal to one billion watts.
Grid Supply Point (GSP)	The point at which electricity enters the distribution network, leaving the transmission network
High Voltage Direct Current (HVDC)	HVDC is an effective way to transmit electricity and is primarily transmitted in this form by overhead lines or underground cables.
Holistic Network Design (HND)	Detailed report identifying the electricity network needs to enable connection of 23GW of offshore wind, including the needs associated with the offshore and onshore transmission network, facilitating the UK government offshore wind target of 50 GW by 2030.
Kilovolt (kV)	A unit of electrical power equal to one thousand volts.
Kilowatt	A unit of electrical power equal to one thousand watts.
Local Development Plan (LDP)	LDP's are usually prepared by the Local Planning Authority and set out the proposals for future development and use of land in their area.
Megawatt (MW)	A unit of electrical power equal to one million watts.
National Planning Framework 4 (NPF4)	The national spatial strategy for Scotland. It sets out the spatial principles, regional priorities, national developments and national planning policy. It replaces NPF3 and Scottish Planning Policy.
Planning Red Line Boundary	This area should include all land necessary to carry out the Proposed Development.
Preferred Site	The Option that is the preferred choice, following Stage 2 – Detailed Site Selection based on environmental, engineering and cost perspectives.
Overhead line (OHL)	An electric line installed above ground, usually supported by lattice steel structures or poles.
Scottish Hydro Electric Power Distribution (SHEPD)	Distribution area for the northern part of Scotland that is part of SSEN
Stakeholders	Organisations and individuals who can affect or are affected by SSEN Transmission works.
Substation	A node on the network to allow safe control of the electricity network. This could include convergence of multiple circuits, transformation of voltage or other functions to maintain and operate the electricity network.

Substation Site Area	Site area identified as necessary to deliver all the substation infrastructure requirements e.g. platform, access tracks, temporary construction area, drainage including SUDS, landscaping.
The National Grid	The electricity transmission network in Great Britain.
Volts	The international unit of electric potential and electromotive force.
Watts	The unit of measurement for the rate at which electrical energy is transferred or used.
Works	Constructing new transmission infrastructure such as substations, overhead lines, underground cables, major refurbishment of these, the dismantling and removal of any parts of the system; and associated works, which may include formation of access tracks, bridge and road improvements, tree cutting, drainage etc.

1 Introduction

This document has been prepared by Scottish and Southern Electricity Networks Transmission (SSEN Transmission). SSEN Transmission, operating under licence held by Scottish Hydro Electric Transmission plc (SHE Transmission), owns, operates and develops the high voltage electricity transmission system in the north of Scotland and remote islands. This document invites comments from all interested parties on the potential site for a new 132 kilovolt (kV) substation and associated infrastructure (hereafter referred to as the 'Proposed Development') at Coupar Angus, Fife.

This document describes the site selection process followed, site options identified, the appraisal undertaken, the alternatives considered during the selection of options and the suggestion for a potential site. This document supports the information made available to the public and statutory consultees as part of ongoing consultation.

1.1 Project Background and Need

SSEN Transmission holds a license under the Electricity Act 1989 for the transmission of electricity in the north of Scotland and has a statutory duty under Schedule 9 of the Electricity Act to develop and maintain an efficient, co-ordinated and economical electrical transmission system in its licence area. Where there is a requirement to extend, upgrade or reinforce its transmission network, SSEN Transmission's aim is to provide an environmentally aware, technically feasible and economically viable solution which would cause the least disturbance to the environment and to people who use it.

Several new generation connections have been proposed on Scottish Hydro Electric Power Distribution's (SHEPD) 33 kV network in the Coupar Angus area. The existing Coupar Angus grid supply point (GSP) is unable to accept these new connections as all available 33 kV connections have been allocated and further development of this site is not feasible given the flooding issues experienced at the substation. A new Coupar Angus 2 132/33 kV GSP substation has been proposed to facilitate these connections along with space provision for additional 132 kV connection.

1.2 Substation Proposals

Implementing the proposed development of a new substation in the vicinity of the existing Coupar Angus GSP will comprise the following:

- 132 kV single busbar plus space provision for future double busbar upgrade;
- Two 120 MVA rated grid transformers (GTs);
- Current indicative platform size for an Air Insulated Switchgear Substation (AIS) is approximately 162 x 228 m. These are taken to comprise a working 'worst case scenario for site selection'. Earthworks would be required to develop the level platform;
- Overhead line tie ins from the new substation to the existing Clunie-Coupar Angus overhead line; and
- Upgrade existing or provide new access tracks, temporary construction compounds and construction laydown areas.

1.3 Site Selection Process

The site selection process has followed formal internal guidance to enable a consistent and rigorous selection of potential sites. Technical, environmental, and cost considerations are brought together in a way which seeks the best balance in accordance with SSEN Transmission's Network Operator's Licence and the Electricity Act 1989. This staged process leads to the identification of a finalised proposed substation site which will be taken forward for planning.

The site selection process has been carried out in compliance with SSEN Transmission's Substation Site Selection Procedures for Voltages at or above 132 kV document PR-NET-ENV-502. In line with this guidance, the principal site selection stages are:

- **Stage 1: Initial Site Screening:** This stage seeks to identify technically feasible, economically viable and environmentally acceptable site options within a defined area. The search area may vary depending on terrain, other infrastructure, designated areas and features and connection options. The aim is to identify several potential sites which are initially assessed for suitability and to identify which of the identified sites can be shortlisted for further assessment.

- **Stage 2: Detailed Site Selection:** This stage seeks to identify a potential substation site, which avoids where possible physical, environmental and amenity constraints, is likely to be acceptable to stakeholders and is economically viable, taking into account engineering and connection requirements.

This document describes the findings from Stages 1 and 2. For the detailed methodology applied at each of these stages, refer to the guidance document PR-NET-ENV-502. For Stage 2, all considerations within engineering, environmental/consent and cost categories have been assigned RAG (Red, Amber, Green) ratings. **Table 1.1** defines the high-level convention for assigning colour coded RAG ratings (Adapted from Annex 7 of the 'Substation Site Selection Guidelines for Voltages at or Above 132 kV' document (PR-NET-ENV-502)).

Table 1.1. General RAG Rating Key

Performance	Comparative Appraisal
Most preferred	Low potential for the development to be constrained.
-	Intermediate potential for the development to be constrained.
Least preferred	High potential for the development to be constrained.

1.4 Potential Site Area Information Sheets

The following list of figures, called Potential Site Area Information Sheets, have been produced to accompany the Stage 1 and Stage 2 appraisals and are contained within **Appendix A**:

- Figure A1: Ecological Designated Sites
- Figure A2: UKHab Area 3
- Figure A3: UKHab Area 5
- Figure A4: Water Framework Directive Rivers Status
- Figure A5: River Flooding
- Figure A6: Surface Water Flooding
- Figure A7: Aquifer Classification
- Figure A8: Cultural Heritage
- Figure A9: Landscape
- Figure A10: Land Capability for Agriculture
- Figure A11: Forestry Land Capability
- Figure A12: Forest and Woodland Strategy
- Figure A13: Forest Ownership

2 Stage 1: Initial Site Screening

At this stage 12 potential site options were identified. These were evaluated using a combination of multi-criteria analysis (MCA), site walkover and desktop information to identify site options to be taken forward to Stage 2 Detailed Site Selection. This section describes the steps taken to identify and evaluate the 12 sites.

2.1 Site Identification

An initial longlist of 12 areas (shown in **Figure 1**) was identified using SSEN Transmission's multi-criteria analysis (MCA) tool where Geographical Information Systems (GIS) maps were produced highlighting areas with the highest potential/least constraints for a new substation. These areas are significantly larger than the likely site area required for the new substation, so a separate exercise to identify the optimum site(s) within each area has been undertaken during Stage 2 engineering assessments.

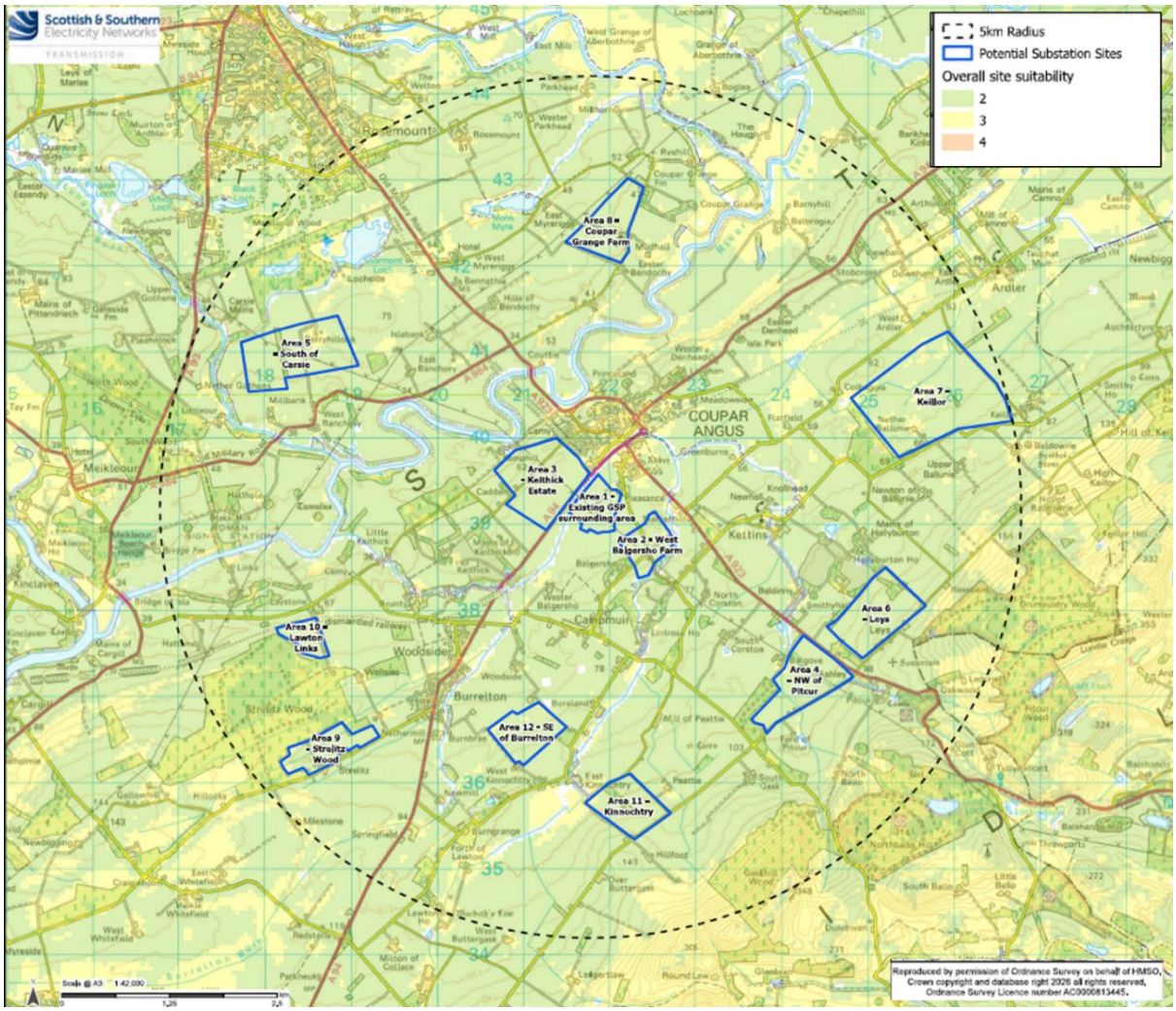


Figure 1. Site Identification

2.2 Pre-site Visit Sifting

An initial assessment of the 12 identified areas was undertaken to identify any technical engineering reasons for discounting sites prior to the site visit.

As a result of this assessment, the following areas were discounted based on the following rationale:

- Area 1 (Existing GSP site expansion) – Discounted due to systemic flooding issues at the existing site.
- Area 6 – Presence of ancient woodland, gradients, requires significant length of new Overhead Line (OHL) (circa 3.5 km) and decommissioning of 2.5 km of existing OHL, gas pipeline running through site.
- Area 7 – Presence of ancient woodland, watercourse present within site, requires significant length of new OHL (circa 7 km) and decommissioning of 2.4 km of existing OHL, gas pipeline running through site, significant distribution assets in site.
- Area 8 – Constrained by existing Alyth-Kincardine OHL line with new crossing required, existing property within site could become surrounded by new OHLs, requires significant length of new OHL (circa 6.76 km) and decommissioning of 2.2 km of existing OHL, multiple OHL outages likely required for works.
- Area 9 – Significant distance from existing OHL, requiring approximately 10 km of new OHL and decommissioning of approximately 2.4 km of existing OHL, presence of ancient woodland, watercourse through middle of site.
- Area 10 – Significant distance from existing OHL, requiring approximately 7.7 km of new OHL and decommissioning of approximately 3.7 km of existing OHL, would require crossing of existing Alyth-Kincardine OHL, distribution assets in site, presence of ancient woodland, watercourse through middle of site.

This resulted in a total of six areas taken forward for the Stage 1 assessment.

2.3 Site Walkover and Workshop

A multi-disciplinary site walkover of all six potential sites was undertaken on 21 October 2025 and included representatives from the SSEN Transmission Environmental team, Project Management and Engineering teams. A desk-based environmental appraisal of the potential substation sites was conducted by AECOM.

Following this, a site selection workshop was undertaken on 20 January 2026 to discuss the findings of the initial desktop information and site walkover and to determine which options should be taken forward to Stage 2 assessment. Section 2.4 describes each of the six sites and summarises the key considerations from both an environmental, engineering and cost standpoint.

2.4 Stage 1 Site Summaries

The locations of the constraints summarised in this section are presented in the Potential Site Area Information Sheets in **Appendix A**.

Area 2

Engineering

- Existing residential buildings in the area.
- Significant public road improvements likely required.
- Flood risk on part of site and on surrounding roads.

Environmental

- Kinnochtry Burn is located less than 30 m east. High flooding potential along this watercourse.
- Site also located entirely on Class 2 agricultural land which is prime farmland.
- Two site and monument record entries within Area 2 – one towards the eastern side and the other towards the southwest corner.
- Potential for various ecological constraints, including connectivity between Kinnochtry Burn and River Tay Special Area of Conservation (SAC), and possible presence of protected species in adjacent woodland.

Area 4

Engineering

- Presence of residential buildings limits scope for moving existing overhead line towers.
- Limited footprint for future expansion in NW of area due to flooding issues.
- Visual screening issues with nearby residential buildings.

Environmental

- Area 4 is intersected by two small tributaries of Kettins Burn. High and moderate river flooding potential across large parts of the site, particularly to the northwest but also through the centre.
- The majority of the site (90%) comprises Class 2 agricultural land.
- Potential for various ecological constraints including areas of Ancient Woodland within 8m of the site, connectivity with the adjacent Kettins Burn and River Tay SAC, and potential for protected species within these features.

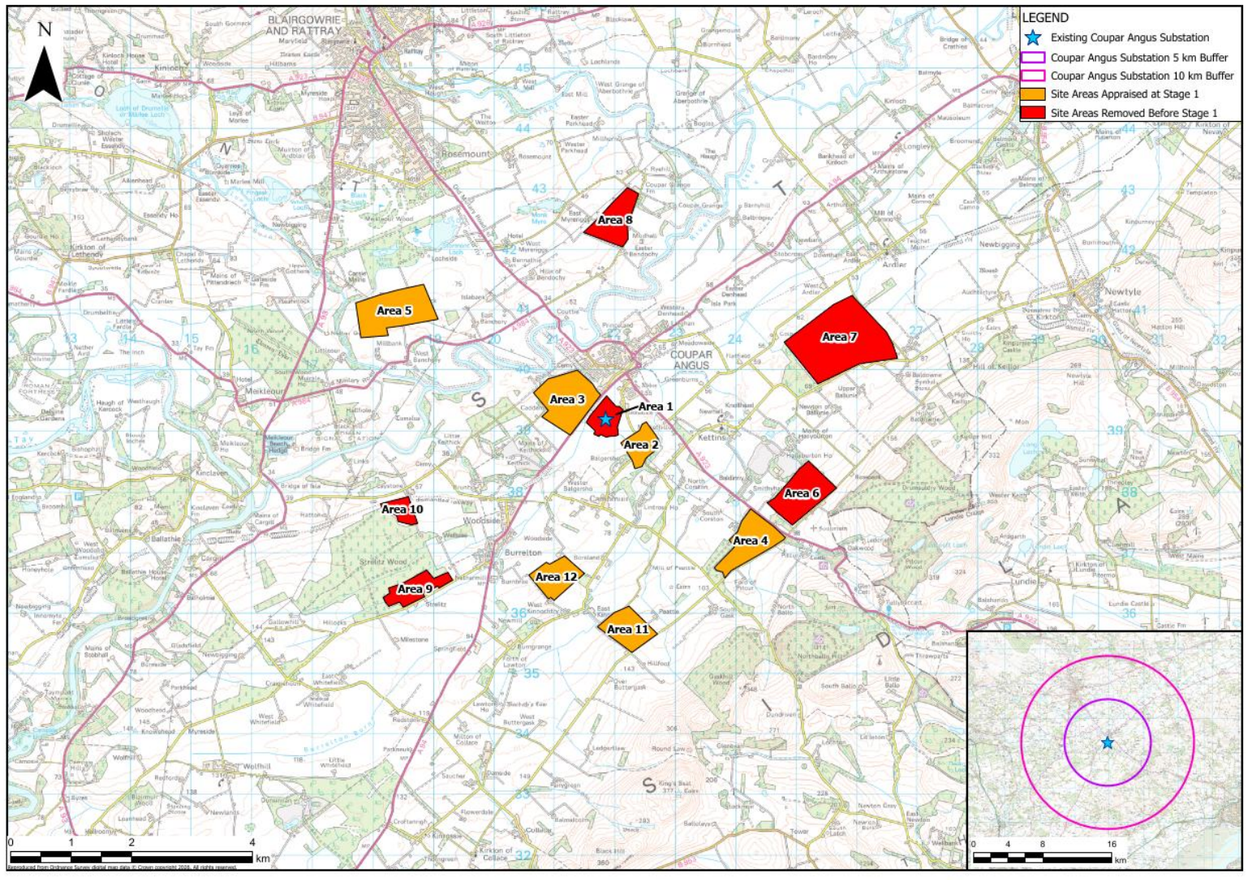


Figure 2. Locations of Stage 1 Site Options (small-scale)

Area 3

Engineering

- Topography of northern parcels would require significant groundworks to form a suitable level platform.
- Southern land parcels flatter but less visual screening from Coupar Angus.
- Space constraints in northeastern field which would likely require a single circuit outage during construction.

Environmental

- The majority of Area 3 (90%) is located on Class 2 Agricultural land with the remainder being Class 3.1. Both categories are prime farmland.
- One site and monument record entry located in the centre of the site.
- Two proposed developments also overlap parts of the site – a renewable energy park and agricultural processing facility.
- Potential for various ecological constraints, including connectivity with the adjacent Coupar Burn and River Tay SAC, and possible presence of protected species in adjacent woodland.

Area 5

Engineering

- Presence of residential buildings in NE of area limits scope for overhead line deviation.
- Public road improvement works needed.
- Northern and eastern parts of the area seen as more constrained than southern/western land parcels.

Environmental

- A small tributary of Lunan Burn is within 30m of Area 5.
- One site and monument record entry is within the site boundary, near to the centre. A core path also intersects the centre of the site.
- Approximately 20% of the site is on Class 2 agricultural land with the remaining 80% being Class 3.1.
- Potential for various ecological constraints including connectivity with River Tay SAC and Dunkeld-Blairgowrie Lochs SAC via a tributary of Lunan Burn and possible protected species in adjacent woodland.

Area 11

Engineering

- Significant new length of overhead line required to form diversion from existing alignment, resulting in impacts over a significant area compared with other sites.
- Mains gas and oil pipelines intersect the area.

Environmental

- Area 11 is intersected by a core path to the north, and the site is located entirely on Class 3.1 agricultural land. There is also high river flooding potential in the western corner.
- Potential for various ecological constraints such as protected species in woodland and hedgerows within or adjacent to the site.

Area 12

Engineering

- Challenging topography would require significant earthworks.
- 6km of new overhead line would be required due to distance from the existing line, and additional routeing challenges due to villages.

Environmental

- There is one site and monument record entry located in the centre of Area 12.
- A proposed solar development overlaps with approximately half of the site on the northeastern side.
- The site is located on a mixture of Class 2, 3.1 and 3.2 agricultural land.
- Potential for various ecological constraints such as protected species in woodland and hedgerows within or adjacent to the site.

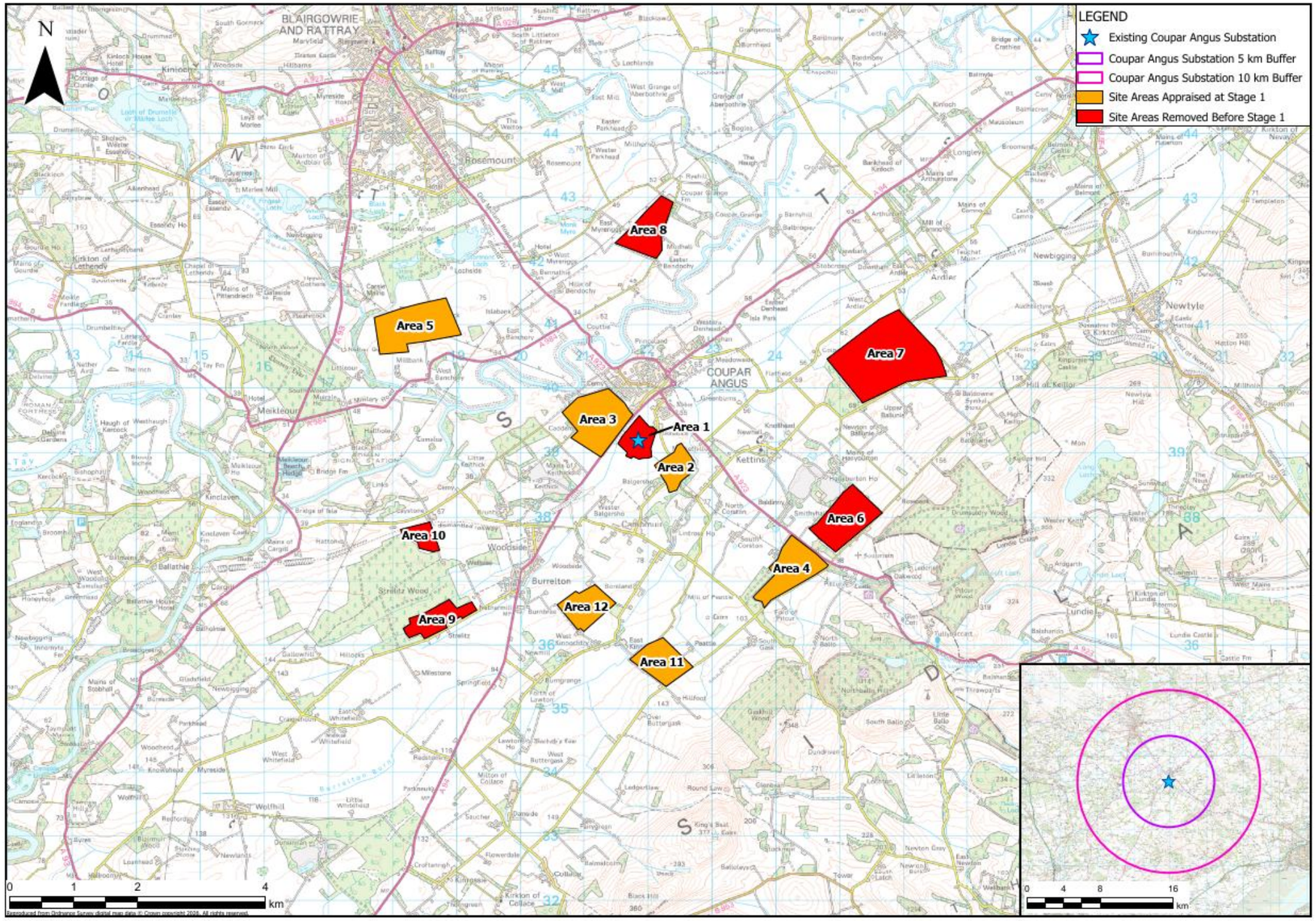


Figure 3. Locations of Stage 1 Site Options (large-scale)

3 Stage 2: Detailed Site Selection

The appraisal conducted in Stage 1 concluded that Area 3 and Area 5 were recommended to be taken forwards into the more detailed assessment in Stage 2. A combination of field surveys and desk-based studies have informed this assessment. A brief summary outlining the key constraints identified for each option is set out below, while more detailed summaries of the RAG assessments are found in Section 5 and figures showing constraints are in **Appendix A**.

Area 3

Engineering

- Significant earthworks would be required to form a level platform and each of the three sites considered within Area 3.
- Minor public road improvements would be required to provide access to this area.
- The northeastern land parcel (labelled Site 3b in detailed assessments) presents the biggest challenge in terms of an overhead line tie in due to space constraints and would require a single circuit outage, whereas the northwestern (Site 3a) and southern (Site 3c) land parcels would involve a simpler tie in without an outage.

Environmental

- Three Special Protection Areas (SPA) and Ramsar sites are within 20 km of Area 3. These sites are designated for geese species which may forage on agricultural fields up to 20 km. River Tay SAC is 100 m north of the site and is designated for species including Atlantic salmon and otter.
- There is a small burn and pond 16 m northwest of Area 3 which is likely to be hydrologically connected to the River Isla.
- The majority of the site (90%) is located within Class 2 Agricultural land which is prime farmland.
- Potential for views to be compromised from residential receptors in Coupar Angus, as well as from Core Paths, the A94 and local road network.

Area 5

Engineering

- The land parcel labelled Site 5a in the detailed assessments offers good options for an overhead tie in. The tie-in for Site 5b could be more challenging.
- A new access track with associated earthworks would be required to access either site within Area 5, which would increase the overall footprint of the development.

Environmental

- Two Special Protection Areas (SPA) and Ramsar sites are within 20 km of Area 3. These sites are designated for geese species which may forage on agricultural fields up to 20km. River Tay SAC is 170 m west of the site and is designated for species including Atlantic salmon and otter.
- One small watercourse, a tributary of Lunan Burn, is located within Area 5.
- There are 8 scheduled monuments within 1km of the site with potential for changes to their settings.
- Approximately 20% of Area 5 is located on Class 2 agricultural land. The remaining approximately 80% is Class 3.1 land. Both categories are prime farmland.
- Potential for views to be compromised from residential receptors as well as from a Core Path which is severed by the site.

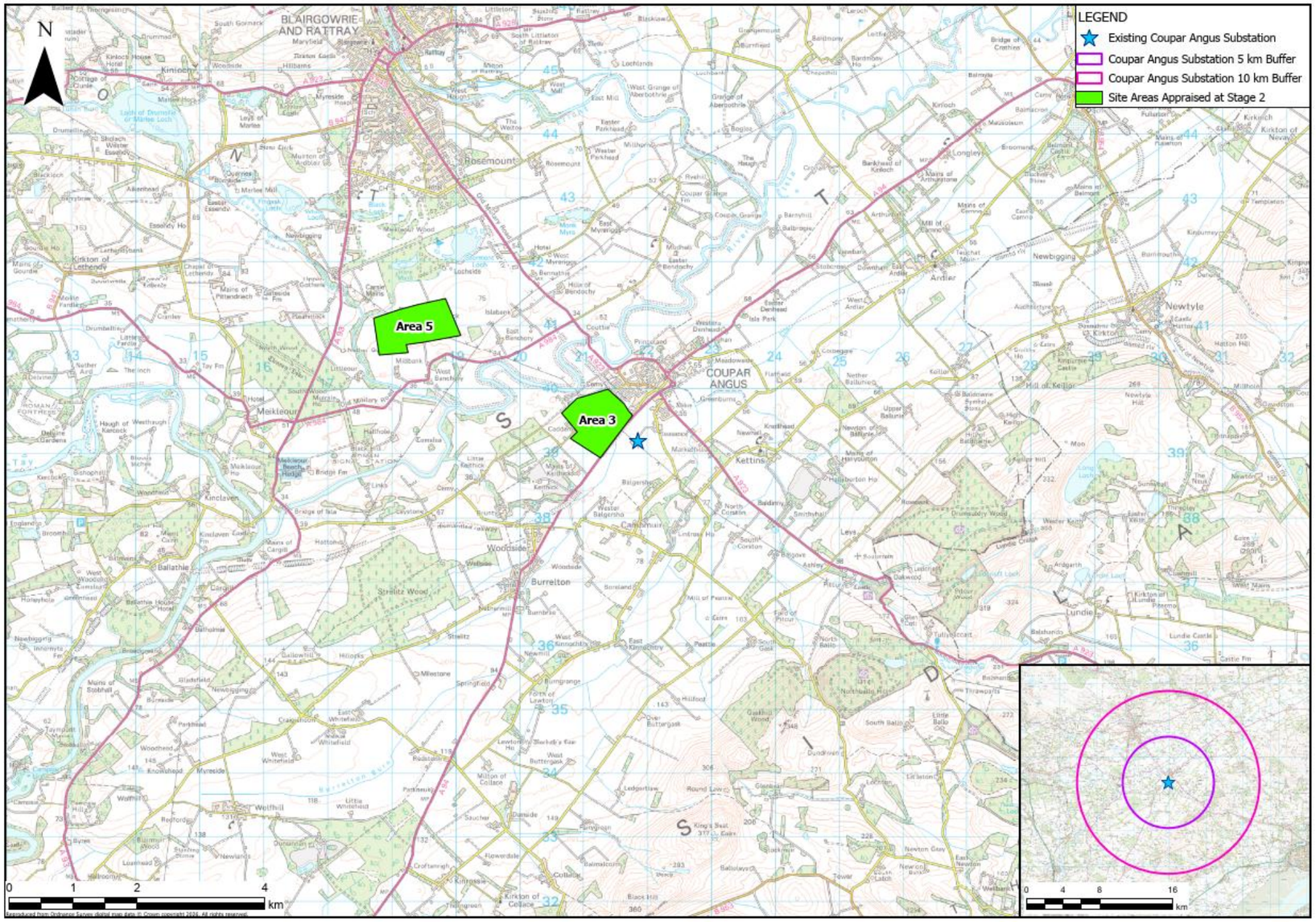
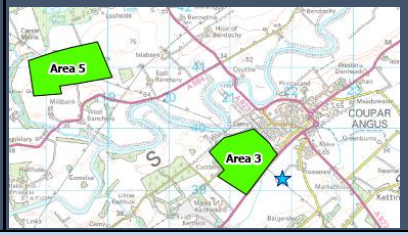
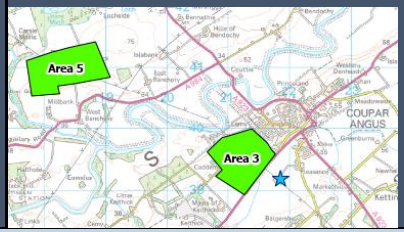


Figure 4. Locations of Stage 2 Site Options

4 Summary of RAGs

Table 4-1, Table 4-2 and **Table 4-3** below provide a summary of the key differentiating factors between Area 3 and Area 5.

Table 4-1. Engineering Comparison of Shortlisted Options

Category		Area 3 	Area 5 
Connectivity			
Existing Circuits / Network	Distance and feasibility of connecting to the existing circuits / network.	Temporary circuit diversions will likely be required for any site within this area, along with undergrounding of SHEPD assets	Depending on the specific site chosen, could potentially be implemented without significant diversions, but majority of area would require diversions and undergrounding of SHEPD assets
	Outages for modification to existing circuits.	Single circuit outage likely required during construction works due to space constraints, as well as undergrounding of SHEPD assets.	Depending on site location, outages may be avoided but the majority of the area would require a single circuit outage during construction
Future Development Possibilities	Extension of site or other circuits.	Room for substation extension available and considered in preliminary design	Room for substation extension available and considered in preliminary design
Interface with SSE Distribution and Generation	Consideration of Business Separation and	Interface will exist on the 33kV level with SHEPD for all options	Interface will exist on the 33kV level with SHEPD for all options

	whole system requirements.		
DNO Connection	Proximity of LVAC supplies.	Not expecting use of DNO	Not expecting use of DNO
Footprint Requirements			
Technology	i.e. AIS/GIS or certainty of sizing on non-standard plant and equipment.	Similar requirements, all sites can fit AIS substation which is worst case option in terms of footprint	Similar requirements, all sites can fit AIS substation which is worst case option in terms of footprint
Adjacent Land Use	Availability for ancillary infrastructure like welfare compounds, laydown areas, screening and SUDS infrastructure.	Much of Area 3 is currently used for arable farming. A portion of this land could feasibly be used to accommodate welfare compounds and laydown areas following agreements with landowners/planning conditions. There could be opportunities to located laydown areas/welfare compounds within Area 3. In relation to screening, natural screening varies across the area, with northern parts of the area visually screened from the main road and Coupar Angus town, whilst the southern parts of the area are more visually prominent. There appears to be sufficient space to accommodate screening measures. In relation to space for SUDS infrastructure, there should be adequate space to accommodate any SUDS features within Area 3	The land surrounding and including Area 5 is currently used for livestock. Area 5 is bounded by the Lunan Burn and Ancient Woodland to the West and North. In relation to areas for laydown area/welfare facilities, there would be sufficient room within Area 5 to accommodate this. In relation to space for SUDS infrastructure, there should be adequate space to accommodate any SUDS features within Area 5. Area 5 offers existing screening options due to its location with surrounding treelines around the boundary. There are residential properties located within Area 5 which could possibly benefit from screening provision depending on where the final site would be within this area.
Space Availability	Non-Standard substation configurations to accommodate site specific considerations.	Sufficient space to accommodate standard substation configuration	Sufficient space to accommodate standard substation configuration
Hazards			

Existing Utilities		The following utilities have been noted within Area 3: BT – There are BT assets located along Caddam Road adjacent to the proposed development site. From utility map drawings, no BT assets currently cross the proposed development site. SGN – There is a 315mm gas pipeline that runs along the southern and eastern boundary of the proposed development. Virgin – No Virgin utilities located adjacent or within the proposed development site. SSEN – There are 11 kV SHEPD assets within this area. The Clunie Tee – Coupar Angus North and South lines are located runs through the area.	The following utilities have been noted within Area 5: BT - There are no BT assets located within the site perimeter or boundary. SGN – No gas utilities located adjacent or within proposed development site. Virgin – No Virgin utilities located adjacent or within the proposed development site. SSEN – There are 11 kV and 33 kV SHEPD assets crossing along and across the site boundary. The 132 kV Clunie Tee – Coupar Angus North and South lines is located within Area 5, with multiple towers located within it.
<u>Ground Conditions</u>			
Topography		There is a north to south gradient of approximately 8% in parts of Area 3. The southern boundary of the site is flatter.	The ground profile within Area 5 A slopes from North to South at a gradient of approx. 1.0%. Land steepens slightly approaching Old Military Road and also slopes downward to Lunan Burn.
Geology	Superficial Deposits – Peat.	No peat identified in Area 3	No peat identified in Area 5

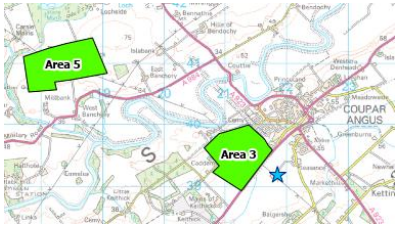
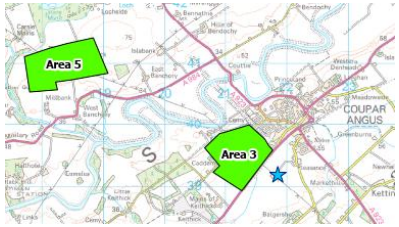
	Geology (site testing to verify properties}.	Superficial Geology Area 3 comprise of predominately alluvium-clay, silt, sand and gravel. Alluvium-clay can be variable and may include soft, compressible layers that can influence settlement and bearing capacity. The composition of the mixture of alluvium-clay, sands and gravels will have a direct influence on the drainage characteristics of the site. Alluvium-clay is low permeability, with sands and gravels being high permeability, meaning conditions will be variable across the Site. The description of till, Devensian-Diamicton describes a highly variable mixture of clays, silt, sands and gravels interspersed during the last UK Ice Age. Geotechnical parameters will be highly variable due to the nature of the mixed soil, with obstructions (boulders/large cobbles) being a risk. The variable nature of the deposit can also present a risk in relation to differential settlement across the land parcels. Glaciofluvial ice-contact deposits with sands and gravels have also been identified in the area. This describes soils that were deposited by glacial meltwater formed against glacier extents. Predominantly sands, gravels and cobble stones. Drainage	Superficial Geology Area 5 comprise of glaciofluvial sheet deposits and till (Devensian). Glaciofluvial sheet deposits are sands and gravels laid down by glacial meltwater in relatively flat layers. The deposits will likely be stratified and graded, with the nature of the course-grained material likely to hive high permeability in relation to drainage. Considering the nature of the deposits, there is likelihood that the soil will exhibit good bearing capacity characteristics (albeit there may be variable compaction throughout with some looser deposits). Area 5 is predominately noted as glaciofluvial sheet deposits. The description of till, Devensian-Diamicton describes a highly variable mixture of clays, silt, sands and gravels interspersed during the last UK Ice Age. Geotechnical parameters will be highly variable due to the nature of the mixed soil, with obstructions (boulders/large cobbles) being a risk. The variable nature of the deposit can also present a risk in relation to differential settlement across the land parcel. Bedrock Geology The BGS bedrock geology mapping indicates that the bedrock underlying Area 5 comprises the Teith Sandstone Formation. The Teith sandstone formation sits within

		characteristics should be good within this area dure to the nature of the soil described, with the potential of good bearing capacity characteristics also. It should be noted only a small portion of Area 3 has been described as this, with the majority of the boundary being classified otherwise. Bedrock Geology The BGS bedrock geology mapping indicates that the bedrock underlying Area 1 comprises the Scone Sandstone formation, with bands of Central Scotland Late Carboniferous Tholeiitic Dyke Swarm-Quartz-Microgabbro. The Scone Sandstone formation sits within the Devonian sedimentary sequence (often referred as Old Red Sandstone group). These deposits are of Devonian age and are typically fluvial in origin, representing river and alluvial plain environments. The materials are generally of reasonable bearing capacity, though local variations in grain size and cementation may influence permeability, weathering characteristics, and engineering behaviour. The Central Scotland Late Carboniferous Tholeiitic Dyke Swarm-Quartz-Microgabbro are dykes of near vertical igneous rock formed when magma	the Devonian sedimentary sequence (often referred as Old Red Sandstone group). The materials are generally of reasonable bearing capacity, though local variations in grain size and cementation may influence permeability, weathering characteristics, and engineering behaviour. There is a fault identified in the BGS maps within a 500 m radius the Area. Within this fault zone there may be weakened ground, groundwater pathways and differential ground conditions

		intrudes into the bedrock and solidifies which primarily composes of plagioclase feldspar, pyroxene, quartz and other accessory minerals. These are typically high strength, which can be a problem when excavations are required.	
Environmental Conditions			
Elevation		Elevation < 100 m	Elevation < 100 m
Salt Pollution		Site is >10 km from coast line or remiss of any evidence of heavy salt pollution	Site is >10 km from coast line or remiss of any evidence of heavy salt pollution
Flooding		Southern boundary of area is within 1 in 200 year flooding zone (surface water flooding). However, the majority of the area is outside the flood area so can likely avoid it	Site is outwith 1 in 1000 year flooding zone
SF6		Utilisation of AIS or Interrupting Gas products with no SF6.	Utilisation of AIS or Interrupting Gas products with no SF6.
Contaminated Land		Option is not within contaminated land.	Option is not within contaminated land.
Noise	Proximity to dwellings / residential properties).	Some parts of this area are within 300 m of residential properties, however appropriate siting of the substation would increase this to at least 500 m	Some parts of this area are within 300 m of residential properties, however appropriate siting of the substation would increase this to at least 500 m
Construction Access			
Substation Access (from Public Road)		<0.5 km of new or significant upgraded access road is required	Approx 600 m of new access road required.

Transformer Delivery Route	Likely delivery from Dundee Harbour. Please note, the following is an assumption, exact route will be determined by AIL consultant. Assuming from Dundee, travelling along the Kingsway before then travelling along Coupar Angus Road (A923). Bend on A923 at (56.51924206317992, -3.207194349132723) will need particular attention during traffic routing assessments. Turn from Queen Street onto A94 will require assessment. The PRI works proposed for substation access will consider AIL vehicle delivery. Minor public road improvements (e.g., 1 structure replacement or rebuild, <500 m total road widening, <5 passing places). Will be less than 500 m total road widening. No structure replacement anticipated.	Likely delivery from Dundee Harbour. Please note, the following is an assumption, exact route will be determined by AIL consultant. AIL routing to Area 5 will likely have to take primarily the same route as for Area 3, but will require travelling through Coupar Angus to reach Old Military Road prior to travelling west towards the site. Minor public road improvements (e.g., 1 structure replacement or rebuild, <500 m total road widening, <5 passing places). Will be less than 500 m total road widening. No structure replacement anticipated.
Operations and Maintenance		
Access	Access to Area 3-A will likely be from off the A94 onto Keithick Farms Road before then travelling eastward towards the Site on Caddam Road. Site within 500 m to 1 km from well maintained public roads.	Access to Area 5 will likely be from the A94, onto the A923 and then onto Old Military Road (A984). Site located approx. 600 m from public road.

Table 5-2. Environmental Comparison of shortlisted Options

Environmental Comparison of Shortlisted Options		**Area 3** 	**Area 5** 
Designations (refer to Figure A1)	International European or National Designations (e.g., SAC, SPA RAMSAR, National Parks, SSSI, Ancient Woodland)	The following search areas were adopted, although extended where connectivity may exist: 10 km for internationally designated sites, 2 km for nationally designated sites, and 1km for Ancient Woodland. Forest of Clunie Special Protection Area (SPA) is 9.6 km northwest of Area 3 and is designated for breeding hen harrier, merlin, osprey and short-eared owl. The habitats within Area 5 are sub-optimal for these species. An additional three SPAs and Ramsar sites are within 20 km: Firth of Tay and Eden Estuary SPA and Ramsar site, Loch of Lintrathen SPA and Ramsar site, and Loch of Kinnordy SPA and Ramsar site. These are designated for various geese species which may forage on agricultural fields up to 20km. River Tay Special Area of Conservation (SAC) is 100 m north of Area 3 and is designated for Atlantic salmon, otter, brook lamprey, sea lamprey, river lamprey, and clear-waterlochs with aquatic vegetation and poor-moderate nutrient levels. Dunkeld-Blairgowrie Lochs SAC is approximately 6.9 km northwest of Area 3 and is designated for otter, slender naiad, clear-water lochs with aquatic vegetation and poor-moderate nutrient levels, and wet mires identified by an unstable ‘quaking’ surface.	The following search areas were adopted, although extended where connectivity may exist: 10 km for internationally designated sites, 2 km for nationally designated sites, and 1km for Ancient Woodland. Forest of Clunie SPA is 7.2 km northwest of Area 3 and is designated for breeding hen harrier, merlin, osprey and short-eared owl. The habitats within Area 5 are sub-optimal for these species. An additional two SPAs and Ramsar sites are present within 20km: Firth of Tay and Eden Estuary SPA and Ramsar site and Loch of Lintrathen SPA and Ramsar site. These are designated for various geese species which may forage on agricultural fields up to 20km. River Tay SAC is 170 m west of Area 5 and is designated for Atlantic salmon, otter, brook lamprey, sea lamprey, river lamprey, and clear-waterlochs with aquatic vegetation and poor-moderate nutrient levels. Dunkeld-Blairgowrie Lochs SAC is 3.6 km northwest of Area 5 and is designated for otter, slender naiad, clear-water lochs with aquatic vegetation and poor-moderate nutrient levels, and wet mires identified by an unstable ‘quaking’ surface.

		No watercourses are present within Area 3. However, the Coupar Burn runs approximately parallel to its eastern boundary, around 40 m distant, and this is approximately 2.4 km upstream of the River Tay SAC or 11.3 km from Dunkeld and Blairgowrie Lochs SAC, following watercourses. Should otter be present along this watercourse they may be associated with the SAC and can be disturbed to distances greater than 40m. Additionally, given the proximity of Area 3 to Coupar Burn, the possibility of pollution to River Tay SAC (which is downstream of Area 3) cannot be discounted. Craighall Gorge SAC is designated for its Mixed woodland on base-rich soils associated with rocky slopes and is approximately 8.4 km north of Area 3 with no connectivity. No SSSI or NNRs are present within 2 km of Area 3. One area of woodland listed on the AWI inventory is present within 1 km of Area 3: an area of long-established plantation 565 m west of Area 3 and not connected.	A tributary of Lunan Burn runs approximately parallel to Area 5's northern boundary, around 30m distant, and this is approximately 200 m upstream of the River Tay SAC and 4.4 km upstream of the Dunkeld-Blairgowrie Lochs SAC. Should otter be present along this watercourse they may be associated with the SACs and can be disturbed to distances greater than 30 m. Additionally, given the proximity of Area 5 to Lunan Burn, the possibility of pollution cannot be discounted. Craighall Gorge SAC is designated for its Mixed woodland on base-rich soils associated with rocky slopes and is approximately 6.2 km north of Area 5 with no connectivity. No NNRs are present within 2km of Area 5; however one (two-part) SSSI: Hare Myre, Monk Myre, and Stormont Loch SSSI, 530 m north of and 1.9 km north-east of Area 5. It is designated for its open transition fen, Quaternary geology, and vascular plant assemblage (all non-mobile features). It is also designated for its non-breeding greylag geese, which may utilise the agricultural fields within Area 5 to forage. Four areas of woodland listed on the AWI are present within 1km of Area 5: one area of ancient origin and three of long-established plantation origin. The closest two (the ancient origin and one of the long-established plantations) are 90m from Area 5 but are part of a continuous wooded area that extends through Area 5.
	Regional designations (e.g., Local Nature Reserves, Wildlife Sites, RIGS)	A search for Local Nature Reserves (LNRs), Local Nature Conservation Sites (LNCSs), and Geological Conservation Review Sites found that none are present within 1km of Area 3	A search for LNRs, LNCSs, and Geological Conservation Review Sites found that one site is present within 1 km of Area 5: Stormont Loch Geological Conservation Review Site, designated for its Quaternary Geology. It is approximately 530 m north of Area 5 with no direct connectivity and is designated for a non-mobile feature.

Protected Species	European Protected Species (EPS) UK Biodiversity Action Plan (BAP) Species	The NBN Atlas[Error! Bookmark not defined.] returned 72 records of beaver (European Protected Species (EPS)) within 1 km of Area 3, likely associated with River Isla and Coupar Burn, which both have sloping banks, suitable for burrowing. No desk study records were returned for otter (EPS species). However, otter likely utilise both Coupar Burn and River Isla for foraging and commuting. Both watercourses have potential for holt establishment. Area 3 is not anticipated to compromise the conservation status of beaver or otter but may compromise the integrity of habitat that could support them. The NBN Atlas[Error! Bookmark not defined.] returned no records of pine marten within Area 3. However, the lack of records does not preclude their presence as the wider landscape provides suitable habitats for the species. In Area 3, potential habitats for den establishment are restricted and situated entirely outside the boundary, confined to the adjacent woodland blocks. Area 3 is not anticipated to compromise the conservation status of pine marten but may compromise the integrity of habitat which could support them. Area 3 contains a single standing waterbody suitable for breeding great crested newt (an EPS species), located adjacent to its northern boundary. The ARG/ARC Record Pool[1] holds no records of great crested newts. The nearest hectads with records of great crested newt are NO12 and NO25, located at more than 10 km away. Area 3 is unlikely to support this species. There are no suitable watercourses for water vole *Arvicola amphibius* (Biodiversity Action Plan (BAP) species[2]) within Area 3. Coupar Burn is considered suboptimal due to the lack of the slow-moving, deep-water conditions. Area 3 is also	The NBN Atlas[Error! Bookmark not defined.] returned 97 beaver records and one record of otter. These are likely associated with Lunan Burn. The field surveys undertaken within Area 5 confirmed high levels of beaver activity, including three beaver dams and feeding evidence, and an incidental record of an otter spraint. Area 5 is not anticipated to compromise the conservation status of beaver and otter but may compromise the integrity of habitat which could support them. Lunan Burn and the small unnamed ditches that flow through Area 5 are considered sub-optimal for water vole (a BAP species). These comprise mostly of dry drainage ditches with little or no marginal vegetation, whereas Lunan Burn is heavily shaded. Area 5 is also within the known distribution of mink, the presence of which leads to the decline in water vole population. Area 5 is unlikely to support water vole. The NBN Atlas[Error! Bookmark not defined.] returned no records of pine marten (EPS species). There is suitable denning habitat (woodlands) located centrally within Area 5, which provide necessary cover and connectivity for the species. Two incidental records of likely pine marten scats were recorded within the central woodland during the habitat surveys. Area 5 is not anticipated to compromise the conservation status of pine marten but may compromise the integrity of habitat which could support them. Area 5 has three standing waterbodies suitable for great crested newt (EPS species) breeding, located within 250m: one adjacent to the site, one 79m to the north, and another 160m to the west. The ARG/ARC Record Pool[1] holds no records of great crested newts for Area 5. The nearest hectads with records of great crested newt are NO12 and NO25, located

[1] Amphibian and Reptile Groups of the UK (ARG UK) and Amphibian and Reptile Conservation (ARC) Record Pool. Available at: https://www.recordpool.org.uk/. [Accessed: January 2026)

[2] Tayside Biodiversity Action Plan (2016-2026). Available at: https://www.pkc.gov.uk/media/37386/Tayside-Local-Biodiversity-Action-Plan/pdf/Tayside_LBAP_report_GP_10_Web.pdf?m=1476786427223

		within the known distribution of American mink *Neogale vison*, which leads to decline in water vole population. Area 3 is unlikely to support water vole. A search of the NBN Atlas[Error! Bookmark not defined.] returned no bat records. Area 3 is characterised by habitats of Low bat suitability for foraging and commuting, as habitats present within the sire are primarily arable fields. Higher value features such as woodlands are located outside the Area 3 boundary. Area 3 is not anticipated to compromise the conservation status of any bat species but may compromise the integrity of habitat which could support them. There is limited suitable habitat for badger (a BAP species[2]) sett establishment. Potential habitat is restricted to woodland areas adjacent to the boundary of Area 3. Area 3 is not anticipated to compromise the conservation status of badger but may compromise the integrity of habitat which could support them. The desk study confirms the presence of both red squirrel (a BAP species[2]) and the invasive grey squirrel *Sciurus carolinensis* within the wider region. Suitable habitats for drey establishment are mainly situated within the woodlands to the northeast, southwest and southeast of Area 3, all within a maximum of approximately 35m. Area 3 is not anticipated to compromise the conservation status of red squirrel but may compromise the integrity of habitat which could support them. Area 3 contains suitable agricultural fields which might be used by brown hare *Lepus europaeus*, and wooded areas suitable for hedgehog *Erinaceus europaeus*, both BAP species. Area 3 is not anticipated to compromise the conservation status of these species but may compromise the integrity of habitat which could support them. Overall, Area 3 presents intermediate potential for the development to be constrained.	more than 10km away. Area 5 is not anticipated to compromise the conservation status of great crested newt but may compromise the integrity of habitat which could support them. The NBN Atlas[Error! Bookmark not defined.] returned no records of bats within 1km of Area 5. Area 5 is characterised by overall Low suitability habitats for foraging and commuting bats as habitats are predominantly agricultural fields. Higher-value features exist within Area 5, including parcels of LMDW, lines of mature broadleaved trees (along the majority of field edges) and areas of wet grassland. These offer good potential for bat commuting, foraging and potential roost establishment. Area 5 is not anticipated to compromise the conservation status of any bat species but may compromise the integrity of habitat which could support them. There is suitable woodland and scrub habitats both within Area 5 boundary and immediately adjacent for badgers (a BAP species). The presence of badgers and opportunities for sett creation were confirmed during the habitat field survey through several incidental records, including two sets of footprints, a latrine, and a potential sett. Area 5 is not anticipated to compromise the conservation status of badger but may compromise the integrity of habitats which is known to support them. The desk study confirms the presence of both red squirrel (a BAP species) and the invasive grey squirrel within the wider region. The NBN Atlas returned three records of grey squirrels within 1km of Area 5. There are suitable habitats for drey establishment within the woodlands located within the central section of Area 5. Additionally, there was a single incidental record of squirrel feeding remains (cone), located within Area 5. Area 5 is not anticipated to compromise the conservation status of red squirrel but may compromise the integrity of habitats which could support them. Area 5 contains suitable agricultural fields which might be used by brown hare, and wooded / scrub areas suitable for hedgehog. Both brown hare and hedgehog are BAP species.

			Area 5 is not anticipated to compromise the conservation status of these species but may compromise the integrity of habitats which could support them. Overall, Area 5 presents high potential for the development to be constrained.
Habitats (refer to Figures A2 and A3)	Annex 1 Habitats Groundwater Dependent Terrestrial Ecosystems (GWDTE) Biodiversity (BNG)	Field survey has determined that deep peat is not present within or immediately adjacent to Area 3. Area 3 is dominated by large expanses of arable fields (UKHab = c1c / c1). Modified grassland (livestock pasture) is also present (UKHab = g4). There are small areas of *Arrhenatherum* neutral grassland (UKHab = g3c5) present as road or field verges, areas of planted other broadleaved woodland (UKHab = w1g) and of other native hedgerows (UKHab = h2a6). None of these habitats are of particularly high ecological value. There is a single priority river (UKHab = r2a) within 50 m of Area 3 (Coupar Burn). There are lines of broadleaved trees (UKHab = w1g) that serve as boundary features separating the agricultural fields. Those typically consist of lines of immature oak *Quercus robur*. Two areas of SBL[3] Priority habitat are associated with Area 3: a Lowland Mixed Deciduous Woodland (LMDW; UKHab = w1f, potential NVC = W10[4] *Quercus robur* - *Pteridium aquilinum* - *Rubus fruticosus* woodland) located 30 m south and characterised with mature oak and alder *Alnus glutinosa*, and a wet woodland (UKHab = w1d, likely NVC = W1[4] *Salix cinerea* - *Galium palustre* woodland) adjacent to the northern boundary, dominated by willow *Salix sp.* in the canopy. The wet	Field survey has determined that deep peat is not present within or immediately adjacent to Area 5. Area 5 is dominated by large expanses of arable fields (UKHab = c1c / c1). Modified grassland (livestock pasture) is also present (UKHab = g4). There are small areas of *Arrhenatherum* neutral grassland (UKHab = g3c5) present as road or field verges within both areas, areas of planted other broadleaved woodland (UKHab = w1g) and other coniferous woodland (UKHab = w2c), other lowland acid grassland (UKHab = g1d), and of other native hedgerows (UKHab = h2a6) and small drainage ditches / streams (UKHab = r2b). None of these habitats are of particularly high ecological value. There is a priority river (UKHab = r2a) within 50 m of Area 5 (Lunan Burn), however its tributary flows through the central sections of Area 5. There are lines of broadleaved trees (UKHab = w1g) that serve as boundary features separating the agricultural fields. Those typically consist of lines of mature trees which include ash *Fraxinus excelsior*, oak and larch *Larix decidua* providing more structural complexity.

[3] An updated version of the SBL was published in December 2025; however, the relevance of using the revised list in the context of development is not clear so all reference to the SBL is to the 2012 version.
[4]No dedicated NVC survey has been carried out. Habitat surveys followed UK Habitat Classification and were carried out outside of the optimal botanical season. At this stage, likely NVC classifications have been determined from current species lists noted during the UKHab survey. Dedicated NVC surveys are required to confirm the classification.

		woodland is also a potential GWDTE[5]. Additionally, an area of other wetland (UKHab = f2f, likely NVC = S28 *Phalaris arundinacea* tall-herb fen) is located 36m west of the site boundary. Area 3 may compromise the integrity of these potential GWDTEs. Area 3 therefore presents intermediate potential for the development to be constrained.	Area 5 contains an area of LMDW woodland (an SBL habitat[3]) within its central section, which could be subject to direct loss and indirect impact. This woodland is dominated by silver birch *Betula pendula*, and has frequent oak, occasional Scots pine *Pinus sylvestris*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, rowan *Sorbus aucuparia*, rare willow and rare aspen *Populus tremula* throughout. Potential GWDTEs, specifically *Holcus-Juncus* neutral grasslands (UKHab = g3c8, likely NVC = MG10[4] *Holcus lanatus* - *Juncus effusus* rush-pasture), were also identified within or adjacent to Area 5. Area 5 is likely to compromise the integrity of these potential GWDTEs. Area 5 therefore presents high potential for the development to be constrained.
Ornithology	Schedule 1 Birds Bird of Conservation Concern (BoCC)	Area 3 comprises suitable foraging habitat and potentially suitable nesting habitat for Schedule 1 species barn owl, in mature trees or in outbuildings. It also has potentially suitable nesting habitat for Schedule 1 species goshawk and red kite within a 2 km buffer; River Isla to the north of Area 3 (approximately 100 m from Area 3 boundary and therefore just within disturbance distance) may also provide suitable breeding habitat for kingfisher. Area 3 comprises suitable breeding habitat for several species on the Bird of Conservation Concern (BoCC) Red list6 including quail Coturnix coturnix, skylark Alauda arvensis, linnet Linaria cannabina, yellowhammer Emberiza citronella, tree sparrow Passer montanus, house sparrow Passer domesticus, starling Sturnus vulgaris, grey partridge Perdix perdix and lapwing Vanellus Vanellus. There is also suitable	Area 5 comprises suitable foraging habitat and potentially suitable nesting habitat for Schedule 1 species barn owl, in mature trees or in outbuildings. It also has potentially suitable nesting habitat for Schedule 1 species goshawk and red kite within the site. Lunan Burn, to the north-west of Area 5 (approximately 100 m away) may also provide suitable breeding habitat for kingfisher. Area 5 comprises suitable breeding habitat for several species on the BoCC Red list including quail, skylark, linnet, yellowhammer, tree sparrow, house sparrow, starling, grey partridge and lapwing. There is also suitable foraging habitat for several of these species in the winter due to the presence of agricultural fields. NBN Atlas returned records for one red-listed BoCC species (pochard Aythya ferina) and six amber listed BoCC species

[5]SEPA (2024). WAT-G-064: EASR Guidance – Identifying Groundwater Dependent Terrestrial Ecosystems (GWDTE). Version 1.1. Available at: https://www.sepa.org.uk/regulations/water/guidance/ [Accessed: January 2026].
[6] British Trust of Ornithology (2021), Birds of Conservation Concern. Available at: https://www.bto.org/sites/default/files/publications/bocc-5-a5-4pp-single-pages.pdf

		foraging habitat for several of these species in the winter due to the presence of agricultural fields. NBN Atlas**Error! Bookmark not defined.** returned records for yellowhammer Emberiza citrinella and swift Apus apus, both of which are red listed BoCC. Area 3 therefore presents intermediate potential for the development to be constrained.	(black-headed gull Chroicocephalus ridibundus, gadwall Mareca strepera, moorhen Gallinula chloropus, shoveler Spatula clypeata, teal Anas crecca and wigeon Mareca penelope). No suitable breeding habitat for the waterbird species returned is present within Area 5. These records are likely associated with Hare Myre, Monk Myre and Stormont Loch SSSI approximately 1 km north of Area 5. Area 5 therefore presents high potential for the development to be constrained.
Hydrology/Geology (refer to Figures A4 – A7)	SG Drinking Water Protected Areas (Over 10m^3 per day or supplies over 50 people) Aquifer providing regional resources e.g., Abstractions for small public or private water supply. Surface waters	Area 3 is located on a Class 2B aquifer within the Arbuthnott-Garvock Group. This is a moderately productive aquifer with flow virtually all through fractures and other discontinuities. There are 19 Private Water Supplies (PWS) within 5km of the site. The closest PWS is located 150 m northeast. No surface waters have been identified within the site – the River Isla is approximately 101 m north and Coupar Burn approximately 37 m east. There is also a small burn and pond 16 m northwest, which is likely to be hydrologically connected to the River Isla. There is a medium probability of flooding in Area 3 along the southeastern side due to its proximity to Coupar Burn. As the site is within 30 m of surface water bodies there is high potential for the development to be constrained, so a red rating has been assigned.	Area 5 is located on a Class 2B aquifer within the Arbuthnott-Garvock Group. This is a moderately productive aquifer with flow virtually all through fractures and other discontinuities. There are 16 PWS within 5km of the site. The closest PWS is located 2.2 km southwest. A small tributary of Lunan Burn has been identified on a 1:50,000 OS map within Area 5. Due to the direct hydrological connection to this watercourse there is high potential for the development to be constrained so a red rating has been assigned.
Cultural Heritage (refer to Figure A8)	Designations (World Heritage Sites, Scheduled Monuments, Inventory Gardens and Designed Landscapes, Inventory Battlefields), Sites & Monument Record Entries	Only a single scheduled monument is situated within 1 km of Area 3, the Cistercian Abbey of Coupar Angus (SM5772) around 800 m to the east. This asset is mostly screened by the town itself and has few upstanding remains, so would unlikely be affected by a change in setting. Fifty-six Non-Designated Historic Environment Assets (NDHEAs) are recorded on the National Record of the Historic Environment (NRHE) within 1km, most of which are within Coupar Angus itself. However, the Roman Road linking	There are eight scheduled monuments within 1km of the proposed site location, all of which are related to prehistoric activity. Features include the Cleaven Dyke (SM1602), a large cursus (linear earthwork) running southwest of the site, as well as a pit circle and mortuary enclosure (SM7167) to the north, and an enclosure to the northwest (SM7169). Barrows, an enclosure, and a settlement have also been noted to the northwest (SM7189), along with an enclosure to the west (SM7162), and ring ditch (SM7155) and long barrow (SM7282) to the southwest. While none of these are located within the

		Camelon, Ardoch, Strageath, and Cargill follows the line of a modern road running through the centre of the site (NRHE ID 239494). Cropmarks provisionally dated to the prehistoric period have also been recorded to the north of the site. These include one asset approximately 50m to the northeast (NRHE ID 30924), and three assets between 200 m and 30 m to the northwest (NRHE IDs 30554, 30596, and 173866). While no cropmarks are visible within the site, the proximity of the assets to the north means there is the potential for similar previously unrecorded assets to survive within Area 3 so an amber rating has been assigned. It is, however, unlikely that this would preclude development, and standard mitigation measures (including, but not limited to, archaeological excavation) could be used to mitigate physical changes.	site there is the potential for similar/related archaeological remains to be present, and there is also the potential for changes to their setting. A red rating has therefore been assigned. Twenty-nine features are recorded within 1 km on the NRHE, most of which are related to/are of a similar type to the scheduled monuments. These have largely been identified through aerial photography. While no archaeological features are recorded within the site, cropmarks of palaeochannels are visible within the site, and these can obscure any features present.
	Cultural heritage assets: Listed buildings, A, B & C Non-inventory GDL Conservation areas	Thirty-eight Listed Buildings (LBs) and the Coupar Angus Conservation Area (CA) are within 1km of the site. While the CA and the LBs within it are screened from the site by the remainder of Coupar Angus, two Category C LBs are located immediately north of the site. These are Kemphill Steading and associated threshing mill (LB6145) approximately 100m to the north, and Kemphill Farm (LB6144) approximately 180m to the north. While both of these assets appear to be partially screened from Area 3 by later farm buildings, their proximity to Area 3 means there is the potential for a substation in this area to result in changes to their setting so an amber rating has been assigned. Keithick House (LB6170, Cat A) is located 900m west of the site. However, it, and Cat B LBs to the west (South Lodge LB6143 and Dovecot and Stables LB6142), are screened by the mature vegetation of the park's edge. The main views of Keithick House are to the north and south, not the west.	There are no Listed Buildings or Conservation Areas that may be intervisible within Area 5.

Landscape and Visual (refer to Figure A9)	National or Regional Designations: National Parks, National Scenic Areas, Inventory Gardens and Designed Landscape (GDL)	No national level landscape designation has been identified within 10 km of Area 3, with the closest being the River Tay National Scenic Area (NSA) approximately 14km to the west. Meikleour Garden and Designed Landscape (GDL), recognised as of national importance, is located approximately 4km west of Area 3. Key characteristics and special qualities of the GDL are unlikely to be compromised due to screening provided by intervening topography and/ or trees and woodland. No other GDLs have been identified within 5km of Area 3. The locally designated Sidlaw Hills Local Landscape Area (LLA) is approximately 3.5 km southeast of Area 3, with potential for localised indirect change, although the special qualities are unlikely to be compromised.	No national level landscape designation has been identified within 10 km of Area 5, with the closest being the River Tay NSA approximately 11km to the west. Meikleour GDL is located approximately 1.5 km southwest of Area 5. However, key characteristics and special qualities of the GDL are unlikely to be compromised due to screening provided by intervening topography and/ or trees and woodland. No other GDLs have been identified within 5km of Area 5. Sidlaw Hills LLA is located approximately 6.5 km southeast of Area 5. The separation distance is such that indirect change would be limited and there would be no potential for the special qualities to be compromised.
	Landscape Character as defined in published charter assessments (e.g. NatureScot National Assessments)	Area 3 is located within the Broad Valley Lowlands Landscape Character Type (LCT), which is characterised by a wide shallow river valley, agricultural land use and the presence of large estates and prevalence of trees and woodlands. Area 3 itself comprises a series of medium scale agricultural fields divided by hedgerows and trees and is crossed by an existing overhead line. An existing small substation is located to the south and the town of Coupar Angus to the east. There is potential for key features and landscape characteristics of Area 3 and the immediate vicinity to be compromised as a result of loss of trees and hedgerows, land use change and introduction of new structures. Area 3 is located on a local ridge which is likely to increase its presence within the landscape, particularly from the north and south. Trees and woodland provide an element of screening and containment to the east and west. There is potential for siting in Area 3 to at least locally compromise key characteristics of the landscape.	As with Area 3, Area 5 is located within the Broad Valley Lowlands LCT, with potential for key features and landscape characteristics to be compromised as a result of loss of trees and hedgerows, land use change and introduction of new structures. Area 5 is comprised of a number of relatively open agricultural fields, sloping down to the south and divided by hedgerows and/ or trees. An existing overhead line runs diagonally across the site, with another overhead line running perpendicular to the southeast. Area 5 is located on slightly elevated ground to the north of the River Isla which is likely to increase its presence within the landscape, particularly from the south and west. Woodland and rising topography provide an element of screening and containment to the north and northeast. There is potential for siting in Area 5 to at least locally compromise key characteristics of the landscape.
	Visual – Settlements and residential properties,	Area 3 is located immediately to the west of Coupar Angus and although a line of trees provides an element of screening there is potential for views and visual amenity from the settlement	The closest settlements to Area 5 are Coupar Angus to the southeast and Blairgowrie to the north. There is potential for localised visibility from the edge of Coupar Angus, with little or

	key transportation and recreational routes utilised by tourists and visitors to an area, vantage points and tourist destinations from where views and landscape appreciation is important.	edge to be compromised. One residential property is within Area 3, with several others within relative proximity and with potential for views to be compromised. There is also potential for close range views from a small number of Core Paths, the A94 and local road network which may locally compromise visual amenity.	no visibility anticipated from Blairgowrie due to woodland screening. One residential property is within Area 5, with several others within relative proximity and with potential for views and visual amenity to be compromised. A Core Path runs through Area 5 and the visual amenity is likely to be compromised along part of the route. The nature of the topography may locally limit visibility from the road network in closest proximity to Area 5 and although there will be more distant views from the surrounding area, views and visual amenity from these locations are unlikely to be compromised.
Land Use (refer to Figures A10 – A13)	Agriculture (National Scale Land Capability for Agriculture)[7]	Area 3 is primarily located on Class 2 agricultural land (approximately 90%). The area is also partially located on Class 3.1 'Land capable of producing a moderate range of crops with high yields of cereals and grass, potatoes and other vegetables are also grown'. Both are prime agricultural land.	Approximately 20% of Area 5 is located on Class 2 agricultural land. The remaining approximately 80% is Class 3.1 land.
	Woodland / Commercial Forestry	There is no woodland present within Area 3, therefore a green rating is assigned.	Area 5 includes 2.3 ha of mixed (mainly conifer) shelterbelt woodland. The woodland has value in providing shelter to agriculture and is a landscape feature and ecological habitat but has very limited forestry value. Its RAG rating for productive forestry is green.
Recreation	Public Footpaths, National Cycle Routes etc. Commercial Highland Sports, fishing, stalking	'Caddam Road at disused railway via near Kemphill to road bend at Main Plantation' and 'A94 footway Burnside to Coupar Burn bridge' core paths are located directly adjacent to Area 3. And 'A923 at Sewage Works to path junction east of Kemphill' core path is approximately 220 m north of the site. No National Cycle Routes or commercial highland sports (fishing, stalking, shooting etc.) have been identified in proximity to Area 3.	'Golf Course Road to A984 at West Banchory via Berryhillock' core path runs north to south, through the centre of Area 5 for 735 m. No National Cycle Routes or commercial highland sports (fishing, stalking, shooting etc.) have been identified in proximity to Area 5.

[7] National scale land capability for agriculture | Scotland's soils

Planning	Policy: National/Regional/Local planning policy within the Local Development Plan	The Proposed Development would be considered a **National Development**, as it meets the following criteria: - With an identified site area of approximately 5ha, the Proposed Development already meets the criteria for a **Major Development** under Part 9(b) of **The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009's** Schedule of Major Developments[8], which stipulates any development with a site area exceeding 2ha should be considered a major development; and - The Proposed Development constitutes works that would provide improvements to Scottish transmission infrastructure, and as such it would be in line with the **National Planning Framework 4's** (NPF4)[9] national strategy for **Strategic Renewable Electricity Generation and Transmission Infrastructure**, specifically considered '*new and/or upgraded Infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations.*' The application for the development proposed would be considered under the **Town and Country Planning (Scotland) Act 1997 (as amended)[10]** and as such the planning authority would be **Perth and Kinross Council**. As a National Development, Policies and Strategies within the NPF4 would take precedent in the application's consideration. Such policies include: - Policy 1: Tackling the climate and nature crises; - Policy 4: Natural Places (regarding nearby River Tay SAC); - Policy 3: Biodiversity; - Policy 5: Soils (regarding the use of Prime Agricultural Land); - Policy 7: Historic Assets and Places; and - Policy 11: Energy. Policies within the **Perth and Kinross LDP2[11]** that may also be considered include: - Policy 1: Placemaking; - Policy 2: Design Statements; - Policy 6: Settlement Boundaries (**exclusive to Area 3**); - Policy 7A: Business and Industrial; - Policy 26A: Scheduled Monuments (**exclusive to Area 3**); - Policy 31: Other Historic Environment Assets; - Policy 38: Environment and Conservation; - Policy 39: Landscape; and

[8] The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 – SCHEDULE: Major Developments
[9] National Planning Framework 4
[10] Town and Country Planning (Scotland) Act 1997
[11] Perth and Kinross Local Development Plan 2 (adopted Nov 2019)

<table>
<tr><td></td><td></td><td colspan="2">- Policy 41: Biodiversity;
- Policy 47: River Tay Catchment Area;
- Policy 50: Prime Agricultural Land;
- Policy 51: Soils;
- Policy 53: Water Environment and Drainage;
- Policy 55: Nuisance from Artificial Light and Light Pollution;
- Policy 56: Noise Pollution.

As a National Development, the Proposed Development within both areas would have equally low potential for constraint, and policy compliance would be balanced by the national importance and strategic need for the Proposed Development.</td></tr>
<tr><td></td><td>Proposals: Existing information in the Planning Portal</td><td>Proposals within 5km of Area 3:

24/00761/ECU36 / ECU00005014:
Proposal to develop a renewable energy generation and storage facility consisting of a 50 MW Battery Energy Storage System (BESS) an accompanying 60 MW solar park and all associated infrastructures, inclusive of cabling, screening, planting and access. Application Site comprises of an area of approximately 243 acres and lies within areas of land at Mains of Keithick Farm with lands to the north at Islabank.
Located partially within Area 3. The development would intersect the centre of the area and occupy a parcel of land in the western part of the area.
Status: Awaiting decision

23/02134/IPM:
Mixed use development comprising of the erection of a poultry processing facility and demolition of existing poultry processing facility for residential, commercial, industrial uses including parking areas, vehicular access, landscaping and associated works.
Located partially within Area 3. The development would occupy a parcel of land in the eastern part of the area, north of the existing OHL.
Status: Approved

24/00200/FLM:</td><td>Proposals within 5km of Area 5:

24/00761/ECU36 / ECU00005014:
Proposal to develop a renewable energy generation and storage facility consisting of a 50 MW Battery Energy Storage System (BESS) an accompanying 60 MW solar park and all associated infrastructures, inclusive of cabling, screening, planting and access. Application Site comprises of an area of approximately 243 acres and lies within areas of land at Mains of Keithick Farm with lands to the north at Islabank.
Approximately 700m southeast of Area 5.
Status: Awaiting decision

24/00877/FLL:
Erection of a wind turbine, formation of hardstanding and associated works.
Approximately 950 m southwest of Area 5.
Status: Approved

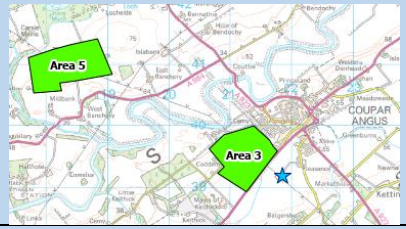
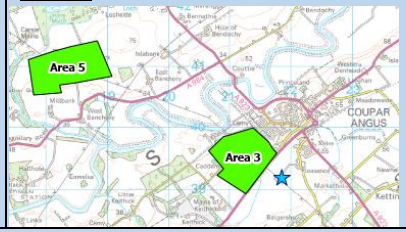
25/00359/FLL:
Alterations and enlargement to anaerobic digestion plant.
Approximately 2.5 km southeast of Area 5.
Status: Approved

23/02134/IPM:
Mixed use development comprising of the erection of a poultry processing facility and demolition of existing poultry processing facility for residential, commercial, industrial uses</td></tr>
</table>

		Extension to battery energy storage system facility comprising 144 additional battery units (49.9 MW) and associated works. Approximately 280 m southeast of Area 3. Status: Approved **25/00359/FLL:** Alterations and enlargement to anaerobic digestion plant. Approximately 200 m southwest of Area 3. Status: Approved **23/00015/PAN:** Formation of a battery energy storage facility, including welfare and storage units, ancillary structures, control room, switchgear room, steel enclosures containing inverters, security and deer fencing, landscaping and associated works. Approximately 650 m southeast of Area 3. Status: PAN notice sufficient **23/01336/SCRN:** Installation of a ground mounted solar array development and associated infrastructure. Approximately 2 km south of Area 3. Status: Application – screening opinion non-EIA **24/01862/ECU36 / ECU00004931:** Formation of a 100 MW battery energy storage facility comprising battery storage units, ancillary buildings and equipment, access road and associated works. Approximately 2.9km northeast of Area 3. Status: Consented **24/00877/FLL:** Erection of a wind turbine, formation of hardstanding and associated works. Approximately 3.3 km west of Area 3. Status: Approved **24/00070/FLM:**	including parking areas, vehicular access, landscaping and associated works. Approximately 2.7 km southeast of Area 5. Status: Approved **22/00060/AMM:** Erection of 71 dwellinghouses and 32 flats. Approximately 2.8 km north of Area 5. Status: Approved **24/00200/FLM:** Extension to battery energy storage system facility comprising 144 additional battery units (49.9 MW) and associated works. Approximately 3.2km southeast of Area 5. Status: Approved **23/01941/AMM:** Erection of 152 dwellinghouses and associated works. Approximately 3.4 km north of Area 5. Status: Approved **23/00015/PAN:** Formation of a battery energy storage facility, including welfare and storage units, ancillary structures, control room, switchgear room, steel enclosures containing inverters, security and deer fencing, landscaping and associated works. Approximately 3.6 km southeast of Area 5. Status: PAN notice sufficient **23/01336/SCRN:** Installation of a ground mounted solar array development and associated infrastructure. Approximately 4.5 km southeast of Area 5. Status: Application – screening opinion non-EIA

		Formation of a 49.9 MW solar farm comprising ground mounted solar arrays, inverters, substation, ancillary buildings, fencing, CCTV cameras, access tracks and associated works. Approximately 4.7 km southwest of Area 3. Status: Refused – appeal in progress	

Table 5-3. Cost Comparison of Shortlisted Options

Topic	**Area 3** 	**Area 5** 
Cost - Capital		
Construction	No significant cost variation across options for total substation construction cost. Greater earthworks requirement for a level platform at Area 3 is offset by earthworks/construction cost of forming a new access track for Area 5. Options are likely within 120% cost of each other	
Diversions	Temporary diversion and undergrounding of SHEPD cables likely to be required	Potential to avoid significant diversions and undergrounding of SHEPD assets if in a specific part of Area 5
Public Road Improvements	Less than 500 m of PRI and <5 passing places required	Less than 500 m of PRI and <5 passing places required

Felling	Some very minor felling (5-10 trees) possible as part of access route	Some felling may be required - area of 0.6 hectares worst case (platform only)
Land Assembly	Site area needed only	Additional land take required to form access track compared with Area 3 . Access route likely to impact significantly on currently operational farm land which could further increase costs.
Consents Mitigations	Significant visual and noise screening measures likely required due to presence of residential properties and proximity to main road/Coupar Angus town	Screening from A83/A984 likely required, as well as from existing public right of way and residential/farm properties
Cost - Operational		
Inspections	Minor OHL diversion required - not expected to increase inspections cost significantly	Lowest cost option in terms of diversions
Maintenance	No significant additional maintenance costs	Longer access tracks meaning larger overall footprint to maintain

4.1 Summary of Comparative Assessment

4.1.1 Environmental

Following the comparative assessment there is a slight preference for Area 3 over Area 5, primarily due to ecological constraints. Across Natural Heritage Designations, Habitats, Protected Species and Ornithology, Area 3 is rated Amber for all categories while Area 5 is rated Red. Area 5 presents a high level of constraint due to various factors including direct hydrological connectivity to the River Tay SAC, the presence of suitable habitats for protected species, and more complex habitats than Area 3.

Other key constraints largely apply to both sites, with both receiving Red ratings for Hydrology and Agriculture due to their proximity to surface watercourses and locations on prime agricultural land. Cultural Heritage states a preference for Area 3 as it is less constrained by the potential for setting changes to Scheduled Monuments. Landscape Character does show a slight preference for Area 3 due to its lower elevation, but from a Visual standpoint both sites are highly constrained and rated Red. Area 5 severs a Core Path making Area 3 the preference recreationally. However, from a planning point of view Area 5 would be preferred as there are no active planning applications within its boundary.

4.1.2 Engineering

Area 3 and Area 5 both provide technically feasible locations for a new AIS substation, but with differing engineering challenges. Area 3 offers shorter access requirements and generally more flexible substation layouts, though certain parcels are constrained by tight OHL geometry, limited space, and the need for temporary diversions and undergrounding of SHEPD circuits. Earthworks in Area 3 are more substantial due to steeper gradients (~8%), and nearby residential properties increase the need for screening and noise mitigation. Whilst Area 3 received a Red rating for Flooding, the flood risk is limited to a very small strip of the area towards its southern boundary, with the majority of the area unaffected by flood risk.

Area 5 benefits from favourable topography, good ground conditions and easier platform formation, but requires a 600 m new access track and could potentially involve more extensive tower interventions, with multiple existing towers (including 275 kV infrastructure) affecting layout flexibility. Residential constraints are fewer, but access formation and land-take are generally more significant than in Area 3.

Based on the engineering assessment, Area 3 is the more favourable option overall, as it offers shorter and simpler access requirements and greater layout flexibility across most of its parcels. While Area 5 benefits from gentler topography and good ground conditions, it carries higher engineering complexity due to the need for a 600 m new access track, potential interactions with 275 kV infrastructure, and greater land-take for access formation. As a result, although both areas are technically feasible for an AIS substation, Area 3 presents fewer engineering risks and lower intervention requirements than Area 5.

4.1.3 Cost

The comparative cost assessment between Areas 3 and 5 shows a slight preference for sites within Area 3.

Overall construction costs are considered to be broadly similar across sites, with Area 3 involving more significant earthworks to form a level platform for the substation, and Area 5 requiring more significant earthworks and construction relating to longer new access tracks.

The proposed site and associated access track for Area 5 are likely to involve a higher cost in terms of land assembly, resulting in a red rating for this criterion.

4.1.4 Conclusion

The multi-disciplinary comparative assessment of Areas 3 and 5 shows that both areas offer potential site areas that are broadly feasible for the proposed new substation, with a slight overall preference for Area 3.

Whilst the engineering assessments highlighted Area 3 as performing slightly better than Area 5, the latter is still considered a viable option.

Following the comparative environmental assessment there is a slight preference for Area 3 over Area 5, primarily due to ecological constraints. Across Natural Heritage Designations, Habitats, Protected Species and Ornithology, Area 3 is rated amber for all categories while Area 5 is rated red.

Cost assessments show a slight preference for Area 3 over Area 5, primarily due to the likely additional costs associated with construction and land acquisition of access tracks.

The completed assessments, along with feedback from stakeholders and the public, will inform the selection of the preferred site for the new substation.

5 Next Steps

The responses received from the consultation event, and those sought from statutory consultees and other key stakeholders will inform further consideration of the Preferred Site Option.

A Report on Consultation will be produced which will document the consultations received, and the decisions made in light of these responses.

The outcome of the site selection process will be a development for which a Proposed Site Option will be confirmed and consent under the Town & Country Planning (Scotland) Act 1997 sought. The application will identify:

- The site boundary clearly shown in red (the Planning Red Line Boundary) including any access route (up to the public road including junction improvements).
- The Proposed Development in relation to the site boundary with dimensions of all permanent structures, buildings, perimeter fencing, and any key drainage features e.g. SuDS Pond and key electrical features, such as transformers.

The application may be subject to EIA under the Town & Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. This may result in further alterations to the Proposed Development to reflect outcomes of the EIA consultation process. Should the Proposed Development be deemed non-EIA (due to its scale or number and significance of potential environmental effects), a voluntary Environmental Appraisal would be carried out to support the application.

Where overhead line elements (including tie-ins from proposed development to existing overhead line) are required, a similar application is made to the Scottish Ministers under Section 37 of the Electricity Act 1989.

Further public and stakeholder consultation will be undertaken to present our proposals ahead of submitting a planning application and Section 37 application.

5.1 Questions for Consideration by Consultees

When providing your comments and feedback, SSEN Transmission would be grateful for your consideration of the questions below:

- Has the need for the Project been explained adequately?
- Has the approach to select the substation site been explained adequately?
- Are there any factors, or environmental features, that you consider should be reconsidered as part of the site selection process?
- Do you agree that, on balance, Area 3 is the most appropriate for further consideration for a new substation at Coupar Angus?

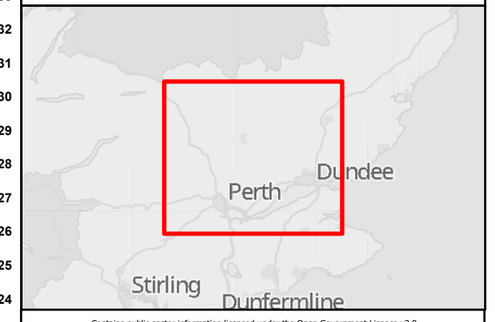
Appendix A Potential Site Area Information Sheets

Scottish & Southern Electricity Networks
TRANSMISSION

Pitlochry
Forest of Clunie SPA
Loch of Lintrathen SPA and Ramsar site
Loch of Kinnordy SPA and Ramsar site
Kirriemuir
Forfar
Alyth
Craighall Gorge SAC
Blairgowrie and Rattray
Dunkeld - Blairgowrie Lochs SAC
Coupar Angus
Area 5
Area 3
Area 2
Area 4
Area 12
Area 11
River Tay SAC
Firth of Tay and Eden Estuary SPA and Ramsar site
Dundee
Perth
Newburgh
Cupar
A9
A923
A924
A926
A928
A490
A94
A984
A93
A90
A85
A914
A92
A91
A913

Scale @ A3: 1:182,000
0 2 4 6 8 10 km

Legend
- Site Boundaries
- 10km Buffer
- 20km Buffer
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Ramsar site



Project No: LT539
Project: Coupar Angus 2 123kV Substation

Title:
Potential Site Area Information Sheet - Ecological Designated Sites

Drawn by: HS

Drawing: Figure A1 Date: 27/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

Rosemount
Carsie
Hare Myre, Monk Myre and Stormont Loch SSSI
Stormont Loch GCRS
Whiteloch Muir
Area 5
Ardler
Teuchat Muir
Coupar Angus
Area 3
Area 2
Kettins
Meikleour
A984
Woodside
Village Acres
Burrelton
Area 12
Area 4
Area 11
Laird's Loch SSSI
A94
Wolfhill
N
Scale @ A3: 1:40,000
0 0.5 1 1.5 2 2.5 km

Legend

- Site Boundaries
- 1km Buffer
- 2km Buffer
- Geological Conservation Review Site (GCRS)
- Site of Special Scientific Interest (SSSI)

Ancient Woodland

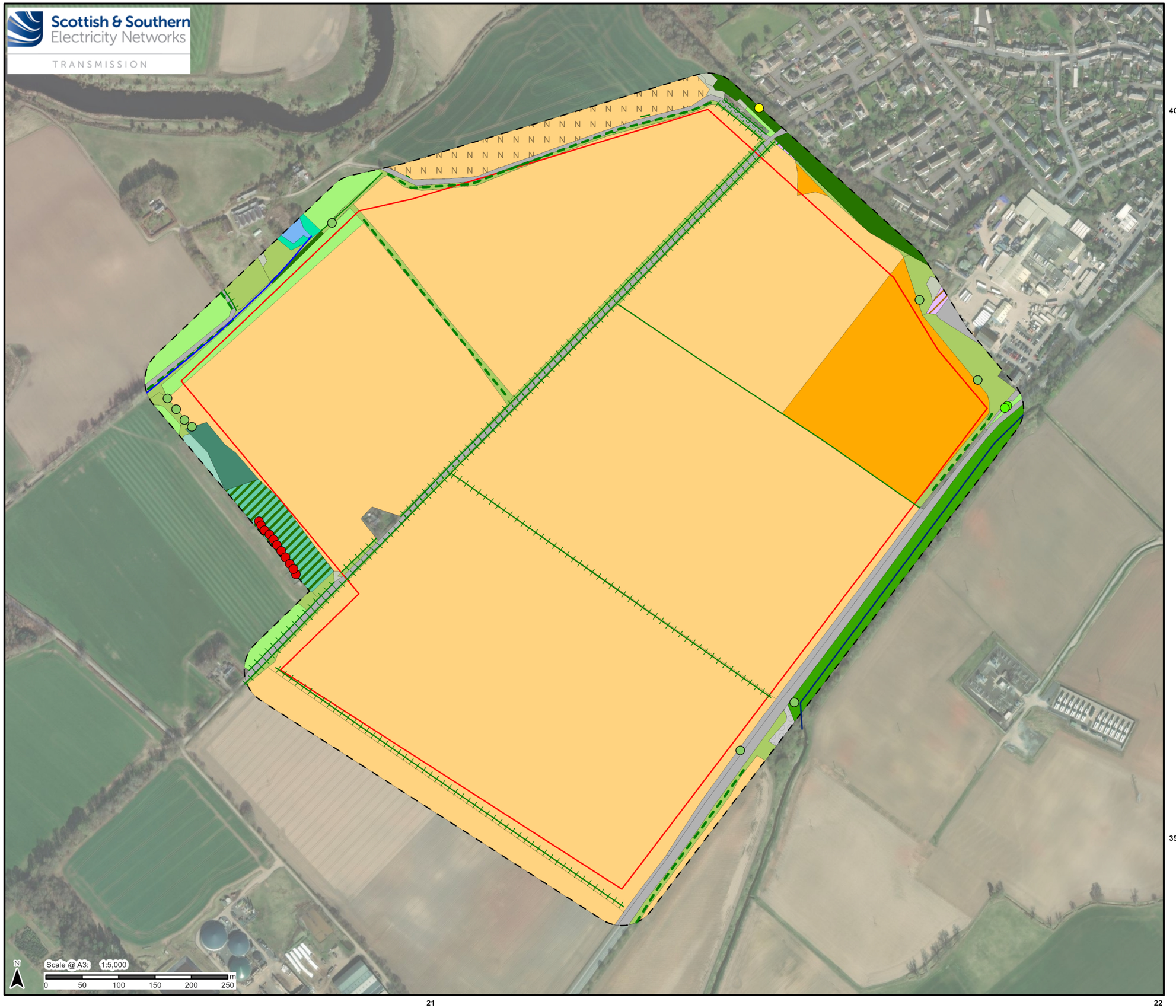
- Ancient (of semi-natural origin)
- Long-Established (of plantation origin)

Project No: LT539
Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet - Ecological Designated Sites

Drawn by: HS

Drawing: Figure A1 Date: 27/04/2026



Legend

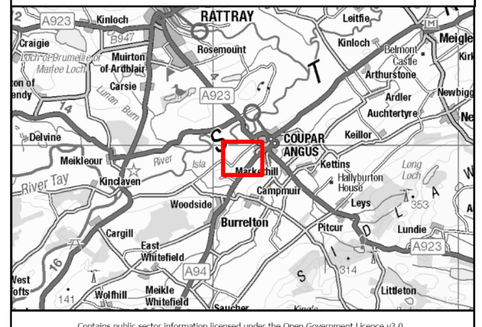
- Area 3
- 50 m Site Buffer

UK Habitat Type

- Rural tree
- Urban tree
- w1g – Line of broadleaved trees
- h2b - Non-native and Ornamental Hedgerow
- h2a6 - Other Native Hedgerow
- h2a6 - Other Native Hedgerow with trees
- r2a - Rivers (Priority Habitat)
- r2b - Other Rivers and Streams
- c1 - Arable and Horticulture
- c1c - Cereal Crops
- c1d - Non-cereal Crops
- f2f - Other Wetlands
- g3c - Other Neutral Grassland
- g4 - Modified Grassland
- h3h - Mixed Scrub
- h3j - Willow Scrub
- r1g - Other Standing Water
- u1b - Developed Land; Sealed Surface
- u1c - Artificial Unvegetated, Unsealed Surface
- u1f - Sparsely Vegetated Urban Land
- w1d - Wet Woodland
- w1f - Lowland Mixed Deciduous Woodland
- w1g - Other Broadleaved Woodland
- w1h - Other Woodland; Mixed
- w2c - Other Coniferous Woodland

Invasive non-native species

- Cotoneaster
- Yellow archangel



Project No: LT539

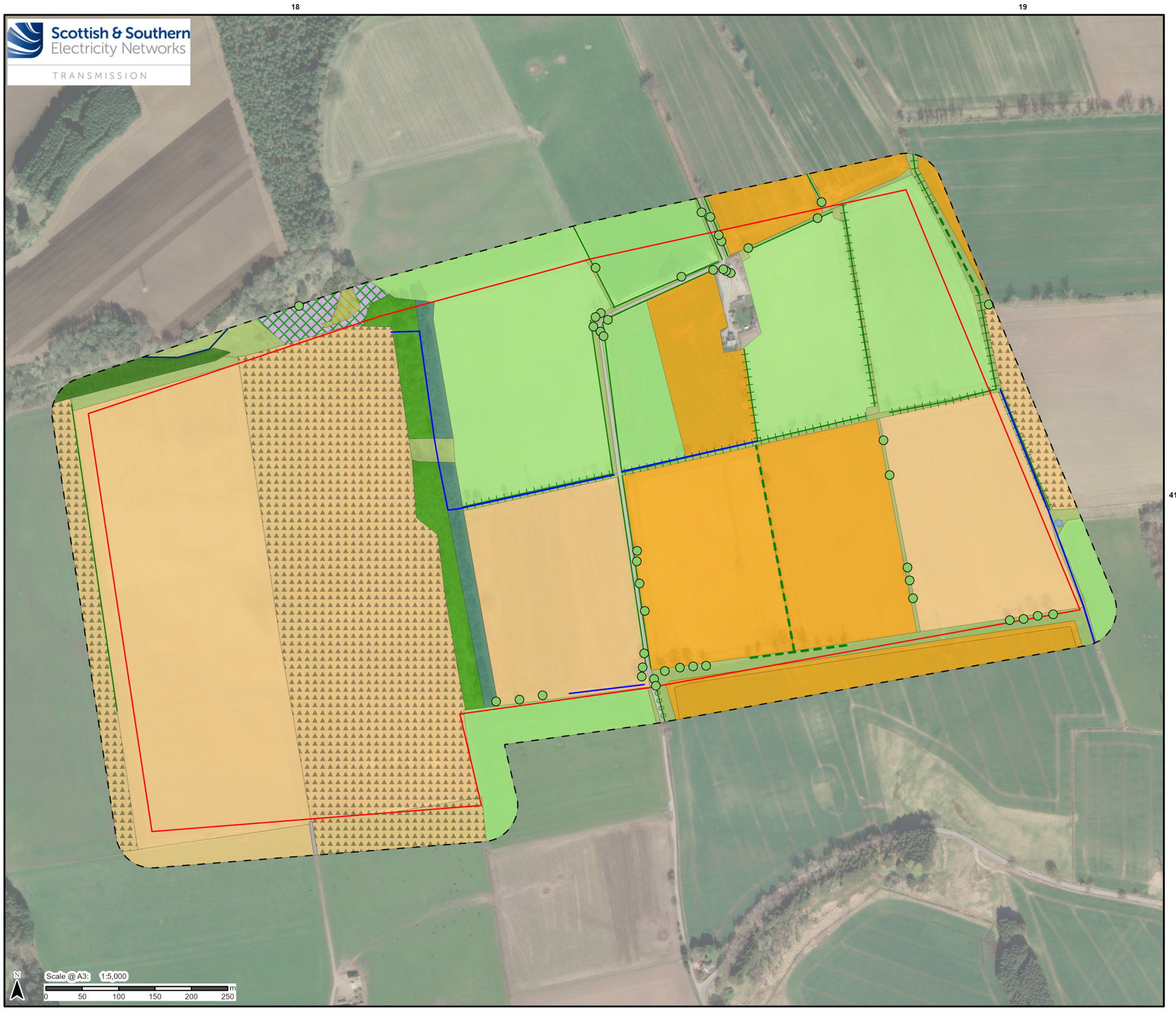
Project: Coupar Angus 2 132kV Substation

Title:

Potential Site Area Information Sheet - Habitat Survey Results (Area 3)

Drawn by: JA

Drawing: Figure A2 Date: 28/04/2026



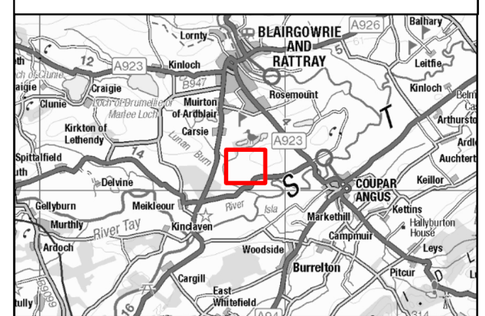
Scottish & Southern Electricity Networks
TRANSMISSION

Legend

- Area 5
- 50 m Site Buffer

UK Habitat Type

- Rural tree
- w1g - Line of broadleaved trees
- h2b - Non-native and Ornamental Hedgerow
- h2a6 - Other Native Hedgerow
- h2a6 - Other Native Hedgerow with trees
- r2a - Rivers (Priority Habitat)
- r2b - Other Rivers and Streams
- c1 - Arable and Horticulture
- c1b - Temporary Grass and Clover Leys
- c1c - Cereal Crops
- g1d - Other Lowland Acid Grassland
- g3c - Other Neutral Grassland
- g4 - Modified Grassland
- h3h - Mixed Scrub
- r1g - Other Standing Water
- u1b - Developed Land; Sealed Surface
- u1f - Sparsely Vegetated Urban Land
- w1f - Lowland Mixed Deciduous Woodland
- w1g - Other Broadleaved Woodland
- w2c - Other Coniferous Woodland



Project No: LT539

Project: Coupar Angus 2 132kV Substation

Title:

Potential Site Area Information Sheet - Habitat Survey Results (Area 5)

Drawn by: JA

Drawing: Figure A3 Date: 28/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

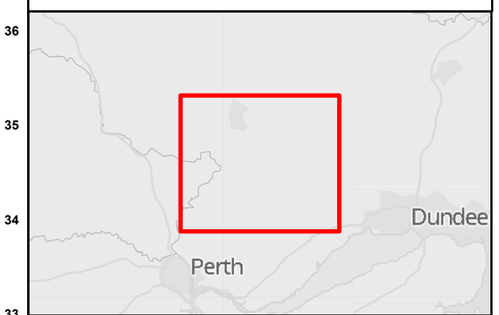
Blairgowrie and Rattray
A926
Kinloch
A923
B947
Rosemount
A923
Carsie
Whiteloch Muir
Area 5
Spittalfield
A984
Barnes' Meadow
Meikleour
A984
Area 3
Coupar Angus
Area 2
Kettins
B954
Meigle
A94
Ardler
B954
Newtyle
Chester Park
B954
Donald's Brae
Woodside
Village Acres
Burrelton
Area 12
Area 4
Area 11
A923
Piperdam
A93
A94
Wolfhill
Stanley
Guildtown
Preston Moor
Kinrossie
B953
Braes of the Carse
Abernyte
B953
B953
Woodburnhead
Scale @ A3: 1:65,000
0 1 2 3 4 5 km

Legend

- Site Boundaries
- 5km Buffer
- OS Open Rivers

WFD Status (River)

- High status / potential
- Good status / potential
- Moderate status / potential
- Poor status / potential



Project No: LT539
Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet -
Water Framework Directive Rivers Status

Drawn by: HS

Drawing: Figure A4 Date: 27/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

Blairgowrie and Rattray
A926
Kinloch
A923
B947
Rosemount
A923
Carsie
Whiteloch Muir
Area 5
Spittalfield
Barnes' Meadow
A984
Meikleour
A984
Coupar Angus
Area 3
Area 2
Keltins
Woodside
Village Acres
Burrelton
Area 12
Area 11
Area 4
A93
A94
Wolfhill
Stanley
Guildtown
Preston Moor
Kinrossie
B953
B953
B953
Braes of the Carse
Abernyte
Woodburnhead
B954
A94
Meigle
Ardler
B954
Newtyle
Chester Park
B954
Donald's Brae
A923
Piperdam
Dundee
Perth

N
Scale @ A3: 1:65,000
0 1 2 3 4 5 km

Legend

- Site Boundaries
- 5km Buffer
- OS Open Rivers

Likelihood of River Flooding

- Low
- Medium
- High

Project No: LT539
Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet - River Flooding

Drawn by: HS

Drawing: Figure A5 Date: 27/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

Blairgowrie and Rattray
Kinloch
A923
A926
B954
Meigle
A94
Rosemount
B947
Carsie
Whitelogh Muir
Ardler
B954
Area 5
Newtyle
Spittalfield
A984
Barnes' Meadow
Chester Park
Coupar Angus
Area 3
Meikleour
A984
B954
Donald's Brae
Area 2
Kettins
Woodside
Village Acres
Area 4
Burrelton
Area 12
Area 11
A923
Piperdam
A93
A94
Wolfhill
Stanley
Guildtown
Preston Moor
Kinrossie
B953
Braes of the Carse
Abernyte
B953
Woodburnhead

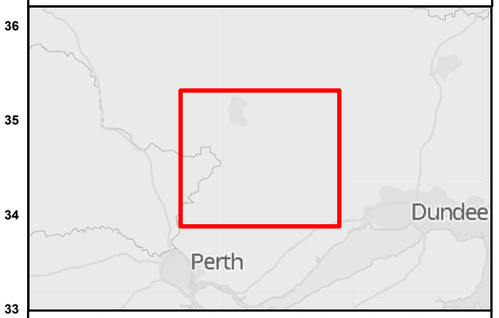
Scale @ A3: 1:65,000
0 1 2 3 4 5 km

Legend

- Site Boundaries
- 5km Buffer
- OS Open Rivers

Likelihood of Surface Water Flooding

- Low
- Medium
- High



Project No: LT539

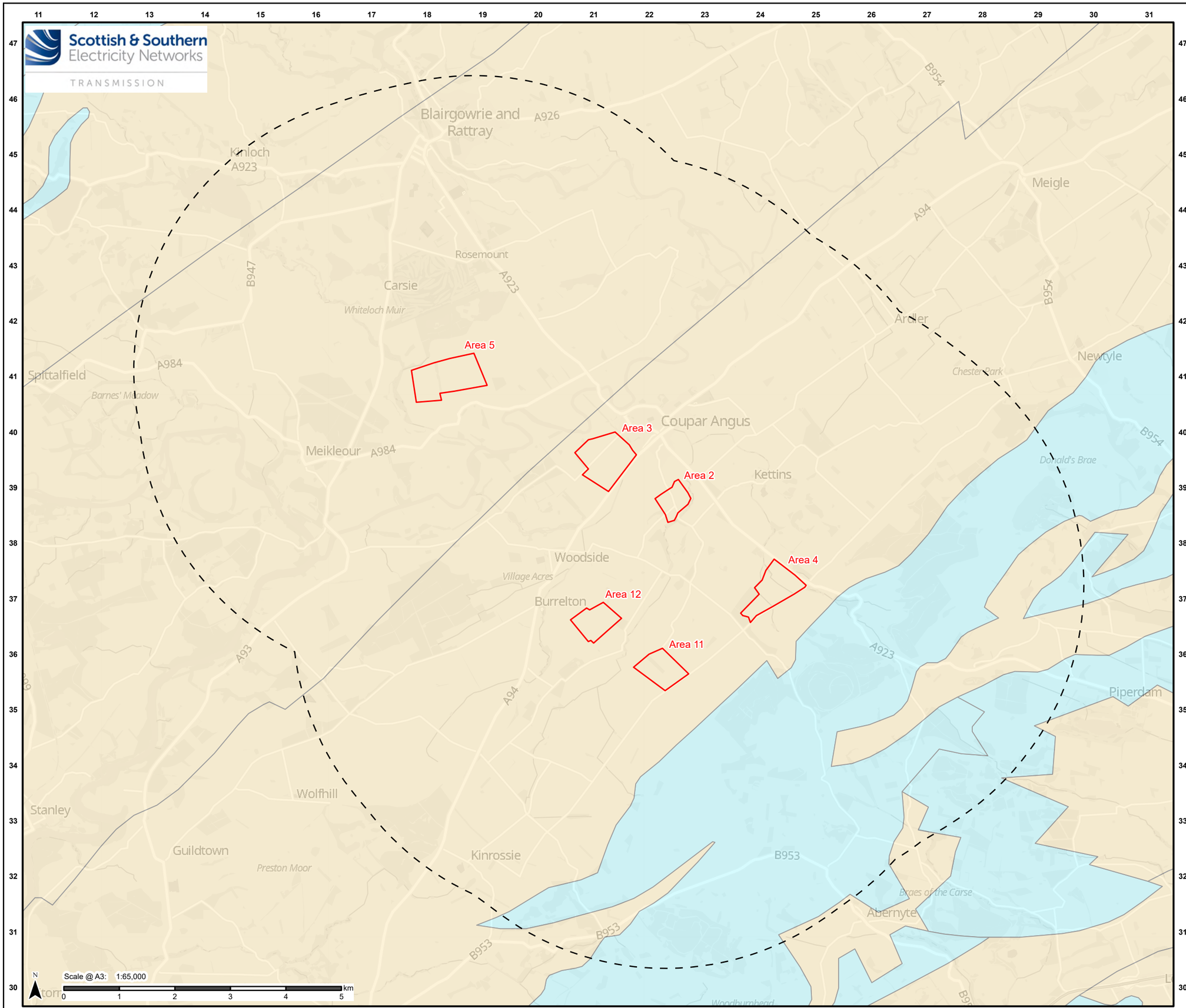
Project: Coupar Angus 2 132kV Substation

Title: Potential Site Area Information Sheet - Surface Water Flooding

Drawn by: HS

Drawing: Figure A6

Date: 27/04/2026

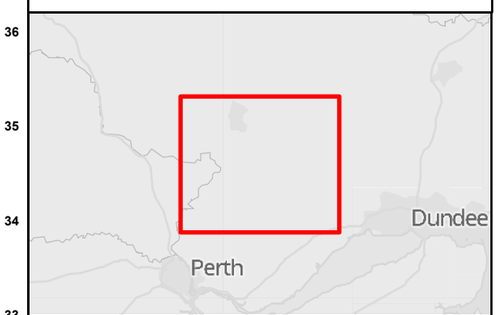


Legend

- Site Boundaries
- 5km Buffer

Aquifier Classfication

- Low productivity aquifer
- Moderately productive aquifer



Project No: LT539

Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet - Aquifer Classification

Drawn by: HS

Drawing: Figure A7 Date: 27/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

Area 5
Area 3
Area 2
Area 4
Area 12
Area 11

Kinloch
Rattray
Meigle
Carsie
Rosemount
Whiteloch Muir
Spittalfield
Barnes' Meadow
Merkdeour
Coupar Angus
Kettins
Chester Park
Donald's Brae
Woodside
Village Acres
Currelton
Piperdam
Wolfhill
Stanley
Guildtown
Preston Moor
Inrossie
Abernyte
Braes of
Woodburnhead

A923
A984
B947
A94
B954
B953
A93

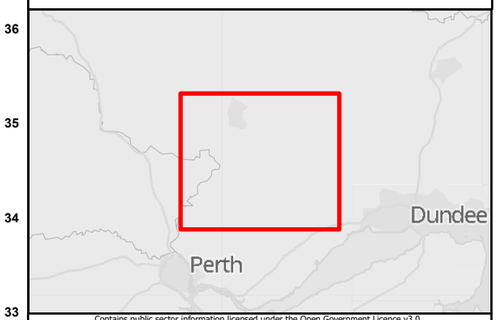
Scale @ A3: 1:65,000
0 1 2 3 4 5 km

Legend

- Site Boundaries
- 5km Buffer
- HER points
- Scheduled Monument
- Conservation Area
- Garden or Designed Landscape

Listed Building Category

- A
- B
- C

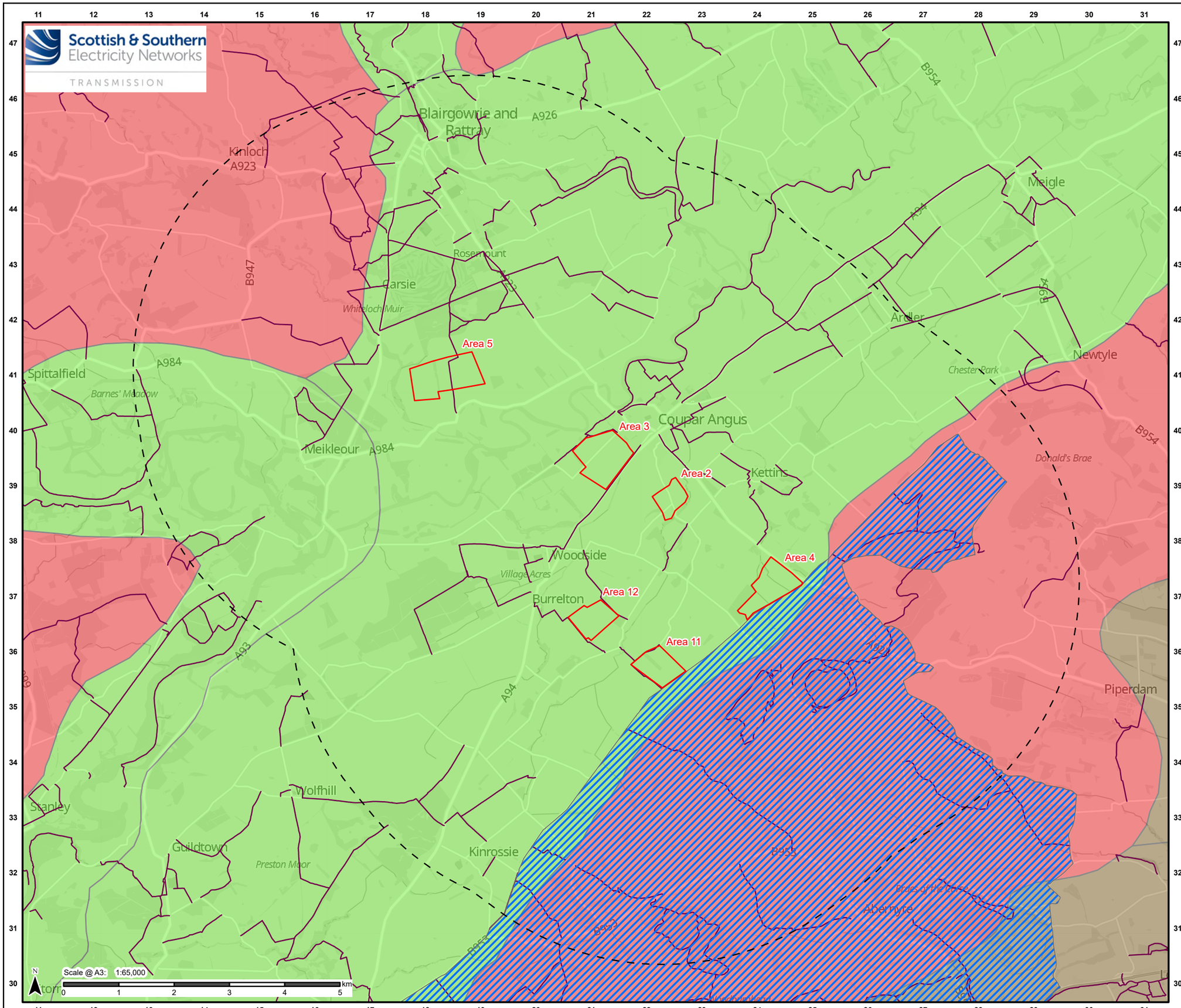


Project No: LT539
Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet - Cultural Heritage

Drawn by: HS

Drawing: Figure A8 Date: 27/04/2026



Legend

- Site Boundaries
- 5km Buffer
- Core Paths
- Local Landscape Area

Landscape Character Assessment

- Upland and Hills (Generally over 200m)
- Valleys/Straths/Glens/Voes
- Lowland

Project No: LT539

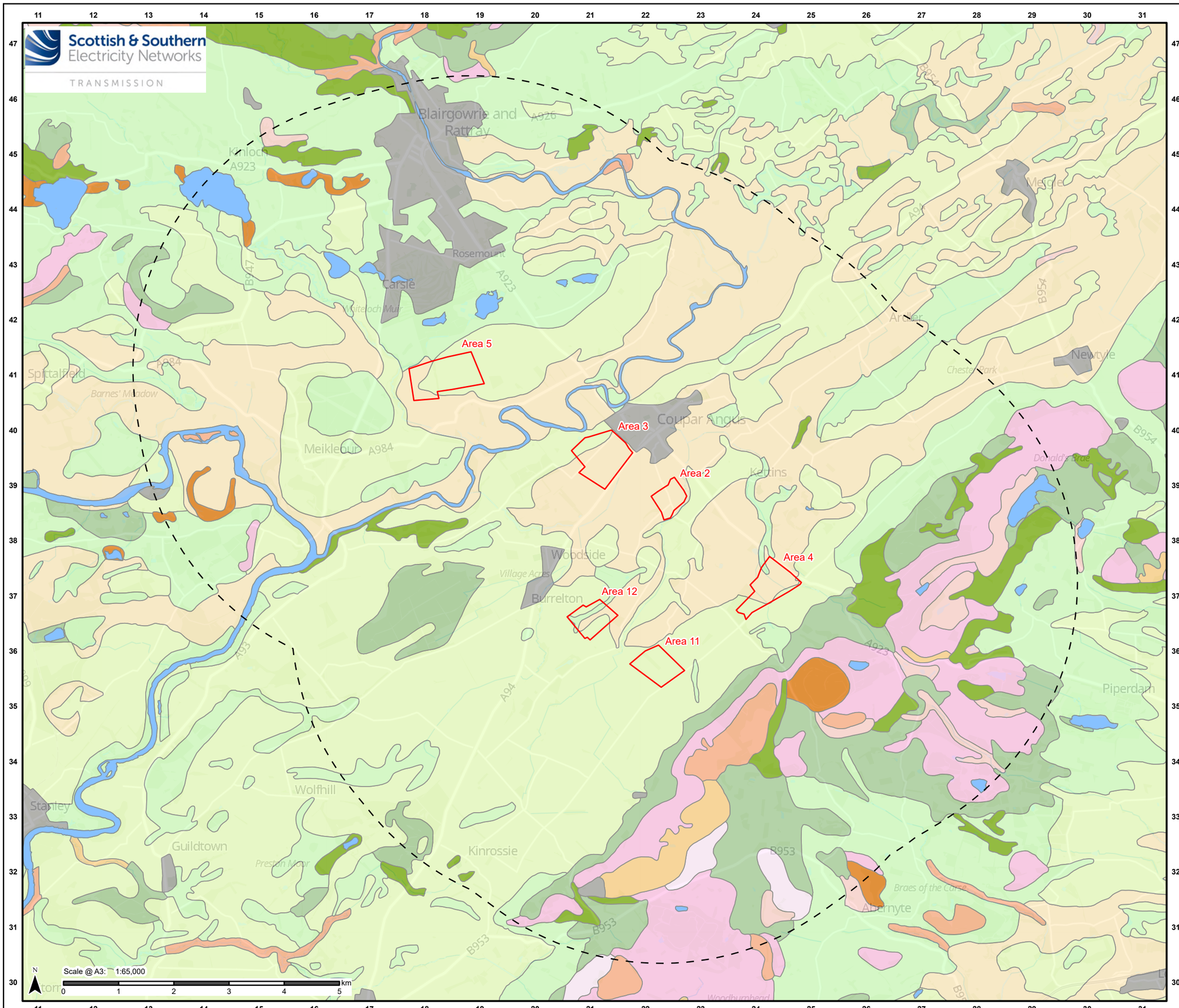
Project: Coupar Angus 2 132kV Substation

Title:

Potential Site Area Information Sheet - Landscape

Drawn by: HS

Drawing: Figure A9 Date: 27/04/2026



Legend

- Site Boundaries
- 5km Buffer

Land Capability for Agriculture (LCA) Classification

Land capable of supporting arable agriculture

- Class 2

Land capable of supporting mixed agriculture

- Class 3.1
- Class 3.2
- Class 4.1
- Class 4.2

Land capable of supporting improved grassland

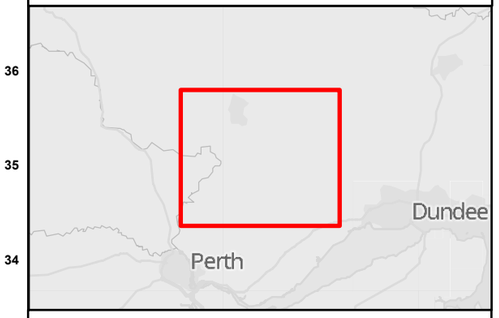
- Class 5.1
- Class 5.2
- Class 5.3

Land capable of supporting only rough grazing

- Class 6.1
- Class 6.2
- Class 6.3

Others

- Built-up area
- Water



Project No: LT539

Project: Coupar Angus 2 132kV Substation

Title:

Potential Site Area Information Sheet - Land Capability for Agriculture

Drawn by: HS

Drawing: Figure A10 Date: 27/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

Blairgowrie and Rattray
Kinloch
Rosemount
Carsie
Whiteloch Muir
Meigle
Ardler
Newtyle
Chesterpark
Spittalfield
Barnes' Meadow
Meikleour
Coupar Angus
Kettins
Donald's Brae
Woodside
Village Acres
Burrelton
Piperdam
Wolfhill
Stanley
Guildtown
Preston Moor
Kinrossie
Braes of the Carse
Abernyte
Woodhaven

A926
A923
B947
A984
A94
B954
A93
B953

Area 5
Area 3
Area 2
Area 4
Area 12
Area 11

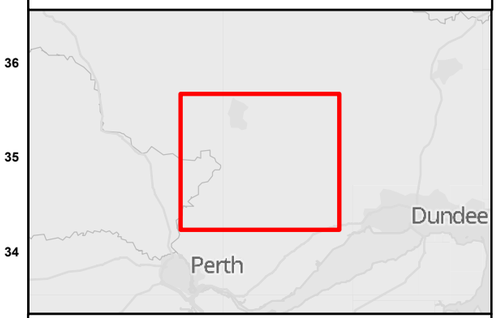
Scale @ A3: 1:65,000
0 1 2 3 4 5 km

Legend

- Site Boundaries
- 5km Buffer

Land Capability Classification for Forestry

- Class F1 - Excellent flexibility for trees
- Class F2 - Very good flexibility for trees
- Class F3 - Good flexibility for trees
- Class F4 - Moderate flexibility for trees
- Class F5 - Limited flexibility for trees
- Class F6 - Very limited flexibility for trees
- Class F8 - Built up area
- Class F9 - Water



Project No: LT539
Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet - Forestry Land Capability

Drawn by: HS

Drawing: Figure A11 Date: 27/04/2026

Scottish & Southern Electricity Networks
TRANSMISSION

Area 5
Area 3
Area 2
Area 4
Area 12
Area 11

Blairgowrie and Rattray
Coupar Angus
Meigle
Newtyle
Piperdam
Woodside
Burrelton
Kinrossie
Wolfhill
Stanley
Guildtown
Meikleour
Spittalfield
Ardler
Kettins
Chester Park
Donald's Brae
Rosemount
Whitefoch Moss
Burnes' Meadow
Village Acres
Pipton Moor
Abernyte
Woodhaven

A923
A926
A984
A94
B947
B954
B953

Scale @ A3: 1:65,000
0 1 2 3 4 5 km

Legend

- Site Boundaries
- 5km Buffer

Forest and Woodland Strategy

- Built
- Existing
- Potential
- Preferred

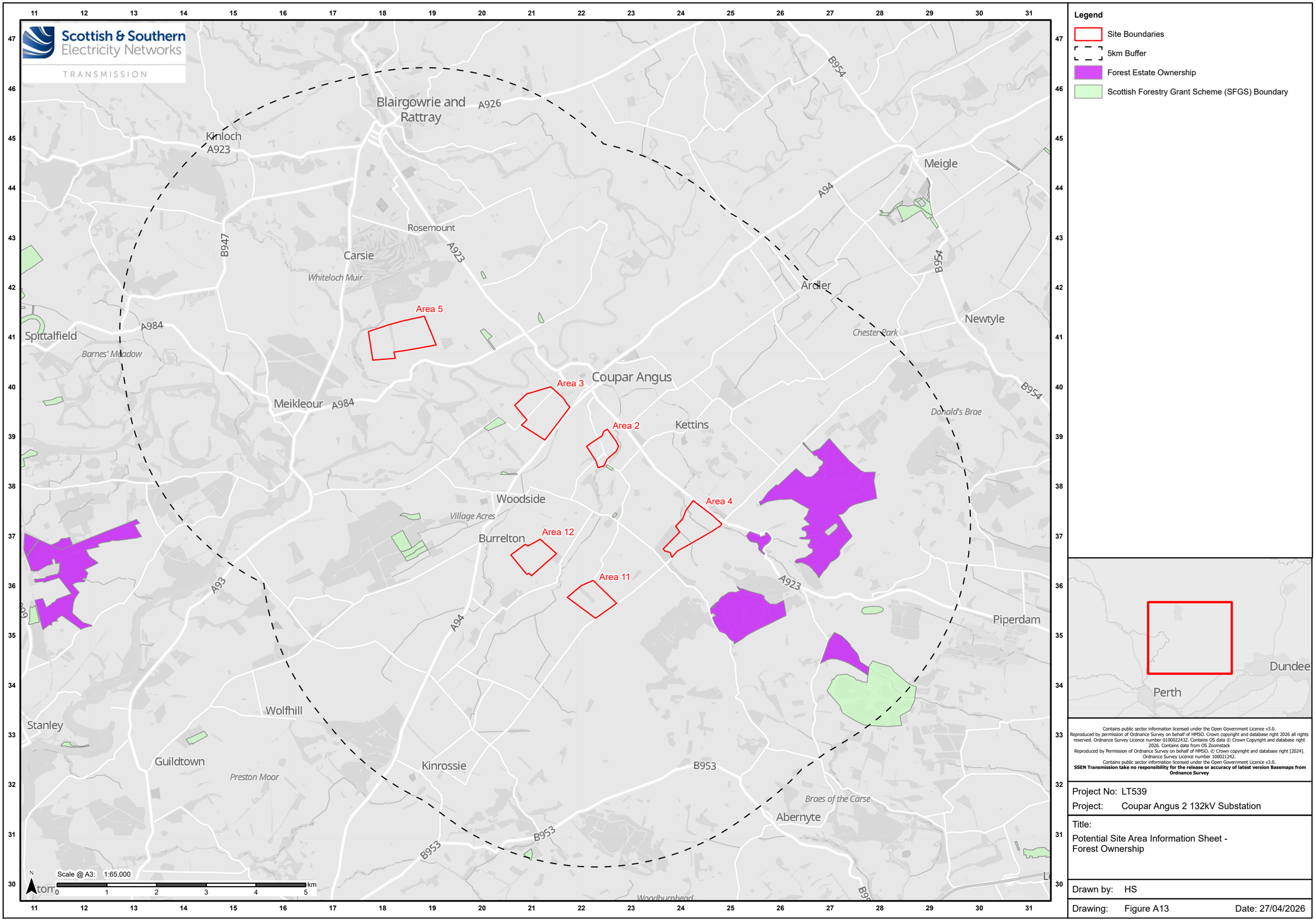
Dundee
Perth

Project No: LT539
Project: Coupar Angus 2 132kV Substation

Title:
Potential Site Area Information Sheet -
Forest and Woodland Strategy

Drawn by: HS

Drawing: Figure A12 Date: 27/04/2026



Project No: LT539

Project: Coupar Angus 2 132kV Substation

Title:

Potential Site Area Information Sheet - Forest Ownership

Drawn by: HS

Drawing: Figure A13 Date: 27/04/2026